

DELEGATED REPORT

Report by Tom Beirne	Date of report: 12/06/2025	Ref: 71653/FUL
Registration: 23/04/2025	LDFC: 06/06/2025	Expiry Date: 18/06/2025
Site Visit: 13/05/2025	Site Notice: 06/05/2025	Press Date: 15/05/2025
Objections: 0	Con Area: SUMM	Adv Type: CA
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MIOT

Proposal: Detached garage with storage space in roof

Location: Hazel Hall Farm, Higher Summerseat, Summerseat, Ramsbottom, Bury, BL0 9UG

Description

The application relates to a small plot of hardstanding within the boundary of Hazel Hall Farm on the edge of Summerseat. There are stables immediately to the rear/east that are run by the householder at Hazel Hall Farm. Whilst the site is within the boundary of Hazel Hall Farm it is technically not within its residential curtilage, rather it is more related to the stables immediately to the east. The site is within the Green Belt and River Valley and is within Summerseat Conservation Area.

The new building would be sited at the end of the driveway into Hazel Hall Farm, immediately adjacent to a large timber built stable block. The building would have a footprint measuring 10.7m by 6.5m with a maximum ridge height of 5.1m (2.9m to eaves). Constructed in stone and slate with timber doors, it would reflect the finish of Hazel Hall Farm. It would accommodate storage of vintage vehicles and equipment relates to the adjacent stables.

Relevant Planning History

50428 - A - replacement of 2 no. storage containers with garage/store (approved);
B - erection of 8 no. floodlights to manege area (refused) - Split Decision 21/10/2008

Publicity

Immediate neighbours notified by letter dated 25/04/2025. Site notice posted 06/05/2025.
Press notice posted 15/05/2025. No objections received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection in principle. The small setback could be squared off but the revised plan a significant improvement.

Traffic Section - No objection.

Pre-start Conditions - N/A

Development Plan and Policies

EN2/2	Conservation Area Control
OL5/2	Development in River Valleys
EN1/1	Visual Amenity
OL1/2	New Buildings in the Green Belt
EN2/1	Character of Conservation Areas
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
NPPF	National Planning Policy Framework
JP-G3	River Valleys and Waterways
JP-G9	The Green Belt
JP-P2	Heritage

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.

Need - The new building would be for general storage related to the Hazel Hall Farm and the adjacent stables. The previous approval for storage containers in 2008 has set the principle on this plot and this new proposal is considered to be a significant improvement over the large steel containers.

Green Belt/ River Valley - The proposed building is modest in scale and situated adjacent to the existing stable building, behind an existing fence line, would not appear prominent or have a detrimental impact on the character and openness of the surrounding Green Belt and River Valley. The proposal is acceptable and complies with the NPPF, Places for Everyone and UDP Policies OL1/2 New Buildings in the Green Belt, OL5/2 River Valley and associated guidance in SPD8.

Heritage and Visual amenity - The proposed building has been reduced in size from the original submission and is now considered modest in scale and in keeping with the site and surroundings. With a low silhouette and set down from the public road at the end of the private driveway, it would not be particularly prominent when viewed from the road. With the roof sloping away from the boundary and with existing planting, the building would not be prominent from the adjacent public footpath. The new building is of stone and slate construction and would preserve and enhance the character of the conservation area in which it is located. The proposal is considered to be acceptable and complies with UDP Policies EN1/1 Visual Amenity and conservation area policies EN2/1 and EN2/2.

Residential amenity - Given the nature, scale and siting, there are no residential amenity issues arising from the proposal.

Access - Access would be through the existing gates and along the driveway of Hazel Hall Farm. The new building is set behind the existing side boundary fencing and would not have any impact on the adjacent public footway (96RAM) that runs the other side of the boundary.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to revised drawings numbered 01B, 03B, 04B, 05B and 06B 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 the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
- 3 The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

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Reasons: To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy HT4 New Development.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	12/06/2025		