

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 20/05/2026	Ref: 72936/FUL
Registration: 27/03/2026	LDFC: 23/04/2026	Expiry Date: 22/05/2026
Site Visit: 03/04/2026	Site Notice: 10/04/2026	Press Date: 02/04/2026
Objections: 0	Con Area:	Adv Type: ARW
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIOT

Proposal: Erection of a stable building

Location: Burrs View, Touch Road, Bury, BL9 5QS

Description

The application relates to a small settlement of dwellings in a rural area and designated Green Belt and Landscape Character Area. The surrounding area is fields and open countryside. The area and site is accessed off Springside Road to the north and along a tarmac lane which carried a Public Right of Way.

The site is associated with one of the dwellings within this settlement known as Burrs View. The site comprises a hardstanding pad which is located in the south western corner of a field directly opposite Burrs View.

The application seeks the erection of a stable building.

The stable building would have a footprint of 87sqm and provide 3 stables with a tack/feed room. The build would comprise timber elevations with the stable door openings located on the south elevation and a felt shallow pitched roof to a height of 3.8m
Access to the stables would be via the existing lane and field gate.

The stables would be for the domestic use of the applicant.

Relevant Planning History

67855 - Notification of flexible change of use from agricultural building to office use including storage (The Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 3, Class R - agricultural buildings to a flexible commercial use) - Acceptance of Change of Use 01/12/2021

Publicity

Letters sent to 6 properties on 30/3/26
Site notice posted - 10/4/26
Press advert - 2/4/26

No responses received

Statutory/Non-Statutory Consultations

Traffic Section - No objection

Public Rights of Way Officer - No objection

Environmental Health - Contaminated Land - No comments to make

Pre-start Conditions - Not relevant

Development Plan and Policies

NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
OL4/7	Development Involving Horses
OL5/2	Development in River Valleys
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C8	Transport Requirements of New Development
JP-G1	Landscape Character
JP-G9	The Green Belt
SPD10	Planning for Equestrian Development
JP-S4	Flood Risk and the Water Environment

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.

Principle

Paragraph 153 of the NPPF states that inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 154 of the NPPF states that development in the Green belt is inappropriate unless one of the exceptions applies which includes b) for the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Policy OL1/2 - New Buildings in the Green Belt states that new buildings would only be appropriate for the purposes of agriculture and forestry, essential facilities for outdoor sport and recreation, limited extension, alteration or replacement of existing dwellings, providing they are not disproportionate additions or materially larger and limited infilling in existing named villages.

UDP Policy OL4/7 - Development Involving Horses states that the principle of keeping horses for recreational or as part of commercially based equestrian activities will be considered acceptable where it would not have an adverse impact on the appearance of the rural areas. In particular, high standards of design, construction and maintenance will be expected.

PfE Policy JP-G1 states that development within a Landscape Character Area should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location. the interface of new development within the surrounding country side/landscape if of particular importance and will require well considered and sensitive treatment.

SPD10 - Planning for Equestrian Development supports Policies OL1/2 and OL4/7 and provides guidance on new buildings and equestrian related facilities to do with scale, siting, design and materials in the Green Belt.

The proposed development would provide three stables and tack/feed room for domestic purposes. The proposed development in the Green Belt is considered acceptable in principle and would accord with para 154 b) of the NPPF.

Siting, design and impacts on visual amenity

Policy OL4/7 states that particular care should be given to minimise visual impacts on the surrounding area and buildings designed to blend in with their surroundings and SPD10 states that stables should not be sited on an exposed skyline and be located close to boundaries or near to other buildings.

The proposed stables would be located in the south western corner of the field, close to the field boundary and the other buildings within the settlement and would be partly screened from views by the hedge which runs the length of the western boundary. The stables would be also sited at the lower end of the field which is relatively level and as such would not be a prominent built form on the landscape.

The build would be relatively small in scale to provide 3 stables for domestic use and built of timber boarding and felt roof would be typical of a stable building within the Green Belt.

It is therefore considered that the proposed development would not harm the character or openness of the Green Belt and would be appropriate development compliant with policies OL1/2, OL4/7, SPD10 and the principles of the NPPF.

Impact on residential amenity

The proposed development would be over 30m away from neighbouring properties and largely screened from views by boundary treatment. Burrs View to the south would be just over 20m away and this is habited by the applicant.

Given the development for 3 stables and its low level profile and screening, it is considered the proposed development would be acceptable and comply with policies OL4/7 and SPD10.

Highways

The area is accessed via Touch Road which is a single tarmac surfaced lane. The access lane serves very few properties and given the scale of development and the relatively good condition of the road the development would not raise any highway issue concerns.

The PRow and Highway Section have raised no objections to the proposed development.

It is therefore considered the proposed development would be acceptable and comply with policies OL4/7, JP-C5, JP-C8 and SPD10.

Ecology

The development would be located on a concrete pad and as such, there would be no requirement for BNG in this instance.

Policy JP-C2 - Digital connectivity

The applicant has submitted a statement to address this policy.

Due to the nature of the development, there would be no requirement for full fibre broadband connection to the stables and would not be proportionate to the development proposed. Any digital requirements would be met via existing mobile networks. the proposed development would not compromise existing infrastructure or connectivity.

Given the development proposal for a stables, this is considered reasonable.

Carbon and energy

The applicant has submitted a statement to address this policy.

Where energy is required, low energy LED fittings would be used and lighting only when necessary as the building allows for natural lighting.

Given the nature of the building and use, there are no significant fixed plant or energy intensive systems proposed.

This is considered reasonable to address policy JP-S2.

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.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings -

Revised proposed plans 001-C-286-1 C
Revised supporting statement version 2

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.
- 3 The development shall be carried out in accordance with the materials detailed on the approved plans for timber elevations and metal sheet roof and shall thereafter be maintained.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policies EN1/2, OL4/7, JP-G1, JP-G9 and SPD10.
- 4 The stables hereby permitted shall be used for the domestic purposes only. They shall not be used in part or whole for any commercial livery or other use.
Reason. In the interests of amenity having regard to the location of the site pursuant to Policies OL1/2, OL4/7 and SPD10.
- 5 Prior to the first use of the development hereby approved, a trailer shall be installed on site for the collection of manure and associated waste and the site shall be managed in accordance with the section 3.2.20 of the revised supporting statement (version 2 dated April 2026) and thereafter maintained whilst it shall serve the development.
Reason. To ensure the site and use is managed safely and satisfactorily in the interests of residential and visual amenity pursuant to policies OL1/2, OL4/7 and JP-S4.

<u>Case Officer</u> JT 20/5/26	<u>Date</u>	<u>Sign off Officer</u> DM 20.05.2026	<u>Date</u>
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