

NOTICE OF PRIOR APPROVAL DETERMINATION

Part 3 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

To:

Mr Steven Hartley
Hartley Planning & Development Associates
Ltd
Swallow Barn, Lower Chapel Hill
Hurst Lane
Rawtenstall
Rossendale
BB4 8TB

On Behalf Of:

Mr Tony Rostron
C/O Agent

PART 1 - Particulars of Application

Application Number: 68245

Date of Registration: 23/03/2022

Proposal:

Prior approval for the change of use from
agricultural building to dwellinghouse

Location:

Tottington Manor Farm, Turton Road, Bury,
BL8 3QQ

PART 2 - Particulars of Decision

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

Bury Metropolitan Borough Council hereby **REFUSE** approval for the development proposed in the above-mentioned application for the following reason(s)

- 1 The agricultural building has been extended or altered since the 20th March 2013 and as such by virtue of the development carried out the building does not benefit from the permitted development right by virtue of its exclusion under paragraph Q.1(g)(i) of Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Development is not permitted by Class Q if - (g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit—(i) since 20th March 2013.
- 2 The amount of operational development required to convert the building to a habitable use would go beyond what is reasonably necessary and as such it would not comply with the requirements of Class Q(b) of Part 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 and would contrary to the practice guidance laid out in paragraph 105 of the NPPG
- 3 The proposal would result in the intensification of daily use of an access onto a high speed classified road that is sub-standard in terms of visibility and arrangements at the junction with Turton Road, which would be detrimental to highway safety.
- 4 The application and submitted plans contain insufficient information to enable the

proposed parking, servicing and turning facilities within the site to be properly assessed.

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

NPPF National Planning Policy Framework

NPPG National Planning Policy Guide

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:

Unreferenced drawing showing existing and proposed plan, elevations and site layout

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a horizontal dotted line.

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On behalf of the Council

Date of Decision: 10/06/2022