

Town and Country Planning (General Permitted Development) (England)
Order 2015

REFUSAL OF PRIOR APPROVAL

APPLICATION REFERENCE: 24/00257/AGR

Name and address for correspondence:	Applicant name:
Mr Andrew Brodie AGB CAD Services Ltd Royal Mills 2 Cotton Street Manchester M4 5BD	M Turner

Part 1 - Particulars of Application

Date of Application: 18 April 2024

Proposal:	Prior approval for the erection of an agricultural building
Location:	40 Doctor Fold Lane, Heywood, Rochdale, OL10 2QE

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby determines that the application in respect of the development described in respect of the land specified hereto **DOES NOT** satisfy the conditions which apply to agricultural permitted development under Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and **refuses** prior approval for the following reason(s).

Reasons:

- 1 The proposal does not benefit from permitted development rights under Schedule 2, Part 6, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) as Part 6, Class B of the GPDO does not allow the development of new buildings, the agricultural unit is stated to be less than 0.4ha. This fails to meet the requirements set out in the GPDO. The application has not demonstrated that the proposal, that being the agricultural building is reasonably necessary for the purposes of agriculture. Part 6 Class b does not permit new buildings, the building is in situ and this contradicts information within the application.

Date Decision Issued 15 May 2024

Melanie Hale
Head of Planning Services

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.

For the avoidance of doubt, this Decision Notice relates to the following plans:

Location Plan - 2345A-01

Proposed Site Plan - 2345A-02

Equipment Store and Elevations 2345A-04