



Mark Jones

PLANNING CONSULTANCY

Planning Statement

On behalf of

Mr P Warner

For

Redevelopment of existing cottage/stables into 1 no. dwelling and 11 no. replacement stables with gardens, shared access and car parking; Conversion of existing barn to create 6 no. dwellings with new rear orangeries, gardens and parking provision



August 2023

Background and Planning History

Jackson Fold Farm comprises an assortment of buildings including a rendered farmhouse, a stone barn that is used for stabling, brick and rendered stables, modern agricultural buildings and associated agricultural land. To the rear of the site there are temporary structures and a couple of caravans and containers. There is a horse riding arena to the rear and other structures.

To the north and south the surrounding landscape is dominated by Pilsworth Quarry and Landfill site and other former landfill sites. The site is located approximately 2.7 km to the south east of Bury Town Centre and 1.5km to the west of Heywood. It is only 0.4 km from Junction 3 of the M66, to the west of the site and 0.6 km from Park 66 Retail and Leisure Park that benefits from having a supermarket, petrol filling station, pharmacy. Health centre, restaurants, hotel and offices. To the west of the site is Heywood Distribution Park, a significant employment area. It is fair to say that considering the site is located in a semi-rural location it is accessible to a wide variety of services and job opportunities.

Pre application discussions took place with Bury Planning Department during October 2014 and April 2015 regarding several planning proposals and two planning applications were subsequently submitted following the advice offered. The advice offered was particularly positive and supportive and encouraged the submission of a planning application. A copy of the pre application responses are attached at **Appendix 1**.

The first planning application was to convert the stone barn into 6 dwellinghouses together with single storey rear extensions with rear gardens, shared access and car parking (App No. 587110). On 2nd July 2015c this was granted planning permission, subject to a number of planning conditions. A further planning application was submitted to redevelop the existing brick cottage/stables into a single dwellinghouse with gardens, shared access and car parking and 11 no. replacement stables (App No. 58924). This application was also approved on 14th August 2015, subject to several planning conditions.

For a variety of reasons neither of the planning applications were implemented and during 2018 both planning permissions expired.

In terms of its historical context the OS County Series: Lancashire and Furness map of 1848 – 1851 shows the presence of the barn and refers to the site as being Jackson's Green (below). It is likely that the barn dates to the mid-1700s and there is possible evidence that an earlier building once stood on the site. A Heritage Statement accompanies the current application.



It is an unlisted building and not located within a Conservation Area.

The barn is in good structural condition, constructed in stone and brick with a slate roof. It has largely remained unchanged apart from a single storey rear extension.



The site is located in the Greater Manchester Green Belt.

Proposal

Detailed planning permission is sought to combine and resubmit the two expired planning permissions into a single planning application. All plans and elevations approved back in 2015 remain exactly the same. The proposal is to convert the stone barn, which is used as stables (referred to as 'barn' throughout the report), to form 6 no. dwellinghouses. The proposal also involves the removal of the unsightly single storey rear extension and replace it with single storey kitchen extensions for each of the houses. Existing window and door openings have been retained wherever possible and sensitive new openings created to make the building habitable, especially to the rear. All alterations will be constructed in stone, to match the house, with a slate roof. All houses will have timber windows and doors. A tight residential curtilage to each dwelling is also proposed with communal car parking taking place to the front and side of the building in the area that is currently used for parking as part of the equestrian use.

In addition, permission is sought to convert the painted brick stables into a single dwellinghouse (referred to as 'stables' throughout the report). The proposal will involve the retention of the external walls and the construction of an inner blockwork concrete wall to improve insulation. The existing will be retained, repointed and made good and the existing blockwork will be patched and over rendered in a smooth 'through colour' render. The existing slate roofing material will be removed and the rafters/purlins covered in waterproofing material and insulation to meet the building regulations. Wherever possible the original slate will be re-used. Existing window and door openings have been retained wherever possible and sensitive new openings created to make the building habitable, especially to the rear. Given the age and condition of the buildings a small amount of re-building will need to take place to part of the front elevation. A glass link will connect the two stables together.

Planning Policy

In September 2004 the Planning and Compulsory Purchase Act 2004 ('the Act') came into effect which reformed the development planning system in England. Section 38(6) of the Act requires that all planning applications should be determined in accordance with the development plan, provide the policies or proposals it contains are relevant and unless '*material considerations*' indicate otherwise.

The development must therefore be assessed against National Planning Policy in the form of the National Planning Policy Statement and the Bury Unitary Development Plan that was adopted on 29th August 1997.

National Planning Policy Framework (Framework)

During September 2004 the Planning and Compulsory Purchase Act 2004 ('the Act') came into effect which reformed the development planning system in England. Section 38(6) of the Act requires that all planning applications should be determined in

accordance with the development plan, provide the policies or proposals it contains are relevant and unless '*material considerations*' indicate otherwise.

Paragraph 11 of the Framework sets out that a presumption in favour of sustainable development is at the heart of the National Planning Policy Framework. The Framework also advises that decision takers at every level should seek to approve applications for sustainable development where possible. Sub-section c) of paragraph 11 seeks to approve development proposals that accord with an up-to-date development plan without delay.

Achieving well-designed places

Section 12 of the NPPF refers to achieving well-designed places. Paragraph 126 states that the creation of high quality, beautiful and places is fundamental to what the planning and development process should achieve.

Green Belt

The site lies within the Green Belt. Openness is an essential characteristic of the Green Belt. Paragraph 137 of the Framework explains that the fundamental aim of Green Belt is to prevent urban sprawl by keeping land permanently open. Paragraph 138 outlines the five purposes of the Green belt which are:

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

The Framework, at paragraph 149, indicates that the construction of new buildings should be regarded as inappropriate in Green Belt, unless it meets one of the exceptions.

Paragraph 149(b) states an exception to this would be the provision of appropriate facilities (in connection with the existing use of land or a change of use) 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.

Paragraph 149(c) supports 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.

Paragraph 149(g) supports the infilling or partial or complete redevelopment of previously developed land, whether redundant or in continuing use which would not have a greater impact on the openness of the Green Belt than the existing development.

Paragraph 150 states that certain other forms of development are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.

Paragraph 150 (d) supports the re-use of buildings provided that the buildings are permanent and substantial construction.

Paragraph 150 (e) supports material changes in the use of land

Bury Unitary Development Plan, 1998

The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and its policies and proposals currently form the basis for the Council's decisions on planning applications.

The current Bury UDP was adopted by the Council on 29th August 1997. The Council is now working to replace the adopted UDP with a new document called the Bury Local Plan. Until the new Local Plan is produced the UDP will continue be used to make planning decisions.

The site is located within the Greater Manchester Green Belt. Any planning application submitted should be assessed against the following policies:

OL1/2 - New Buildings in the Green Belt

OL1/4 - Conversion and Re-use of Buildings in the Green Belt

EN9/1 - Special Landscape Areas

HT2/4 - Car Parking and New Development

H1/2 - Further Housing Development

H2/1 - The Form of New Residential Development

H2/2 - The Layout of New Residential Development

SPD8 Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt

SPD 9 Development Control Policy Guidance Note 9 - Conversion and Re-use of Buildings in the Green Belt

SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

SPD16 Development Control Policy Guidance Note 16 - Design and Layout of New Development in Bury

EN1/3 - Landscaping Provision

EN7 - Pollution Control NPPF National Planning Policy Framework

EN1/1 - Visual Amenity

Planning Assessment

The key planning issues are:-

1. *Whether the change of use and extension to form 6 dwellings, redevelopment of stable to form a single dwellinghouse and the erection of eleven stables would constitute inappropriate development, and if so, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.*



Conversion of barn to residential use (above)

The proposal involves the conversion of the barn into six residential units. The barn is in use as commercial stables. In terms of the Framework it would fall within the definition of being 'previously developed land'. The re-use of buildings in the Green Belt is considered to be an exception in the Green Belt providing the buildings are of permanent and substantial construction (Paragraph 150 (d) of the Framework). The applicant undertook pre-application discussions with Bury Council and the Planning Officer did not raise any concerns with regards to converting the stone barn into residential. In addition, following advice from Bury Council, the applicant commissioned a 'Specific Structural Report' by Mike Cosy, a Chartered Building Surveyor. The conclusion to the report stated:

“The existing walls are likely to be capable of supporting the existing and new loading from proposed conversion for residential use...”

In addition, the ordnance survey map of 1848-1851 shows the presence of the building at that time and it is likely to have been built some years earlier. This demonstrates that the barn is of permanent and substantial construction. The conversion of the barn to form six houses will give the building a new lease of life and preserve history for future generations to enjoy. The conversion of the barn fully complies with paragraph 150 (d) of the NPPF.

Extensions and alterations to the barn

The proposal also includes the removal of the breeze block extension to the rear of the barn and its replacement with single storey extensions. Paragraph 149(c) of the NPPF allows the extensions or alterations of a building provided that it does not result in disproportionate additions over and above the size of the original building

The Council’s Supplementary Planning Document 9 – Conversion and Re-use of Buildings in the Green Belt provides the following guidance with regards to disproportionate additions:

“5.11 Extensions should be proportionate to the size of the original dwelling, excluding any previous extensions carried out under permitted development rights or with planning permission. In general terms, the Council may allow an extension to be up to a third of the volume of the original dwelling. However, each proposal will be considered on its own merits and even an increase of up to a third by volume may not be appropriate in certain situations (e.g. if the site is a particularly sensitive area or if there are other amenity issues).”

The existing barn and single storey rear extension has a floor area of 765 sq metres. The removal of the single storey rear extension and detached outbuilding and its replacement with a single storey rear extension will result in the converted barn having a floorspace of 757 sq metres. The proposal will result in a reduction of floorspace within the site and accordingly will result in an improvement to the openness of the Green Belt.

Careful consideration has been given to the window and door openings to ensure that they reflect the historic openings. Where new openings are to be created they have been done sensitively to reflect the design and form of existing openings. The buildings retains its simple former agricultural and equine features and its conversion will be sympathetic. The new rear extension will also replace an ugly and incongruous extension and again will be a simple addition to the building.

Gardens, shared access road and car parking

The proposal results in the change of use of hardstanding yard to garden curtilage. The proposed gardens are small and relates directly to each of the houses. It is reasonable

and necessary for occupiers of houses to have a reasonable amount of outside space. The land is currently used as a hardstanding for the livery business and the garden will result in the removal of unsightly caravans, containers and outside storage. The garden does not encroach into the adjoining fields. The proposal will therefore improve the openness of the Green Belt. The car park and access road are currently used by the livery business for car park and access. The proposal will not be any more visually harmful to the openness of the Green Belt than its current use. Material change of uses are a permitted exception by paragraph 150(e) and as such the development accords with the Framework as the proposal will preserve the openness of the Green belt and will not conflict with the purposes of including land within It.



Re-use of painted brick stables to residential use (above)

The stable building has been historically used for the stabling of horses and before that in residential use. In terms of the Framework it would fall within the definition of being 'previously developed land'. The proposal involves the conversion of the stable into a house. The re-use of buildings in the Green Belt is considered to be an exception in the Green Belt providing the buildings are of permanent and substantial construction (Paragraph 150(d) of the Framework). Following advice from Bury Council, the applicant commissioned a 'Structural Condition Report' by Mike Cosy, a Chartered Building Surveyor, which concluded that the walls are safe to be retained and additional provisions will be needed to ensure the retained walls meet the building regulations including an additional inner leaf.

The stable is of brick and breeze block construction and built on shallow foundations. It has timber roof trusses that are covered in part un-felted slate and steel sheets. The fact that the building has existed for many years and is currently being used as stables can only lead to the conclusion that it is of ‘*permanent and of substantial construction*’ (para 150 (d) of the Framework). The Council’s pre application advice offered the following opinion:

“The smaller brick/breezeblock buildings behind the larger barn appear less ‘substantial’ in terms of construction and as such the conversion of these, if major rebuilding is required, may be more problematical.”

The Structural Engineer has indicated that the building is of permanent and substantial construction and as such its conversion is possible without major rebuilding taking place. Additional internal works will be needed, including the building of an inner blockwork wall that will be tied into the existing walls, however, such works will not impact on the openness of the Green Belt.

The proposal also includes the removal of a small section of blockwork to the front and its replacement with rendered blockwork to match the walls that are to be retained. In addition a small glazed link will connect the two stables together to form a single dwellinghouse. The extensions and alterations to the building comply with paragraph 149 (c) of the NPPF that allows the extensions or alterations of a building provided that it does not result in disproportionate additions over and above the size of the original building

The Council’s Supplementary Planning Document 9 – Conversion and Re-use of Buildings in the Green Belt provides the following guidance with regards to disproportionate additions:

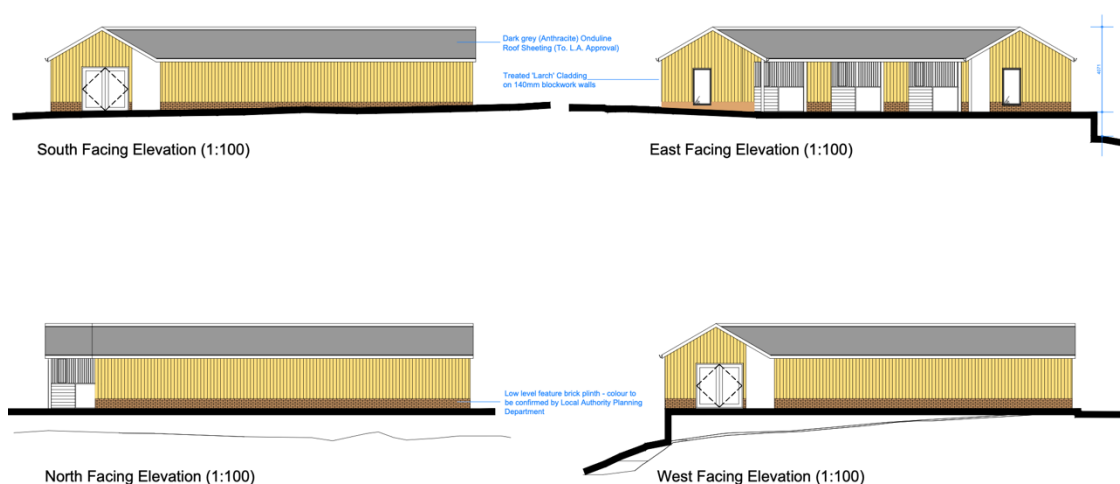
“5.11 Extensions should be proportionate to the size of the original dwelling, excluding any previous extensions carried out under permitted development rights or with planning permission. In general terms, the Council may allow an extension to be up to a third of the volume of the original dwelling. However, each proposal will be considered on its own merits and even an increase of up to a third by volume may not be appropriate in certain situations (e.g. if the site is a particularly sensitive area or if there are other amenity issues).”

The proposal will not result in an extension to the building that is a third larger than the original stables and accordingly it accords with the Council’s design guidelines.

Careful consideration has been given to the window and door openings to ensure that they reflect the historic openings. Where new openings are to be created they have been done sensitively to reflect the design and form of existing openings. The buildings retains its simple former agricultural and equine features and its conversion will be a sympathetic conversion in the Green Belt.



Proposed removal of existing agricultural buildings (above)



Proposed stables to replace agricultural buildings (above)

Replacement Stables

Permission is being sought to demolish the existing agricultural building as seen above and its replacement with eleven stables. The replacement stables are considered to be an appropriate use in the Green Belt as they are appropriate facilities for outdoor sport and outdoor recreation. The site already benefits from having a lawful horse riding arena as well as access to the nearby restored recreational land. The stables are to be

located close to the group of buildings and will replace the unattractive agricultural buildings, which exists on the site. The height, bulk and massing of the stables will be significantly less than the existing agricultural buildings, thereby reducing the harm to the openness of the Green Belt.

Impact on Neighbouring House

The farmhouse, known as Jackson Fold, is located between 22 and 40 metres from the proposed barn conversion. This is considered to be a sufficient distance to ensure that residential amenity is protected. The existing access from Pilsworth Road to the farmhouse will be retained and shared with the newly converted houses.

Sustainable Development

Policy H1/2 'Further Housing Development' of the UDP acknowledges that other small sites may come forward during the plan periods. By allowing the development it will result the enhancement of the Green Belt which will contribute towards the objectives of urban regeneration and concentration, whilst making efficient use of the existing infrastructure.

The site is located in a highly sustainable location and will possibly be more sustainable than many sites within the urban area for the following reasons:

1. The proposal will result in the re-use of a previously developed site.
2. The site is located within 0.6 km of 'Park 66' a commercial retail and leisure park. Within the retail park is a supermarket, shops, restaurants, offices, pharmacy and petrol station.
3. The site is located within 0.7 km of Heywood Distribution Park.
4. The M66 is only 0.4 km from the site.

Whilst the site is outside the defined urban boundaries it is located within a sustainable location and in close to local amenities and employment opportunities. In addition and on that basis complies with the Government's presumption in favour of sustainable development.

Ecology

The findings of a bat survey accompany the application.

Drainage and Flood Risk

A Statement in respect of SUDS for Planning including FRA accompanies the application.

Conclusion

The Council is respectfully requested to support the proposal which is identical to the combined planning permission which were granted back in 2015. There has been no material change to the planning system or Green Belt policy for an alternative decision to be made and as such it is requested that permission is, once again, granted.

Appendix 1 – Pre-application response from Thomas Beirne of Bury Council

From: Beirne, Thomas [<mailto:T.Beirne@bury.gov.uk>]

Sent: 24 October 2014 12:23

To: Info; Gary Swarbrick

Cc: Whitehead, Michael; Holmes, Paul

Subject: Jackson Fold Farm 01576/E

Gary,

Principle - The site is within the Green Belt (OL1/4 and SPD 9) and is a Special Landscape Area (EN9/1). It is also included in land designated for Waste and is also a Mineral Safeguarding Area.

The existing buildings appear rather run down and there are a number of caravans, containers and other paraphernalia associated with the use of the stables in the immediate vicinity.

Subject to firm details on elevations, areas of demolition and rebuilding/ new build, appropriate structural survey etc the proposal for the conversion of the existing larger outbuilding, closest to Pilsworth Road, should meet the criteria within the NPPF - Para 89 (providing additions/alterations are not disproportionate) and Para 90 (providing the buildings are of permanent and substantial construction. The smaller breezeblock buildings behind the larger barn appear less 'substantial' in terms of construction and as such the conversion of these, with major rebuilding may well conflict with UDP policy and the NPPF. However if these were to be demolished the land could be used for parking/garaging or curtilage. If the proposal is to retain the buildings, 'very special circumstances' (VSC) may need to be demonstrated.

Design and siting - As there are no details included in the pre-application submission, all I can state is that care should be taken to avoid unsuitable alterations and the introduction of an excessive amount of domestic curtilage and new openings which can be unsympathetic to the rural character of the buildings and harm the character and openness of the Green Belt, as advised in SPD9. Generally though the removal of the rather unsightly caravans and containers and a rationalization of the layout of the site by removal of the breezeblock structures should actually improve the openness of the Green Belt.

Whilst it is difficult to comment without seeing full details of the proposed conversions/new development, there should be no objections in highway terms to a small scale residential development at this location subject of course to the usual details being submitted in due course.

Whilst full details of the provision of adequate visibility at the junction with Pilsworth Road (improvements will be required that would, at the very least, mean the hedge needs cutting back), provision of adequate parking provision and turning facilities, improvements to the pedestrian access from Pilsworth Road, etc would need to be submitted in due course. The red-edge site indicated will need to be amended as it does not abut the adopted highway - Pilsworth Road.

Any application involving new residential development is subject to a Section 106 obligation regarding the payment of a developer contribution towards off-site enhancement to recreational facilities in relation to the additional dwellings on the site. This would be in accordance with SPD1 Open Space, Sport and Recreation Provision in New Housing Development (2012) which can be viewed through the councils website - see below.

<http://www.bury.gov.uk/index.aspx?articleid=7281>

In addition to the application forms and plans, the following information would be required to be submitted with any application.

S106 Proforma re recreation provision

Structural survey,

Desktop Land Contamination Study

Bat /Ecology Report

Design and Access statement

Planning Statement including :

- *How the proposal relates to existing policy and guidance, including the minerals and waste issues.*
- *Any 'Very Special Circumstances' that would be required in relation to the Green Belt.*
- *How the proposal relates to the neighbouring property.*
- *If some stabling is to be retained, how would this fit into the overall scheme.*

I trust the above comments are sufficiently clear but if you have any queries, please contact me directly.

Tom Beirne (case officer)

0161 253 5361

On 27 April 2015 at 14:19, Beirne, Thomas <T.Beirne@bury.gov.uk> wrote:

Mark,

I have below set out the main issues relating to the proposal as I see it.

If you have any queries, I would be happy to clarify.

Regards

Tom

Issues

There are a number of issues to address with this proposal. These are:

- *The conversion of existing buildings in the Green Belt,*
- *The demolition of buildings and creation of stables in the Green Belt,*
- *The proposed new dwellinghouse in the Green Belt and the very special circumstances (VSC) required to justify it.*
- *The siting of a wind turbine.*
- *Other associated development including alterations to access, the creation of parking.*

The main policies and guidance relating to the proposal are as follows:

National Planning Policy Framework (NPPF)

UDP Policies

H1/2 Further Housing Development

H2/1 The Form of New Residential Development

H2/2 The Layout of New Residential Development

EN1/1 Visual Amenity

EN1/3 Landscape Provision

EN4/1 Renewable Energy

EN4/2 Energy Efficiency

EN7 Pollution Control

EN7/2 Noise Pollution

EN7/3 Groundwater Protection

EN7/5 Waste Water Management

EN9/1 Special Landscape Areas

OL1/2 New Buildings in the Green Belt

OL1/4 Conversion and Re-use of Buildings in the Green Belt

OL4/7 Development Involving Horses

OL6/1 New Uses and development of the Countryside

HT2/4 Car Parking and New Development

HT6/2 Pedestrian and Vehicular Conflict

Supplementary Guidance

SPD8 New Buildings and Associated Development in the Green Belt

SPD Conversion and Re-use of Buildings in the Green Belt

Any submission will need to address these policies and guidance.

Existing Site

The existing site buildings appear rather run down with a number of caravans, containers and other paraphernalia associated with the use of the stables in the immediate vicinity. Some parts of the site, particularly the yard area and secondary access road on the western side appear to have been extended and developed out in the last few years. There have been no planning permissions pertaining to this development and as such this should be addressed in any future application(s). Future enforcement is not ruled out however.

Conversion - Main stable/Barn

Residential barn conversions are subject to UDP Policy OL1/4 Conversion and Re-use of Buildings in the Green Belt. This policy states that conversion would not be inappropriate provided:

- it does not have a materially greater impact on the openness of the Green Belt*
- the building is permanent and capable of conversion without substantial rebuild.*
- the massing and design is appropriate*
- suitable access can be provided*
- services can be provided and*
- there is not a threat to endangered species.*

The main brick/stone built barn appears to be of a permanent construction, capable of conversion without substantial rebuilding. Despite this you will need to submit a full structural survey for this and the other buildings, with the application. This part of the scheme does not involve any increase in height or major structural alterations to the building.

The lightweight single storey outriggers to each of the converted units may detract from the rural character of the site and surroundings, giving a rather suburban feel. I think a single lightweight lean-to structure across the rear/part rear may be preferable although this is dependant of the final design. The fenestration pattern, utilising as much as possible the existing door and window openings, particularly on the front elevation, is welcome. There are more windows on the rear elevation but it may be possible to use glass bricks on some of the Bathroom/wc rooms to reduce this aspect. The new large window on the gable at 1st level may need rethinking.

The extent of the proposed domestic curtilage to the residential property should be kept to a minimum. As it stands the rear garden areas may be considered to be acceptable but the boundaries should be appropriate to the rural location - post and wire/ hawthorn hedging or similar.

The proposal would also allow the site to be cleared of a lot of paraphernalia that has been sited on land behind the building for a number of years to the detriment of the site's appearance and character of the area.

The new residential units would need at least one car each with some spaces allocated for visitors. I would suggest approximately 150% parking (9 spaces) with room for turning. The parking could be adjacent to the gable on the south side with some across the access road at the front as shown.

The entrances to the residential units should not open out directly into the proposed access road through the development. It is suggested that some sort of clear delineation by way of low level boundary walls or differentiated surfacing is created in this area.

Overall, with some changes, I do not think that the scheme to convert the existing barn would constitute a disproportionate increase in the building mass or have a seriously detrimental impact on the character and openness of the Green Belt.

Conversion - smaller outbuildings

The smaller brick/breezeblock buildings behind the larger barn appear less 'substantial' in terms of construction and as such the conversion of these, if major rebuilding is required, may be more

problematical. As with the main barn, a full structural report is required to be submitted with the application. I have previously suggested possible demolishing these and rebuilding as some sort of garage/car port structure and this may still be an option. Alternatively it may be argued that part of the buildings may be rebuilt on the basis that the overall scheme will significantly improve the site and surrounds. Given the existing openings in these buildings, I do not think there is a need for additional openings beyond the odd small one. If residential is accepted, as with the main barn parking would be about 150-200% and curtilage kept to a minimum.

Replacement Stables

The existing stables, housed within the large barn, are well used. In this respect and in view of the overall scheme attempting to improve the appearance of the site, an appropriate scheme to replace the stables is considered to be acceptable in principle.

As suggested in our guidance, the stables need to be appropriately sited away from residential properties to avoid amenity problems and constructed for the most part in timber with an appropriate scale and design. It is important to address the issue of waste within the application.

The initial plans show stables either side of what may be an access road into the yard area to the west. I do not think this would work in practice. It may be better to site the stables closer to the existing paddock - if this is to remain in situ.

New ecological/sub-terranean house

As you are aware the principle of this element of the scheme is not established within the Green Belt. The proposal would be considered to be contrary to Green Belt Policy and as such you would need to demonstrate Very Special Circumstances (VSC) as set out in the UDP policies and guidance and the NPPF (paras 87 and 88) with particular reference to paragraph 55 of the NPPF.

I would suggest that this part of the proposal is submitted as a separate planning application so as not to complicate the other elements.

Wind Turbine

The benefits of renewable energy are recognised. It is understood that the positioning of the wind turbine would be subject to technical factors, but I would suggest that the most appropriate location in terms of its impact on visual amenity and Green Belt would be away from the most visible position close to Pilsworth Road and the M66 (Option 2). Option 1, closer to the cluster of buildings may be preferable but there may well be issues with regard to noise/ residential amenity. Option 3 may be acceptable as it is set back from the road. As there are no details of the turbine, it is difficult to assess this aspect fully.

Access

Full details of the proposed junction/visibility improvements to the main access point (in line with 'Manual for Streets') will need to be submitted with any application. As previously stated improving visibility will mean the existing boundary hedging along Pilsworth Road being removed/cut back.

There is a concern about the apparent second access point, further to the west. This appears to have been a field access historically but has in recent years, developed into a more formal access track that leads to the enlarged yard area in the north west corner of the complex. Notwithstanding any possible enforcement issues, this access would need to be downgraded back to the field access, in any application. For clear highway safety reasons, only one access point to any new development would be acceptable along this stretch of road.

Overall it is considered that there is an opportunity to redevelop the site to the benefit of the Green Belt and the surrounding area.

If you need clarification of any of the above points, please do not hesitate to contact me.

Regards

Tom Beirne (case officer)