

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Mark Pickford
**66 Church Meadow
Unsworth
Bury
BL9 8JF**

PART 1 - Particulars of Application

Application Number: 73033

Date of Registration: 30/03/2026

Proposal:

Erection of a 1.98m boundary fence along the 66 Church Meadow, Bury, BL9 8JF rear garden adjacent to the highway

Location:

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 fencing, by reason of its height and position, would be a prominent and intrusive feature in the street scene, out of character with the area and therefore seriously detrimental to the visual amenities of the area. The development therefore conflicts with the following policy of the Bury Unitary Development Plan: H2/3 - Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.
- 2 The proposal would restrict visibility at the junction Kentmere Close with Church Meadow to sub-standard levels, which would be in conflict with the arrangements approved when the residential development was first constructed and detrimental to highway safety. The development therefore conflicts with the following policy of the Bury Unitary Development Plan: H2/3 - Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.
- 3 The application and submitted plans contain insufficient information to ensure that the proposed fence and its foundations would not have an adverse impact on the integrity of the adjacent footway/adopted highway. The development therefore conflicts with the following policy of the Bury Unitary Development Plan: H2/3 - Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.

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:

H2/3	H2/3 - Extensions and Alterations
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
PFE	Places for Everyone

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:

PLA001 F01, PLA002 F01, PLA003 F01, PLA004 F01, PLA005 F01, PLA006 F01

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 18/05/2026