ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00099/FUL

Name and address for correspondence:	Applicant name:
Mr Stephen Hartley HP And DA Ltd Swallow Barn Lower Chapel Hill Hurst Lane Rawtenstall BB4 8TB	Mrs V Taylor

Part I - Particulars of Application

Date of Application: 4 June 2021 Application No: 21/00099/FUL

Proposal:	**Installation of 2 no. glamping pods with timber decking and toilet block with associated amenity block providing cooking and washing facilities**
Location:	**Lane Foot Farm, Ealees, Littleborough, OL15 0HJ**

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 constitutes inappropriate development in the Green Belt, which would have a detrimental impact on the openness of the Green Belt and the purposes of including land within it. No very special circumstances have been identified that would clearly outweigh the harm to the Green Belt, and the proposal is therefore contrary to policy 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 2 December 2021



.....
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 - Drawing no. JT.180321.A.
- Location of Amenity Block
- Existing and Proposed Site Plan and Proposed Floor Plans and Elevations - Amended 03/06/21