ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

# PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/01313/FUL

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mr FRANK SMITH<br>JAMES CAMPBELL ASSOCIATES LTD<br>CAMPBELL HOUSE<br>173 ROCHDALE RD<br>FIRGROVE, MILNROW<br>ROCHDALE<br>OL16 3BN | Mr MICK GREEN |

Part I - Particulars of Application

Date of Application: 6 July 2020 Application No: 19/01313/FUL

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| **Proposal:** | **Formation of new access to highway with timber gate and construction of ramp with retaining wall - Retrospective** |
| **Location:** | **Land Opposite 7 Sungate, Branch Road, Littleborough, OL15 0AB,** |

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **REFUSED** for the carrying out of the development referred to in Part I hereof for the following reason(s).

**Reasons:**

1 The proposed development would represent inappropriate development within the Green Belt which is harmful by definition. It would also result in harm to the openness of the Green Belt and detract from open landscape and visual amenity of the area. No very special circumstances exist to outweigh the harm that would arise to the Green Belt and other harm through the loss of visual amenity and the application is therefore contrary to policies DM1, P1, P2, P3 and G4 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Procedure Statement:**

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.

Date Decision Issued 26 August 2020



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Signed on behalf of the Council

**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.

INFORMATIVE:
For the avoidance of doubt, this Decision Notice relates to the following drawings :-

- Location Plan
- Existing and as Built Block Plans - Drawing no. 18.1826.4E
- Existing/as Build Details - Drawing no. 18.1826.6C