

BURY COUNCIL
PLACE DIRECTORATE

REF NO: 25/379

FROM: Head of Engineering & Streetscene TO: Head of Development Management

Planning Application No: 72545

Location: Land near Whitefield Golf Club, corner of Parr Hill/Higher Lane, Whitefield, Manchester, M45 7EZ

Development: Erection of 1 No. dwelling

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the loss of existing parking and servicing facilities for Whitefield Golf Club, which is likely to lead to overspill parking and carrying out manoeuvres on the adjacent adopted highway and private shared access, to the detriment of highway safety and the free flow of traffic on the adjacent classified road.
2. The proposal would result in the creation of a substandard access arrangements to the dwelling in close proximity to the junction with a classified road and service yard access and from a site that is already adequately and safely served from the rear, leading to conflicts both at the junction and on the access to Whitefield Golf Club, which would therefore be detrimental to highway safety and maintaining the free flow of traffic on the A665 Higher Lane.

Comments and Observations

Date: 29 January 2026

Signed: **A Southgate**
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY