

DELEGATED REPORT

Report by Helen Pressley	Date of report: 24/07/2025	Ref: 72143/CONDIS
Registration: 09/07/2025	LDFC: 12/08/2025	Expiry Date: 03/09/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level:
		Stat Class: NREQ

Proposal: Application to discharge condition 7 (provision of parking) on planning permission 66546

Location: Former Bank Lane Friendly Burial Society Building, Spring Street, Shuttleworth, Ramsbottom, BL0 0DS

Description

Planning permission has been granted for the conversion of the existing building to a dwelling including internal structural repairs and amendments. 2 parking spaces are proposed to the west of the site.

Application to discharge condition 7 (provision of parking) on planning permission 66546

Relevant Planning History

57162 - Conversion of building and external alterations to form 2 no. dwellings at Former Bank Lane Friendly Burial Society building, Spring Street, Shuttleworth, Ramsbottom, Bury, BL0 0DS. Approved with conditions - 11 June 2014.

58366 - Conversion of building and external alterations to form 2 no. dwellings at Former Bank Lane Friendly Burial Society building, Spring Street, Shuttleworth, Ramsbottom, Bury, BL0 0DS. Approved with conditions - 26 February 2015.

66546 - Conversion of building and external alterations to form 1 no. dwelling- Approve with Conditions 24/05/2021

Publicity

N/A

Statutory/Non-Statutory Consultations

Traffic Section - No objections to condition being discharged

Pre-start Conditions - N/A

Development Plan and Policies

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PpE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Condition 7

The car parking indicated on the approved plans shall be surfaced and made available for use to the written satisfaction of the Local Planning Authority prior to the dwelling hereby approved being occupied and thereafter maintained at all times.

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.*

A series of photographs have been submitted by the applicant that show the construction of the parking spaces as shown on approved drawing 20.1037 P (00) 100 Rev. The Traffic Section have raised no objections to the discharge of the condition subject to the parking being maintained which is set out within the condition wording. The condition can therefore be recommended for discharge.

Recommendation: Approve

Conditions and Reasons:

- 1 The condition of application 66546 listed below is approved:
Condition 7 - provision of parking

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	24/07/2025	DM	04/08/2025