ROCHDALE BOROUGH COUNCIL

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

REFUSAL OF PRIOR APPROVAL

APPLICATION REFERENCE: 21/00013/AGR

Name and address for correspondence:	Applicant name:
Mr Robert Naylor Copped Hill Farm Ashworth Road Heywood OL11 5UN	Mr Robert Naylor

Part 1 - Particulars of Application

Date of Application: 5 January 2021

Proposal:	**Application for prior notification for the erection of a steel framed agricultural building**
Location:	**Copped Hill Farm, Ashworth Road, Heywood, OL11 5UN,**

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 A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) as Part 6, Class A of the GPDO requires any building erected to be reasonably necessary for the purposes of agriculture within that unit. The application has failed to demonstrate through the submission of appropriate evidence that the development is reasonably necessary for the purposes of agriculture. Furthermore, the application has failed to provide evidence that would satisfactorily conclude that the proposed building would be sited on a defined land parcel of 1 or more hectares.

Date Decision Issued 27 January 2021

MR Rosa

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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.