



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

5

Suffix

Property Name

Address Line 1

Stubbins Lane

Address Line 2

Address Line 3

Bury

Town/city

Ramsbottom

Postcode

BL0 0PU

Description of site location must be completed if postcode is not known:

Easting (x)

379144

Northing (y)

417259

Description

Land adjacent 5 Stubbins Lane and formerly garden area of 5 Stubbins Lane. Reserved matters application following outline approval (Bury Application ref.67718)

Applicant Details

Name/Company

Title

Mr

First name

Dave

Surname

Webster

Company Name

Address

Address line 1

Greystones

Address line 2

Turton Road

Address line 3

Town/City

Tottington

County

Country

Postcode

BL8 3QC

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Charles

Surname

Stanton

Company Name

Stanton Andrews Architects

Address

Address line 1

44 York Street

Address line 2

Address line 3

Town/City

Clitheroe

County

Country

United Kingdom

Postcode

BB7 2DL

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Outline application for 1no. dwelling with all matters reserved.

Reference number

67718

Date of decision (date must be pre-application submission)

01/02/2022

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

- 'Access' - pedestrian access off Stubbins Lane and reinstatement of on-street parking to front of dwelling (on Stubbins Lane) outlined as preference for LCC highways.
- 'Appearance' - confirmation via elevations of appearance of the proposed three-storey dwelling including aluminium windows, slate roof and stone/render walls.
- 'Landscaping' - confirmation via site plan of landscaping details including boundary treatments, bin store arrangements and general indication of hard/soft landscaping to private dwelling (working alongside site levels).
- 'Layout/Scale' - confirmation via plans/elevations of layout and scale of associated three-storey residential dwelling fronting Stubbins Lane. Proposed dwelling shown in context with existing neighbouring properties and relative heights indicated.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

OS site plan (Edmondson Design Services job no.2021-117)
Existing site plan (Edmondson Design Services job no.2021-117)
Dwelling site area plan (Edmondson Design Services drg no.2021/117-01 Rev.G)

Please list all drawing numbers submitted with this application for approval

Location plan (Stanton Andrews Architects drg.no.2412/PL00)
Existing/Proposed site plan (Stanton Andrews Architects drg.no.2412/PL01)
Proposed plans/elevations (Stanton Andrews Architects drg.no.2412/PL02)
Proposed sections (Stanton Andrews Architects drg.no.2412/PL03)

If applicable, please state the reasons for any changes to the original drawings

All matters reserved. Only basic site outlines provided originally.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

03002E

Date (must be pre-application submission)

12/09/2024

Details of the pre-application advice received

Guidance notes in relation to supporting information and comments provided against layout/design. Appeared agreeable to general layout on site with dwelling set back to align with terraced row to south and adequate amenity space provided to rear. Confirmed on-street parking preferred. Design approach was initially questioned and engaged in further dialogue/amendments to suit. Amendments provided on 3rd October. Response received on 8th October confirming 'I have had a look at the amended scheme and a quick chat with colleagues and would say that it would be worth you going ahead and submitting an application on the basis of the revised plans.'

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Charles Stanton

Date

13/01/2025