

NOTICE OF PLANNING PERMISSION

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

To:

Mrs Fiona Patterson
Gary Hoerty Associates
Suite 9
Grindleton Business Centre
The Spinney
Grindleton, Clitheroe
BB7 4DH

On Behalf Of:

Mrs M Entwistle and Sons
Higher Woodhill Farm
Woodhill Road
Bury
BL8 1BS

PART 1 - Particulars of Application

Application Number: 71033

Date of Registration: 28/08/2024

Proposal:

Continuation of the use of 3 no. containers associated with the retail sale and manufacturing of ice cream (Classes E(b) & B2) for a temporary period of three years

Location:

Higher Woodhill Farm, Woodhill Road, Bury, BL8 1BS

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 building, works 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 principles of the National Planning Policy Framework and Bury Development Plans listed.
- 2 This decision relates to drawings numbered -
Location plan dated 07 April 2021, Proposed plans and elevation JE2-01; Existing block plan JE2-02A; Proposed block plan JE2-03A
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 and Places for Everyone Joint Development Plan listed.

- 3 The use hereby permitted shall not be open to customers outside the following times:
08.00 to 18:00 daily.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EC4/1 - Small Businesses and EN1/2 - Townscape and Built Design of the Bury Development Plan.

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:

NPPF	National Planning Policy Framework
OL5/2	OL5/2 - Development in River Valleys
EN6/4	EN6/4 - Wildlife Links and Corridors
EN1/2	EN1/2 - Townscape and Built Design
EC4/1	EC4/1 - Small Businesses
OL1/2	OL1/2 - New Buildings in the Green Belt
OL4/4	OL4/4 - Agricultural Diversification
HT2/4	HT2/4 - Car Parking and New Development
GMMW	GMMWP - Greater Manchester Minerals and Waste Plan
P	
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-G1	Landscape Character
JP-G9	The Green Belt
JP-S2	Carbon and Energy
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development 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:

Location plan dated 07 April 2021, Proposed plans and elevation JE2-01; Existing block plan JE2-02A; Proposed block plan JE2-03A

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 18/10/2024