

Renewal of previously consented scheme with planning reference 66444

Brookhouse Farm, 218 Holcombe Road, Greenmount, Bury BL8 4BQ

PLANNING STATEMENT

This planning application for a renewal of the previously consented scheme is accompanied by :-

- Existing, Location and Proposed Plans from Peel Design Partnership
- Design and Access Statement including comparative Footprint and Volume Calculations from Peel Design Partnership
- Visual Impact Assessment
- Street Section and Elevations
- Comparative Footprint and Volume Calculations
- Heritage Statement and Addendum from Jenny Wetton Conservation
- Bury Conservation Officer comments
- Bats and Breeding Birds Assessment from The Tyrer Partnership
- Phase 1 contamination report from LK Consult
- Planning Inspectorate Appeal Decision and Costs Decision Notices

All drawings / documents enclosed with this application are the same as those forming part of the Planning Inspectorate Appeal Decision and maintain the same filenames for ease of reference.

The Site and Its Situation

The application site is on the south side of Holcombe Road and currently contains a row of brick garages and a single stone garage which are to be demolished. They are part of a larger group of buildings including the 17th century farmhouse and cottage, 18th century barn and two rows of stables. The stables would also be demolished.

Specific Planning History

The previous planning application (reference 66444) in identical form to this renewal application was granted approval by the Planning Inspectorate on 12 April 2022 under appeal reference: APP/T4210/W/21/3287711 along with a partial award of costs to the applicant. For ease of reference I have attached the Appeal Decision and Costs Decision Notice to this application. I refer directly to the Appeal Decision Notice:

- Conclusion findings under paragraphs 31-38
- Planning conditions contained within Annex A

To note all necessary consultee engagement under planning application 66444 raised no objections, with responses appended to the previous planning application.

Planning Policy

Since the previous application was made the National Planning Policy Framework (NPPF) has gone further to offer support for such proposals. Paragraph 70(b) of the NPPF requires local authorities to support (through policies and in their decision making) small sites coming forward for community-led development for housing and self-build and custom-build housing.

Justification and Conclusion

The Planning Inspectorate indeed are supportive of the proposed scheme as quoted from the Appeal Decision Notice:

The proposed development would not be inappropriate development in the Green Belt and so there is no need to demonstrate very special circumstances. Moreover, it would have a beneficial impact on the nearby heritage assets and the natural environment. I therefore conclude that the appeal should be allowed.

As this is a renewal of the previously consented scheme with no amendments, I look forward to planning approval being granted in the same form as approved by the Planning Inspectorate.