



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Application for Outline Planning Permission with all matters reserved

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
378784	405462

Description

Applicant Details

Name/Company

Title

Mrs

First name

Justine

Surname

Hawkes

Company Name

Address

Address line 1

Clarkes Hill House Clarkes Hill

Address line 2

Address line 3

Town/City

Whitefield

County

Bury

Country

Postcode

M45 7TG

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe the proposed development

We are proposing an IN-FILL development to the greenbelt land located at Clarkes Hill House in order to build a single bungalow mirroring and adjacent to the recently constructed bungalow at Copper Lane Ref-63117

The land Ref-63117 Copper Lane has been built on what was part of the plot owned by Clarkes Hill House previous owners, this used to be one plot of land with many outbuildings, the bottom section of the plot was sold many years ago to the owner of Ref-63117

Clarkes Hill House has a large garden and is surrounded by hedges we are proposing the new property be next to development of Copper Lane Ref-63117 and in between Clarkes Hill House bridging the gap between the 2 properties.

Planning History:

Planning permission Ref 62324 was granted 2018 for garages and storage not yet built.

Planning applied for but denied (02536E) 19th February 2021 for 4 dwellings.

Several planning permissions have been granted for large buildings and extensions to the cattery and kennels next door at Dudley House (Clarkes Hill Kennels)

Planning permission granted ref 63117 bungalow 2018.

Proposed Development

The proposal is for the erection of a single bungalow no different to the one already granted REF 63117

The design of the new bungalow is to be in-keeping with the nearby properties maintaining the render to all external elevations and modern PVCu window/door frames to the reveals again mirroring Ref 63117

The only property that will be overlooked is the new one at Copper Lane however hedges/fencing will be installed to allow adequate privacy to both properties.

The location of this property is secluded and will not impact on the current landscape or on the openness of the green belt.

The majority of existing trees will be retained, additional planting would take place therefore improving the whole area.

A tree survey would be carried out before a planning application was submitted.

An ecological survey would be carried out although it is unlikely that any protected species would be affected.

Access

Access to the proposed development will in no way be an issue as the lane used to access the property is owned by the applicant. It is the same private lane that is used to enter Clarkes Hill Kennels & Cattery Business that has many cars per day going up and down.

This one dwelling will not have any more impact and it will have adequate parking and a turning point.

As part of the development at Copper Lane sufficient electric & water supply was installed for any additional property's on the proposed land, meaning mains services are already in place so there will be no disruption to the grid.

Drainage

A number of nearby properties are plumbed into a septic tank, further investigation will be required to assess if the tank has the capacity for an additional property if this is not possible a new septic tank for the property will be installed.

The purpose of the build is to create a single dwelling for the applicant to reside and retire in once built.

Has the work already been started without planning permission?

☐ Yes

☒ No

Site Area

What is the measurement of the site area? (numeric characters only).

10000.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

The proposed site is situated directly next to the Copper Lane property. The current site is unused and is in complete disrepair meaning it is now totally unsightly. The site curtilage has been allowed to become overgrown and has not been maintained. Similar to Copper Lane there are vast concrete foundations and a concrete block outbuilding that have been there for over 40 years.

The addition of the bungalow will facilitate the rejuvenation of this land. (Please see photographic evidence)

I believe each case is assessed on its own merits and this development would not have a greater impact on the openness of the green belt due to the location surrounded by hedges trees and the fact it will be located directly behind Ref 63117 Copper lane property.

Is the site currently vacant?

- ☒ Yes
- ☐ No

If Yes, please describe the last use of the site

Agricultural developed land like the Copper Lane property which had several outbuildings that have been removed as a safety precaution as they were falling into disrepair. The site curtilage has been allowed to become overgrown and has not been maintained. An ecological & site contamination survey would be carried out, although it is unlikely that any protected species would be affected. The majority of existing trees will be retained however a tree survey would be carried out before a planning application was submitted & additional planting would take place therefore improving the whole area.

When did this use end (if known)?

06/09/2015

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
- ☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
- ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
- ☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☒ Self-build and Custom Build

Self-build and Custom Build

Please specify each type of housing and number of units proposed

Housing Type:	
Houses	
1 Bedroom:	
0	
2 Bedroom:	
0	
3 Bedroom:	
1	
4+ Bedroom:	
0	
Unknown Bedroom:	
0	
Total:	
1	

Proposed Self-build and Custom Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	1	0	0	1

Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Totals

Total proposed residential units	1
Total existing residential units	0
Total net gain or loss of residential units	1

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class: Other (Please specify) Other (Please specify): Agricultural developed land Existing gross internal floorspace (square metres): 300 Gross internal floorspace to be lost by change of use or demolition (square metres): 0 Total gross new internal floorspace proposed (including changes of use) (square metres): 300 Net additional gross internal floorspace following development (square metres): 0
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Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	300	0	300	0

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

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Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Matthew

Surname

Bewley

Declaration Date

18/09/2023

☒ Declaration made

Declaration

I/We hereby apply for Outline planning permission: All matters reserved as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Matthew bewley

Date

26/09/2023