

DELEGATED REPORT

Report by Tom Beirne	Date of report: 12/03/2026	Ref: 72839/LDCP
Registration: 10/02/2026	LDFC:	Expiry Date: 07/04/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed change of use from existing lawful operation as a Hairdressers and Barbers to a dedicated dental practice (dental surgery); Internal layout reconfigured with no external alterations.

Location: 69 Sandy Lane, Prestwich, Manchester, M25 9PS

Description

The application seeks a lawful development certificate for the proposed change of use from existing lawful operation as a Hairdressers and Barbers to a dedicated dental practice (dental surgery). The existing internal layout will be reconfigured through the installation of new internal partition walls to facilitate improved spatial planning and functionality. There will be no alterations to the external appearance, footprint, or building envelope.

Relevant Planning History

N/A

Publicity

N/A

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Development Plan and Policies

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;
The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Assessment - Within Use Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the following relevant categories are included:

E(c)(iii) Personal Services: Including all services that are principally provided to visiting members of the public, such as hairdressers and barbers.

E(e) Medical or Health Services: This explicitly includes the provision of medical or health services, specifically naming clinics and dental practices, provided they are primarily for the non-residential benefit of the public.

Both the existing hairdressers/ barbers and the proposed dental practice fall within Use Class E. As such the proposed change of use is not material and would not require the submission of a planning application. The change is considered lawful.

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal, described in the First Schedule, is not considered to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended). Both the existing hairdressers/ barbers and the proposed dental practice fall within Use Class E and as such the proposed change of use is not material and would be considered lawful having regard to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	12/03/2026	DM	13.03.2026