

NOTICE OF REFUSAL OF OUTLINE PLANNING PERMISSION

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

To:

Mr Matthew Bewley
IQS
41 Ainsdale Avenue
Bury
BL8 2RW

On Behalf Of:

Mrs Justine Hawkes
Clarkes Hill House
Clarkes Hill
Whitefield
Manchester
M45 7TG

PART 1 - Particulars of Application

Application Number: 70114

Date of Registration: 16/02/2024

Proposal:

Outline application for the erection of 1 no. dwelling (all matters reserved)

Location:

Clarkes Hill House, Clarkes Hill, Whitefield, Manchester, M45 7TG

PART 2 - Particulars of Decision

The Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

- 1 The proposed development is located within the Greater Manchester Green Belt. It would represent inappropriate development in the Green Belt and none of the exceptions set out at paragraph 154 of the National Planning Policy Framework are applicable.
No very special circumstances have been progressed that would outweigh the harm that would be caused to the Green Belt by reason of inappropriateness, and to the character and openness of the Green Belt as a result of the development. As such, the proposal would be contrary to the requirements of Policy OL1/2 of the Bury Unitary Development Plan and the National Planning Policy Framework.
- 2 The application, submitted plans and supporting documents contain insufficient information to enable the local planning authority to assess whether adequate levels of visibility at any junction to be utilised, can be achieved on land within the applicant's control. The proposal therefore fails to demonstrate that the development would not have unacceptable impacts on road safety, as required by Bury Unitary Development Plan Policy H2/2 and Places for Everyone Joint Development Plan Document Policy JP-C8.

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

The proposal would not improve the economic, social and environmental conditions of the

area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. 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:

H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
JP-P1	Sustainable Places
JP-S4	Flood Risk and the Water Environment
EN6/3	EN6/3 - Features of Ecological Value
EN6/4	EN6/4 - Wildlife Links and Corridors
EN7/3	EN7/3 - Water Pollution
EN7/4	EN7/4 - Groundwater Protection
JP-G7	Trees and Woodland
EN8/2	EN8/2 - Woodland and Tree Planting
OL1/2	OL1/2 - New Buildings in the Green Belt
JP-G2	Green Infrastructure Network
JP-G3	River Valleys and Waterways
HT2/4	HT2/4 - Car Parking and New Development
JP-C8	Transport Requirements of New Development
JP-C6	Walking and Cycling
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
NPPF	National Planning Policy Framework

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:

Location Plan dated 16/02/2024

Proposed Site Plan dated 16/02/2024

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 11/04/2024