

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mr Robert MacKenzie
MACMARSHALLS
112A-116 Hamill House
Chorley New Road
Bolton
BL1 4DH

On Behalf Of:

Mr Duxbury
Holhouse Farm
Holhouse Lane
Tottington
Bury
BL8 4HD

PART 1 - Particulars of Application

Application Number: 69952

Date of Registration: 04/09/2023

Proposal:

Erection of an agricultural building

Location:

Holhouse Farm, Holhouse Lane, Tottington,
Bury, BL8 4HD

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 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 permission relates to the following plans:

Drawing no. C118/002 Rev. B: Site and Location Plan; and,
Drawing no. C118 E: Proposed Plans

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans listed within Condition 2.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Policies EN1/1 - Visual Amenity, OL4/5 - Agricultural Development, EN9/1 - Special Landscape Area and OL7/2 - West Pennine Moors of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 4 The building hereby permitted shall be used for agricultural storage purposes only as defined in Section 336(1) of the Town and Country Planning Act 1990 in conjunction with Holhouse Farm.

Reason: To ensure that the building is used solely for agricultural storage purposes connected with the workings of the agricultural holding Holhouse Farm, in the interests of safeguarding Greenmount Primary School and its users from agricultural odours, the character of the countryside in which the site is set, in the interests of visual amenity, and in the interests of safeguarding the Green Belt from inappropriate development, in accordance with Policies EN1/1 - Visual Amenity, OL1/2 - New Buildings in the Green Belt, and OL4/5 - Agricultural Development, of the Bury Unitary Development Plan and the National Planning Policy Framework.

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.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

OL1	OL1 - Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
EN9/1	EN9/1 - Special Landscape Areas
OL7/2	OL7/2 - West Pennine Moors
OL4/5	OL4/5 - Agricultural Development
EN1/1	EN1/1 - Visual Amenity
EN5/1	EN5/1 - New Development and Flood Risk
EN6	EN6 - Conservation of the Natural Environment
EN6/3	EN6/3 - Features of Ecological Value
HT2	HT2 - Highway Network
HT2/4	HT2/4 - Car Parking and New Development
HT4	HT4 - New Development
HT6	HT6 - Pedestrians and Cyclists
SPD3	Development Control Policy Guidance Note 3: Planning Out Crime in New Development
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

NOTES TO APPLICANT

- . The applicant's attention is drawn to the existence of Public Right of Way No. 34, Tottington that abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.

- . The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written over a dotted line.

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On behalf of the Council

Date of Decision: 07/12/2023