

NOTICE OF PRIOR APPROVAL DETERMINATION

Town and Country Planning Act 1990

To:

Mr Steven Hartley
HP & DA Ltd
Swallow barn
Lower Chapel Hill
Hurst Lane
BB4 8TB

On Behalf Of:

Mr S Brown
Lower Gollinrod Farm
Walmersley
BL9 5NB

PART 1 - Particulars of Application

Application Number: 69814

Date of Registration: 05/07/2023

Proposal:

Prior approval for proposed agricultural building

Location:

Sheep Hey Farm, Whalley Road,
Shuttleworth, Bury, BL0 0EG

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that prior approval of the local planning authority is **REQUIRED** for the development set out in Part 1 of this decision notice.

The Metropolitan Borough of Bury hereby give **APPROVAL** for the development proposed in the above-mentioned application subject to the following conditions.

- 1 This decision relates to drawings numbered Proposed agricultural storage unit - site plan and section plan JB-21-08-23-B; Proposed elevations and floor plan JB-21-08-23-A; Proposed site plan JB-31-05-23-B amended 19-7-23; Landscaping proposals ref: 210823.A 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 Part 6 of the Town and Country (General Permitted Development Order) 2015 (as amended).
and the policies of the Bury Unitary Development Plan listed.

- 2 The development hereby approved shall be carried out in accordance with the landscaping proposals and schedule ref JB.21.08.23.A received on 21/8/23A. The approved scheme shall thereafter be implemented not later than 12 months from the date the building is completed or first occupied or within the first available tree planting season. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN1/2 - Townscape and Built Design, OL4/5 - Agricultural Buildings and EN9/1 - Special Landscape Areas of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural

environment of the NPPF.

- 3 The building hereby permitted shall be used for agricultural purposes only (as defined in Section 336(1) of the Town and Country Planning Act 1990); in conjunction with the remainder of the holding as identified in the supporting information submitted with the application. It shall be removed and the site reinstated to its original condition by a scheme to be agreed with the Local Planning Authority if at any time it ceases to be used for this purpose.

Reason: To ensure that the building is used solely for agricultural purposes connected with the working of the holding, and in accordance with Part 6 of the Town and Country (General Permitted Development Order) 2015 (as amended).

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

NPPF	National Planning Policy Framework
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN9/1	EN9/1 - Special Landscape Areas
OL1	OL1 - Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
OL4/5	OL4/5 - Agricultural Development
OL5/2	OL5/2 - Development in River Valleys
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:

Proposed agricultural storage unit - site plan and section plan JB-21-08-23-B; Proposed elevations and floor plan JB-21-08-23-A; Proposed site plan JB-31-05-23-B amended 19-7-23; Landscaping proposals ref: 210823.A

NOTES TO APPLICANT

- . For the avoidance of doubt the approved site plan dwg JB-31-05-23-B relates to the location and siting of the proposed development. For details of the layout of the building and associated landscaping see plan JB-21-08-23-B.
- . The development shall be completed with 5 years of the date of the grant of the Prior Approval.

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: 22/08/2023