

DELEGATED REPORT

Report by Claire Booth	Date of report: 14/09/2026	Ref: 73376/FUL
Registration: 20/07/2026	LDFC: 14/08/2026	Expiry Date: 14/09/2026
Site Visit:	Site Notice: 05/08/2026	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: PI
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MIOT

Proposal: Installation of new first floor window openings, 3 no. to west elevation, 2 no. to both south & east elevations

Location: Chadwicks Of Bury Ltd, Villiers Street, Bury, BL9 6BS

Description

Planning permission is sought for the installation of new first floor window openings, 3 no. to west elevation, 2 no. to both south and east elevations of an industrial building located on Lucas Street. Its rear elevation borders Chesham Crescent. Its southern side elevation faces Villiers Street. The application site forms part of the Chadwicks of Bury site.

Diagonally opposite the site are terraced houses on Potters Street which are accessed from Villiers Street and orientated at a 90 degree angle to this street.

The site is on land allocated as being within the Freetown - Bury Employment Generating Area, as defined within the Development Plan.

Relevant Planning History

49799 - EXTENSION TO PROVIDE ADDITIONAL OFFICE SPACE AND FACTORY SPACE WITH ASSOCIATED CAR PARKING - Withdrawn by Applicant, 23/06/2008

50597 - EXTENSION TO PROVIDE ADDITIONAL OFFICE SPACE AND FACTORY SPACE WITH ASSOCIATED CAR PARKING AND HIGHWAY WORKS (RESUBMISSION)
- Approved with Conditions, 21/11/2008

52718 - Two new compounds on Lucas Street to house compressor and extraction unit with security fencing. - Approved with Conditions 12/08/2010

Publicity

Neighbour Letters sent: 24/07/2026

Site Notices erected: 05/08/2026

No representations have been received during this application.

Statutory/Non-Statutory Consultations

Not applicable.

Pre-start Conditions - Not relevant.

Development Plan and Policies

EC2	Existing Industrial Areas and Premises
EC2/1	Employment Generating Areas
EN1/2	Townscape and Built Design

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.

Assessment

Principle of Development

NPPF Policy E2: Meeting the need for business land and premises supports business

growth and states substantial weight should be given to the economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt; especially where this would support the economic vision and strategy for the area, the implementation of the Industrial Strategy, support improvements in freight and logistics and/or reflect proposals for Industrial Strategy Zones and AI Growth Zones.

The proposals are submitted to support the adaptation of the business on site and therefore are acceptable in principle.

Visual Amenity

The existing buildings are industrial appearance. The proposed insertion of windows would add openings into fully clad solid elevations of the industrial buildings. First floor windows are however present in the Chadwicks building on the opposite side of Villiers Street and therefore the proposed windows would not look out of keeping when viewing the site from the street scene. The proposal therefore accords with UDP Policy EN1/2 (b).

Amenity of nearby residents

UDP Policy EN1/2 also seeks to protect the amenity of residents.

The proposed window locations would not directly overlook the neighbouring residents present on either Potter Street or those residents living within St Paul's Court. The proposal would therefore accords with the above-mentioned policy.

Conclusion

For the above reasons, it is recommended that planning permission be granted for the proposed development.

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 permission relates to the following plans:

Drawing no. Ordnance Survey Location Plan;
Drawing no. 26-F090-DR-I-(00)103: Existing and Proposed Site Layout Plan;
Drawing no. 26-F090-DR-I-(20)101 Rev. P01: Proposed General Arrangement First Floor;
Drawing no. DGNO 26-F090-DR-I-(20)102 Revision P01: Proposed Elevations;
Drawing no. 26-F090-DR-I-(20)102 Revision P01: Proposed Section; and,
Drawing no. 26-F090-DR-I-(20)104 Revision P04: External Window Details.

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, Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	14/09/2026	DM	14.09.2026

