

Planning Policy Comments

Application No: 70213

Location: Lord Raglan, Mount Pleasant, Nangreaves, Bury, BL9 6SP

Proposal: Conversion of existing public house to 5 no. apartments and erection of 3 no. terraced houses on existing car park

Green Belt

The site is designated as Green Belt under PfE Policy JP-G9 and as a result any development on the site would be subject to NPPF Paragraph 154 and policy OL1/2 regarding new buildings in the Green Belt.

Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 of the NPPF is clear that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Paragraph 154 of the NPPF clarifies that certain other forms of development are also not inappropriate in the Green Belt provided that they preserve its openness and do not conflict with the purposes of including land within it. This includes at point d) "the re-use of buildings provided that the buildings are of permanent and substantial construction;".

The principle of converting the existing building is not inappropriate, provided that they preserve the openness of the Green Belt.

The principle of erecting three new homes on the car park would undoubtedly have a greater impact on the openness of the Green Belt than the existing development and therefore, paragraph 154 g) of the NPPF is not applicable. This harm should be given substantial weight.

Therefore, whilst the conversion of the former public house is considered to be in accordance with national and local policy, the proposal to erect three terraced house is unacceptable in greenbelt terms and very special circumstances do not exist to outweigh this harm.

Landscape Character Areas

The site is located within the Knowl and Rooley Moors, Fringes and Foothills area of the Pennine Foothills (West/South Pennines) and as a result, Policy JP-G1: Landscape Character is applicable. Development is therefore required to reflect and respond to the special qualities of the location including having regard to:

- Topography, geology and drainage;
- Land use and field patterns;
- Semi-natural habitats and woodland cover;
- Archaeology and cultural heritage;
- Settlement, road pattern and rights of way; and
- Views and perceptual qualities.

The interface of new development with the surrounding countryside/landscape is of particular importance. These transitional areas require well-considered and sensitive treatment.

The proposal is considered to be in conflict with this policy as the proposed excavation of the site is incongruous with the existing settlement pattern and topography along Walmersley Old Road. The proposal would over-engineer the site to the detriment of the landscape and settlement character creating an anomaly in the landscape.

Carbon and energy

PfE policy JP-S2 requires an Energy Statement. No information regarding the site's carbon and energy has been provided and therefore, further information is required to satisfy this policy.

Digital connectivity

PfE Policy JP-C2 requires full fibre to premise connections unless technically infeasible and/or unviable. No information has been provided regarding digital connectivity and therefore, further information is required to satisfy this policy.

Officer: SB

Date: 30/04/2024