

DELEGATED REPORT

Report by Helen Pressley	Date of report: 15/04/2026	Ref: 73029/NON
Registration: 27/03/2026	LDfC:	Expiry Date: 24/04/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIOT

Proposal: Non-material amendment following grant of planning permission 72368 (Construction of 2 no. industrial units): Reducing the width of each unit by 500mm and change roof to a dual pitch, rather than approved mono-pitch

Location: Saw Mills Off, Spring Street, Ramsbottom, Bury, BL0 9JQ

Description

Planning permission has been granted sought for the construction of 2 no. industrial units (Use Class E(g)(iii) - Industrial processes). The proposed units would be located in the north western part of the site with access gained to the site from Springs Street via Caltha Street. The existing concrete block retaining wall would be retained along the north west and south west boundaries. The proposed units would reach a maximum height of 4500mm, with an overall footprint of both units being 279 square metres. Parking would be provided to the front of the unit with 2 no. car spaces, 2 no. van spaces and 2no. disabled parking spaces shown.

Non-material amendment following grant of planning permission 72368 (Construction of 2 no. industrial units): Reducing the width of each unit by 500mm and change roof to a dual pitch, rather than approved mono-pitch.

Relevant Planning History

54544 - Demolition of existing sawmill and associated out-building, and construction of 5 no. three bed dwellings. - Approve with Conditions 21/12/2011

63957 - Outline application for 5 no. dwellings with details of access (all other matters reserved) - Withdrawn by Applicant 16/05/2019

68578 - Demolition of existing sawmill and associated outbuilding and construction of 5 no. dwellings - Approve with Conditions 26/07/2023

70175 - Joining the two pairs of semi-detached houses, to create 4 no. terraced houses. Removal of the proposed dormers and increasing the eaves height by 865mm, to be replaced by attic trusses with roof lights. - Withdrawn - Invalid 07/11/2023

70229 - Change of house type application for 68578 to remove dormers, increase the eaves heights to all house types, increase the width of the porches and internal alterations - Refused 22/12/2023

71343 - Variation of Condition 2 (approved plans) of planning permission 68578 (Demolition of existing saw mill and associated outbuilding and construction of 5 no. dwellings) - revised site layout - Approve with Conditions 29/01/2025

71673 - Application to discharge conditions on planning permission 71343: 4 & 5 (contaminated land), 10 (landscaping), 12 (drainage), 13 (water main)- Split Decision

17/09/2025

72368 - Construction of 2 no. industrial units (Use Class E(g)(iii) - Industrial processes) -
Approve with Conditions 28/01/2026

Publicity

N/A

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Development Plan and Policies

EC4/1	Small Businesses
EC6/1	New Business, Industrial and Commercial
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
EN7/4	Groundwater Protection
EN7/3	Water Pollution
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
H3	Incompatible Uses in Residential Areas
H3/1	Assessing Non-Conforming Uses
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-P1	Sustainable Places
JP-P2	Heritage
JP-C6	Walking and Cycling
JP-C5	Streets For All
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
NPPF	National Planning Policy Framework
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury

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.

Visual Amenity

The proposed amendment would reduce the footprint of units 1 and 2 through a reduction in width of 1000mm. The length of the proposed units would be as approved. The siting of the units would be retained as approved but due to the reduction in width the side elevations of units would be sited slightly further away from the side boundaries of the site.

The proposed change in roof slope from a mono pitch, to a dual pitch would not amend the maximum height of the units. A dual pitched roof would replicate the gable style of the terraces that bound the site in terms of form.

Given that the proposal would lead to a slight reduction in built development, and a dual pitched roof is considered to be acceptable it is considered that the proposed amendments would not have a detrimental impact on the visual amenities of the area.

Residential Amenity

As set out above the proposed amendments would move the units slightly further away from the side boundaries, and would not increase the heights of the units. As such no residential amenity issues are foreseen.

The proposed amendments would not impact adversely on the design of the proposed development or the amenity of the neighbouring users. Therefore, the proposal would still be in accordance with the overall principles in terms of the approved application 72368 and the policies against which this was approved. As such, the application is a non-material amendment.

Recommendation: Approve

Conditions and Reasons:

- 1 The proposed amendments would not impact adversely on the design of the proposed development or the amenity of the neighbouring users. Therefore, the proposal would still be in accordance with the overall principles in terms of the approved application 72368 and the policies against which this was approved. As such, the application is a non-material amendment.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	15/04/2026	DM	16.04.2026