

**TOWN AND COUNTRY PLANNING ACT 1990 & TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
(as amended)**

APPLICATION REFERENCE: NOT/2025/1265

Applicant Mr & Mr S & T Robinson HARWOOD FIELDS HOUSE CASTLE HILL ROAD HEYWOOD BURY BL9 6UL	Agent Mr Steven Hartley Swallow Barn Lower Chapel Hill Hurst Lane Rawtenstall Rossendale Lancs BB4 8TB United Kingdom
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Part I - Particulars of Application

Proposal: Prior Notification for the Change of Use of an existing Agricultural Building to a flexible commercial use under Schedule 2 Part 3 Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (Comprising Use Class E Cafe and Shop)

Location: Harwood Fields Farm, Castle Hill Road, Birtle, Rochdale, OL12 6UL

Valid On: 12 December 2025

**DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING
CONDITIONS:**

Condition(s) (3)

- 1 The development hereby approved shall be completed within 3 years from the date of this prior approval.

Reason: To comply with the General Permitted Development Order 2015 (as amended) Part 3 Class R.

- 2 The development shall be carried out in accordance with the following drawings and documents hereby approved:

- Application Form signed 15/12/2025
- Location Plan Reference SR 11/11/25 D
- Site Plan Drawing No SR-24-09-23-A2
- Proposed Floor Plans Drawing No SR-24-09-23-A

- Planning Statement Dated November 2025

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The development hereby permitted shall not commence until all parts of the existing use known as Hot Hoof and as shown on the submitted location plan reference SR.111125.B and Site Plan Drawing No SR-24-09-23-A2 operating under Use Class E of the Use Classes Order 1987 (as amended) has ceased.

Reason: To comply with the General Permitted Development Order 2015 (as amended) Part 3 Class R.

Date of Decision: 06/02/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at

<https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.

- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at:
<https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.