

DELEGATED REPORT

Report by Helen Pressley	Date of report: 19/06/2025	Ref: 71872/FUL
Registration: 22/04/2025	LDFC: 06/06/2025	Expiry Date: 17/06/2025
Site Visit: 15/05/2025	Site Notice: 15/05/2025	Press Date: 15/05/2025
Objections: 0	Con Area: N/A	Adv Type: ASB
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIOT

Proposal: Demolition and replacement of existing agricultural building

Location: Land to west of Barrack Fold Farm, Knowsley Road, Ainsworth, Radcliffe, BL2 5PS

Description

The application relates to an existing agricultural building within a farm complex. The site is located within the Green Belt and the West Pennine Moors, as well as being in the Affetside and Ainsworth GM Landscape Character area. The site can be accessed from Arthur Lane and Knowsley Road.

The farm complex consists of a number of buildings. To the east of the access from Knowsley Road is the Grade II listed building, which is known as Barrack Fold Farm. It was constructed from a variety of materials including stone, slate and brick. This building was restored and extended following the grant of planning permission in 2011.

As set out below there have been also been various developments within the farm complex, most notably application 69812 which gives permission for the replacement of a block of stables that is located to the east of the existing agricultural building.

Planning permission is sought for the demolition of the existing agricultural building and for the construction of a new agricultural building, largely within the footprint of the existing building. The proposed building would be 12.18 long, 14.65m wide and would reach an overall height of 4.7m (with a eaves height of 3 metres).

Relevant Planning History

53188 - Conversion of an existing barn into a single dwelling; Detached garage at Barrack Fold Farm, Arthur Lane, Ainsworth. Approved with conditions - 17 November 2010.

53450 - Demolition of two storey side extension (east & west); Renovation and conservation of the building fabric; Erection of two storey extension to rear; Two storey extension to side (west) & single storey extension to side (east) at Barrack Fold Farm, Arthur Lane, Ainsworth. Approved with conditions - 7 February 2011

53451 - Listed Building Consent for demolition of two storey side extensions (east & west); Renovation & conservation of the building fabric; Erection of two storey extension to rear; Two storey extension to side (west) & single storey extension to side (east) at Barrack Fold Farm, Arthur Lane, Ainsworth. Approved with conditions - 7 February 2011

54216 - Non-material amendment following grant of planning permission 53450 to form independent stud partition with dry lining to cover original fireplace in kitchen area at Barrack Fold Farm, Arthur Lane, Radcliffe. Approved with conditions - 16 August 2011.

56565 - Listed building consent for conversion of existing barn into a single dwelling and construction of a detached garage at Barrack Fold Farm, Arthur Lane, Ainsworth. Approved with conditions - 25 September 2013

69436 - Prior approval for the change of use from agricultural building to dwellinghouse at Barrack Fold Farm, Arthur Lane, Ainsworth. Prior approval required and granted - 3 May 2023.

69803 - Listed building consent for conversion of existing barn to 4 no. dwellings and replacement of existing stables with 1 no. dwelling at Barrack Fold Farm, Arthur Lane, Ainsworth. Received - 26 June 2023.

69812 - Conversion of existing barn to 4 no. dwellings and replacement of existing stables with 1 no. dwelling at Barrack Fold Farm, Knowsley Road, Ainsworth. Received - 26 June 2023.

69945 - Variation of condition 2 (approved plans) on 53450: to refer to replacement proposed site plan showing amended siting of detached garage (Drawing ref 23/1301/201) - Approve with Conditions 19/10/2023

Publicity

Neighbour letters 09/05/2025

Site notice 15/05/2025

Press Notice in the Bury Times 15/05/2025.

No representations received.

Statutory/Non-Statutory Consultations

Traffic Section and Public Rights of Way Officer - Do not wish to restrict the granting of planning permission.

Environmental Health - Contaminated Land - no comments to make regarding contaminated land and air quality

Conservation Officer - No objection

Greater Manchester Ecology Unit - Clarification regarding exemption from biodiversity net gain is requested and accepted. There are no other ecological issues associated with this development.

GMCA - Minerals and Waste -The applicant has not provided any information regarding safeguarded minerals however, it is unlikely that extraction would be environmentally acceptable in this location due to proximity to dwellings and therefore I have no objections in terms of Minerals Plan Policy 8.

Pre-start Conditions - Applicant/Agent [Not relevant/has/has not] agreed with pre-start conditions

Development Plan and Policies

EN1/2	Townscape and Built Design
EN2/3	Listed Buildings
EN6/3	Features of Ecological Value
RT3/4	Recreational Routes
OL1/2	New Buildings in the Green Belt
OL4/5	Agricultural Development
OL5/2	Development in River Valleys
OL7/2	West Pennine Moors
JP-P1	Sustainable Places
JP-G1	Landscape Character
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G9	The Green Belt

JP-C2	Digital Connectivity
JP-S2	Carbon and Energy
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
NPPF	National Planning Policy Framework

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 (Green Belt)

Policy JP-G9: The Green Belt defines the limits of the Green Belt within the Plan area and confirms the five purposes of the Green Belt as set out within national policy:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from further encroachment;
- to preserve the setting and special character of historic towns;
- to assist in urban regeneration, by encouraging the recycling of derelict and other land.

UDP Policy OL1/2 - New Buildings in the Green Belt says the construction of new buildings inside the Green Belt is inappropriate development, unless it is for one or more of the following purposes:

- agriculture and forestry (except where permitted development rights have been withdrawn);
- essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of Green Belt and which do not conflict with the purposes of including land in it;
- limited extension, alteration or replacement of existing dwellings, provided that this would not result in disproportionate additions over and above the size of the original dwelling, or, in the case of replacement of existing dwellings, the new dwelling is not materially larger than the one it replaces;
- limited infilling in existing villages as set out under Policy OL1/3.

Paragraph 154 of the NPPF confirms that development in the Green Belt is inappropriate unless one of the following exceptions applies:

- a) buildings for agriculture and forestry;
- b) 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;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order

The submitted Design and Access, and Planning Statement confirms that the current timber agricultural building is not fit for purpose as the height of the building restricts access for vehicles and machinery. The proposal seeks to demolish this building and replace it with a steel portal framed building, comprising of 3 bays. These bays would be utilised as a

workshop for farm maintenance and repairs, storage for agricultural machinery including a tractors, loaders, tedder machine, sprayer, mowing machine and excavator, and storage of hay bales and winter feed.

The proposal would fall under exception a of paragraph 154 providing a building for agricultural and would therefore be acceptable in principle.

Design and Layout

The site is located West Peninne Moors, Green Belt and Pennine Foothills landscape area as identified under Policy JP-G1.

Policy JP-G1: Landscape Character Area states that development within a Landscape Character Type should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location, including having regard to:

- Topography, geology and drainage;
- Land use and field patterns;
- Semi-natural habitats and woodland cover;
- Archaeology and cultural heritage;
- Settlement, road pattern and rights of way; and
- Views and perceptual qualities.

Under this policy the site is identified as being located within the Pennine Foothills (West/South Pennines landscape) character area. Despite the close proximity of urban development, this is a strongly rural and traditional working landscape characterised by pasture fields, reservoirs and wooded stream cloughs with a transitional, upland fringe feel.

Policy OL4/5 - Agricultural development require buildings to be sited and designed in such a manner as to minimise visual impact to the landscape having regards to height, materials, landform and landscaping; relate well to existing farm buildings and not have an unacceptable impact on the amenity of any neighbouring properties.

Policy OL7/2 - West Pennine Moors. Throughout the area of the West Pennine Moors, as defined on the Proposals Map, the Council will control development and manage recreational activity and public access, so as to reduce any possible detrimental effects these may have on the important character of the area. In considering proposals for development particular regard will be had to the effect on the following:

- agriculture and forestry;
- water catchment;
- settlements;
- landscape character;
- ecological and geological features;
- archaeological and historic features.

As set out above under paragraph 154 of the NPPF, buildings for agriculture are considered as appropriate development in the Green Belt. However, paragraphs 142 and 143 confirm the importance attached to Green Belt and the retention of the essential characteristics of Green Belts which are their openness and permanence.

SPD8 provides guidance on the construction of new buildings in the Green Belt and specifically to agricultural buildings, states new buildings should normally form part of a group rather than stand in isolation and relate to existing in size and colour. The site should be selected close to a highway for access purposes and relate to landscape features so as not to harm views of the skyline.

Careful consideration should be given to the impact of a new building when viewed from several locations in both the immediate and wider countryside, with significant weight given to views from main roads, public footpaths and settlements. There should be an emphasis

on materials and colours that have the least visual impact on the surrounding area. Consideration should also be given to the best way of integrating the building with its immediate surroundings.

The proposed building is located adjacent to public right of way footpath 33C, and would be visible from other footpaths within the vicinity of the site namely 35CC, 32CC and 34CC. The proposed building would be located in a similar position to the existing timber agricultural building and as such the views of this site from these public rights of way would remain similar, with views of an agricultural building within the grouping of buildings at Barrack Fold Farm.

The coursed block to the lower walls would ensure the building would be watertight at ground floor level from rain and surface water run off from the land, and is not an uncommon material used for these types of buildings, particularly for the purposes of storing machinery and hay which need to be kept dry. Similarly box profile metal cladding is advocated as a material appropriate for agricultural buildings and would sit within the surrounding landform less obtrusively than other types of material.

Heritage

The application site is within the setting of Barrack Fold Farm which is a Grade II Listed Building. UDP Policy EN2/3-Listed Buildings confirms that the Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. This is further reinforced by the NPPF that states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 213 of the NPPF states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification which is further supported by Paragraph 215 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Although the proposal would be on a slightly different footprint and would be higher than the building it would replace as set out above the proposed building is considered to be of a suitable design and it would be a replacement of an existing agricultural building. The proposal would not materially alter the setting of the barn or farmhouse or how the barn and farmhouse is experienced. It would not be materially more visually dominant than the existing building it would replace and would not challenge the barn or farmhouse architecturally.

The proposed building would be an appropriate building within the Green Belt, and would be sited so as to not impact on the land use and field patterns, or impact on the established public rights of way. The proposed building would not impact on the setting of the identified heritage assets. Whilst the proposed building may impact on limited views from the public rights of way it is considered more appropriate to site the building adjacent to existing buildings, sited in a similar position to an existing agricultural building than in an isolated position within the agricultural unit/field. Given the above, it is considered that the siting, design and appearance of the proposed agricultural building would be acceptable and would be in keeping with the rural character of the locality and the policy considerations set out above.

Amenity

UDP Policy EN1/2 seeks to ensure that the relationship of the proposal to the surrounding

area is taken into consideration when assessing proposals. SPD 6 provides guidance on aspect standards between residential properties and would be relevant in this case.

As shown on the proposed site plan, Unit 6 a replacement of stables with a single dwelling would be located to the west of the proposed agricultural building. The window associated with bedroom 3 of this dwelling would face towards the proposed building. The existing barn reaches a height of between 2.5 and 3.4 metres. The proposed barn reaches a height of 4.7m with a eaves height of 3 metres.

The proposed building would be located approximately 6.3 metres from the gable of the proposed barn, which is below the 6.5 metres required by SPD 6 for habitable room window, and single storey elevation relationships. The overall height of the proposed building, whilst taller than the existing building would not be considered to be two storey in height. The applicant has reduced the height of the building during the application process to improve this relationship.

Given that the dwelling was approved, with a direct relationship to an existing single storey agricultural building and that any future occupiers would be aware of this relationship it is considered that the 200mm deficit would not be so sufficient to warrant refusal of the scheme.

Access

UDP Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

The plot is accessed via a public right of way. As such UDP Policy RT3/3 - Access to the Countryside is also applicable as it requires the Council to seek to improve and extend the existing network of Public Rights of Way. This policy also supports the aspirations of the PFE policies listed above.

Given that the proposal is a replacement building the Public Rights of Way Officer has raised no objections to the proposal but has asked that the applicant is made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered (without permission), gates erected across their width (unless authorised by Bury Council the 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. This can be attached as an informative.

Ecology

PfE Policy JP-G8 states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by Policy EN6/3 that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Paragraph 180 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment.

Bats

A valid bat assessment has been provided. No evidence of bats was found and the building assessed as having negligible bat roosting potential. No further measures are therefore required.

Nesting Birds

No evidence of nesting birds was recorded. The photos indicated theoretical nesting opportunities. GMEU recommend a precautionary informative in relation to the Wildlife and

Countryside Act.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

The development is for a replacement barn on almost the same footprint as the existing barn with a footprint increase of 24sqm. There are no wildlife issues.

The applicant have confirmed that the grass to the front of the site would be retained. The development would be exempt from biodiversity net gain under the de minimis rule as the building increase alone will not result in the loss of more than 25sqm of vegetated habitat.

The land to the rear of the barn is hardstanding but only recently created. Google imagery indicating some time in 2023. Previously it was grassland. Theoretically the habitats present prior to clearance could be taken in to account. However, given even if grassland the habitat loss would be less than 25sqm, the de minimis rule would still apply. No further information is therefore required at this time.

GMEU recommend one bird box as enhancement. The details can be provided via condition.

Carbon and Energy

PfE Policy JP-S2 - Carbon and Energy sets out the steps required to achieve net zero carbon emissions. The proposal would need to comply with the relevant building regulations.

Digital Connectivity

PfE Policy JP-C2 - Digital Connectivity - this policy requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting.

Given the nature of development the proposal would not require full fibre connection.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 numbered 25/1323/270, 23/1283/202, 23/1323/281, 23/1323/271, 25/1323/273, 25/1323/273, 25/1323/283A, 25/1323/282B 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 Prior to occupation of the development hereby approved the applicant shall install

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1no. bird box.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
19/06/2025		HL	20/6/25