

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Anne-Margaret & Gabrielle Holt
Holts Equestrian Centre

**Dry Gap Farm
Bury Old Road
Ramsbottom
Bury
BL0 0RX**

PART 1 - Particulars of Application

Application Number: 71561

Date of Registration: 24/01/2025

Proposal:

Variation of condition no. 4 following approval of planning permission 60021 - Opening hours to be extended from 10.00 - 20.00 on Tuesdays, Wednesdays, Thursdays, Saturdays and Sundays (as approved) to be 10.00 - 20.00 on Tuesdays, Wednesdays, Thursdays, Saturdays and Sundays and 10.00 - 16.00 on Fridays (extended)

Location:

Dry Gap Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RX

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 This decision relates to drawings numbered 536/1A, 536/2A and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
- 2 The use of the stables and riding arena for commercial use hereby permitted shall be operated and managed and shall be personal to Miss Anne-Margaret and Gabrielle Holt and shall be for a limited period, being the period during which the premises are occupied by Miss Anne-Margaret and Gabrielle Holt.
Reason. To limit the commercial character of the proposed use in the interests of residential amenity and permission has only been granted given the particular circumstances of the applicant pursuant to policies of the Unitary Development Plan listed below:
Policy OL4/7 - Development Involving Horses
Policy EN7/2 - Noise Pollution.

- 3 The use hereby permitted shall not be open to customers outside the following times:
10.00 - 20.00 on Tuesdays, Wednesdays, Thursdays, Saturdays and Sundays and
10.00 - 16.00 on Fridays
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies OL4/7 - Development Involving Horses and EN7/2 - Noise Pollution of the Bury Unitary Development Plan.
- 4 The car parking indicated on the approved plans shall be available for use and maintained for the duration of the use hereby approved.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

EC4/1	EC4/1 - Small Businesses
EC6/1	EC6/1 - New Business, Industrial and Commercial Development
H3/1	H3/1 - Assessing Non-Conforming Uses
EN1/2	EN1/2 - Townscape and Built Design
EN2/3	EN2/3 - Listed Buildings
EN6/3	EN6/3 - Features of Ecological Value
EN7/2	EN7/2 - Noise Pollution
EN7/5	EN7/5 - Waste Water Management
EN8/2	EN8/2 - Woodland and Tree Planting
OL1/2	OL1/2 - New Buildings in the Green Belt
OL1/5	OL1/5 - Mineral Extraction and Other Development in the Green Belt
OL4/7	OL4/7 - Development Involving Horses
RT3/2	RT3/2 - Additional Provision for Recreation in the Countryside
RT3/3	RT3/3 - Access to the Countryside
CF1/1	CF1/1 - Location of New Community Facilities
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
SPD10	Development Control Policy Guidance Note 10: Planning for Equestrian Development.
NPPF	National Planning Policy Framework
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-G1	Landscape Character
JP-G9	The Green Belt
JP-P2	Heritage
JP-P7	Sport and Recreation
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

536/1A

536/2A

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'for haw', is written over a dotted line.

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On behalf of the Council

Date of Decision: 20/03/2025