

DELEGATED REPORT

Report by Claire Booth	Date of report: 09/09/2025	Ref: 71706/ADV
Registration: 31/03/2025	LDFC: 02/05/2025	Expiry Date: 26/05/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: ADVT

Proposal: 1no. externally illuminated fascia sign and 1no. externally illuminated projecting sign

Location: 46-48 Bolton Street, Ramsbottom, Bury, BL0 9HX

Description

The application relates to Nos 44 - 46 Bolton Street, which forms part of the retail unit, formerly known as Isherwoods and is located in the Ramsbottom Conservation Area. The units have 2 shop fronts - the door is located centrally with windows on either side. The building is constructed from stone at the front and is rendered at the rear. The windows are timber and there is a slate roof. Pedestrian access is from Bolton Street and servicing takes place at the rear on Central Street.

There is a bar and hair dressers located to the south and a retail unit (also part of the former Isherwoods shop) to the north with Markland Street beyond. The site is located in Ramsbottom town centre and there are various commercial and business uses in the vicinity.

The proposed development involves the erection of an externally illuminated fascia sign and an externally illuminated projecting sign. The proposed fascia sign would be 5.65 metres by 0.6 metres and would be positioned 3 metres from ground level. The proposed projecting sign would measure 0.6 metres by 0.3 metres and would be located 3 metres from ground level. It would be located to the south of the fascia sign.

Relevant Planning History

42483 - New shop front at 44 - 48 Bolton Street, Ramsbottom. Approved with conditions - 28 June 2004.

69820 - External works/alterations including replacement/ new windows and doors at 44 - 48 Bolton Street, Ramsbottom. Refused - 14 September 2023.

69955 - Prior approval for change of use of first and second floors from commercial (Class E) to 7 no. residential units (Class C3) and part of the ground floor to create separate residential access and bin storage at 44 - 48 Bolton Street, Ramsbottom. Withdrawn - 15 September 2023.

71705 - Proposed new air conditioning condenser unit to side elevation; alterations to shop front and installation of louvres to the rear elevation at 46 - 48 Bolton Street, Ramsbottom. Received - 31 March 2025.

Publicity

None required.

Statutory/Non-Statutory Consultations

Traffic Section - Object to any doors opening out onto the adopted highway.

Conservation Officer - No objections.

Pre-start Conditions - Not relevant.

Development Plan and Policies

EN1/2	Townscape and Built Design
EN1/9	Advertisements
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
NPPF	National Planning Policy Framework

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 PfE 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.

Amenity - The proposed fascia sign is a standard type, which is common on the shops within the Conservation Area. The proposed sign would be located above the shop front and below the stone banding underneath the first floor windows. Whilst no sign has been here for a number of years, the location is appropriate and would not impact upon any of the features of the shop front. The Conservation Officer has no objections to the proposed development. As such, the proposed development would preserve the character of the Conservation Area. Therefore, the proposed development would not harm the amenity of the area and would be in accordance with Policies EN2/1, EN2/2 and EN1/9 of the Bury Unitary Development Plan.

Highway Safety - The signage is set well away from the highway and positioned where it will not cause hazard to motorists or pedestrians. The proposed signs would be illuminated to a maximum of 600 candela/square metres.

The Traffic Section have objected to any doors that would open onto the adopted highway. The only doors that do open onto the adopted highway form part of No. 44 Bolton Street, which is not part of this application. All of the doors on Nos. 46 - 48 Bolton Street would open inwards and would be acceptable. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2 and EN1/10 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 Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The luminance of the sign(s) shall not exceed 600 cd/m².
Reason. To avoid undue distraction to traffic in the interests of road safety, and to protect the amenity of adjoining occupiers pursuant to policies EN1/4 - Street Furniture, EN1/7 - Throughroutes and Gateways and EN1/9 - Advertisements of the Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL - 09/09/2025		DM - 10/09/2025	