

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: 25/00899/FUL

Applicant C Thompson Shippon Cottage Tunshill Lane Milnrow Rochdale OL16 3TS	Agent A El-ammar(BCAE Architects) Unit 17 Guest House Farm Runshaw Lane Euxton PR7 6HD
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Part I - Particulars of Application

Proposal: Erection of replacement stable building including associated landscaping works.

Location: Shippon Cottage Tunshill Lane Milnrow Rochdale OL16 3TS

Valid On: 1 December 2025

DECISION: REFUSE PERMISSION**Refusal(s) (2)**

- 1 The proposed development comprises inappropriate development in the Green Belt that is harmful by definition and furthermore, fails to preserve the openness of the Green Belt and the purposes of including land within it through encroachment. Very special circumstances do not exist as the identified harm (by definition and other harm) is not clearly outweighed by other considerations, and the application is therefore contrary to policies PfE Policy JP-G9 (The Green Belt) and the National Planning Policy Framework.
- 2 The proposed development would result in less than substantial harm to the significance of the listed building as a result of intrusive and incongruous development within its setting. The proposed development is therefore visually harmful and detrimental to the visual amenity and character of the host dwelling and the surrounding area, contrary to PfE Policies JP-P1 and JP-P2, CS Policies DM1, P2 and P3, and the National Planning Policy Framework.

Date of Decision: 19/03/2026

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.

Your attention is drawn to the following (2)	
1	For the avoidance of doubt, the decision notice relates to the following plans and supporting reports: • 'BS5837 Tree Survey' by Lakeland Tree Consultancy dated October 2025 • 'Preliminary Roost Assessment' by Arbtech Consulting Ltd dated 13/08/2025 • 'BNG Exemption Statement' by Arbtech Consulting Ltd dated 21/11/2025 • 'Planning Statement' by BCAE Architects dated August 2025 • 'Planning Response' by BCAE Architects dated 10/02/2026 • 'Heritage Statement' by Kate Bellwood Associates dated September 2025 • 'Green Belt Statement'. Ref: 147.25. Dated 09/10/2025 • Location Plan. Dwg no. E000. Rev A • Existing Site Plan. Dwg no. E001. Rev A • Existing Site Plan Demolition. Dwg no. E002. Rev A • Existing Plans Shippon Cottage. Dwg no. E100 • Existing Plans Shippon Cottage – Stables. Dwg no. E120 • Existing Elevations Shippon Cottage. Dwg no. E200 • Proposed Site Plan. Dwg no. PL001. Rev A • Proposed Site Plan. Dwg no. PL002. Rev A • Proposed Site Plan Overlay. Dwg no. PL003 • Proposed Plans Shippon Cottage – Stables. Dwg no. PL130. Rev A • Proposed Plans Site Sections. Dwg no. PL140
2	The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

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If you are unhappy with the decision to refuse permission 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>.