

NOTICE OF PLANNING PERMISSION

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

To:

Miss Wright
Prime Oak Ltd
Whitehouse Farm
Whitehouse Lane
Swindon
DY3 4PE

PART 1 - Particulars of Application

Application Number: 68457

Date of Registration: 13/05/2022

Proposal:

Single storey extension at rear to be used for seating and shop display

Location:

Farm Shop & Cafe, Falshaws Farm,
Rowlands Road, Bury, BL9 5LJ

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 decision relates to drawings numbered 51657/01 - 06 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 listed.
- 3 Before commencement of development, details/Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall be used for the construction of the development.
 Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

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:

EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design
NPPF National Planning Policy Framework
S4/3 S4/3 - Nurseries, Farm Shops and Garden Centres
S2/6 S2/6 - Food and Drink
HT2/4 HT2/4 - Car Parking and New Development
EC4/1 EC4/1 - Small Businesses
OL1/2 OL1/2 - New Buildings in the Green Belt

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:

Drawings numbered 51657/01 - 06.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 01/07/2022