

Conversion of Stable to Dwelling for Disabled Person

Brooksbottom Road, Radcliffe M26 4HX

SUPPLEMENTARY PLANNING STATEMENT

A Planning Statement has already been submitted explaining the proposal and justifying the granting of planning permission in terms of Green Belt policy and guidance. Reference was also made to the emerging Places for Everyone Joint Development Plan (PfE). The site is within Policy JP Allocation 7 Elton Reservoir which proposes a large, primarily residential, development.

Since the planning application was submitted the Inspector's Report has been issued confirming that the PfE is sound. The Report is to be considered by the Greater Manchester Planning Authorities, including Bury MBC, in the next few weeks.

The National Planning Policy Framework (para 47) "requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise". My previous statement contended that the proposed residential conversion was in accordance with Green Belt policy and guidance. Paragraph 48 of the NPPF states that "local planning authorities may give weight to relevant policies in emerging local plans" with, the more advanced the preparation of the plan, the greater weight that may be given.

Considerable weight must be given to the PfE Plan. The principle of residential use of the stable is clearly in accordance with Plan. If, as anticipated, the Inspector's Report is accepted and the Plan adopted, a comprehensive Masterplan must be drawn up with a clear phasing strategy in accordance with Policy JP-D1 to ensure that the necessary infrastructure is in place to support the development which will follow.

The proposed stable conversion is on the extreme edge of the allocated area and will not prejudice the phasing and implementation of the Plan as a whole which will require a new road network and the whole range of utility services. The stable building already has mains water and electricity and is connected to a sewer.

The property has its own, long established, vehicular access through what was originally a field gate directly opposite the end of Hardman Street. Hardman Street is an adopted highway for most of its length with only the last 35 metres between Hardman Close and the site entrance being unadopted. Hardman Street connects to Brookbottom Road which has recently been upgraded to in part to bridleway status (462A). According to the local authority's map the southern part of Brookbottom Road is not currently a bridleway.

Brookbottom Road provides vehicular access to around 20 existing dwellings. Use of the stable as a dwelling by an elderly person who does not own a car will generate less traffic than the current use. There is ample parking and turning space within the site. There is good visibility in both directions for drivers of any vehicle leaving the site.

The application has been advertised as affecting a bridleway with no response from individuals or organisations. There will be no conflict with, or prejudice to, users of the bridleway.

I look forward to planning permission being granted.