

NOTICE OF PLANNING PERMISSION

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

To:

Mr Neil Wright
G & N Autoco Ltd
Helmshore Road
Haslingden
Rossendale
BB4 4LW

On Behalf Of:

Mr Neil Wright
Ramsbottom Angling Association
4 Knowl Meadow
Helmshore
Rossendale
BB4 4LW

PART 1 - Particulars of Application

Application Number: 69383

Date of Registration: 03/05/2023

Proposal:

Erection of storage container for use as storage

Location:

Clarence Park, Milner Avenue, Bury, BL9 6NG

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 Permission is hereby granted for a limited period only, namely for a period expiring 3 years from the date of this decision notice, and the structures and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at the end of the said period and the land reinstated to its former condition.
Reason. In view of the temporary nature of the development and in order to retain control over its continued use having regard to the particular nature of the site and surroundings pursuant to the National Planning Policy Framework and Bury Unitary Development Plan policies EN1/1 Visual Amenity and OL1/2 New Buildings in the Green Belt.
- 2 This decision relates to the following drawings Location Plan, Proposed Site Plan, Proposed Floor Plan and Proposed Elevations dated 18/04/2023 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 Prior to the siting of the storage cabin, details of timber cladding and/or trellis and associated soft landscaping shall be submitted to and agreed in writing with the local planning authority. The agreed details shall thereafter be implemented in full

accordance with the agreed details before the use of the storage container commences and shall be maintained as such for the duration of the development.
Reason. In the interests of visual amenity pursuant to the NPPF and UDP Policies EN1/1 Visual Amenity and OL1/2 New Buildings in the Green Belt.

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.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

EN1/1 EN1/1 - Visual Amenity
OL1/2 OL1/2 - New Buildings in the Green Belt
RT1/2 RT1/2 - Improvement of Recreation Facilities
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 18/04/2023
Proposed Site Plan dated 18/04/2023
Proposed Floor Plan dated 18/04/2023
Proposed Elevations dated 18/04/2023

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 27/06/2023