ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00411/FUL

Name and address for correspondence:	Applicant name:
MR FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN United Kingdom	MR IVAN BARGH

Part I - Particulars of Application

Date of Application: 18 May 2021 Application No: 21/00411/FUL

Proposal:	**Erection of a stable/storage building following demolition of the existing stable building.**
Location:	**Festhigh Barn, Hollands Farm, Rooley Moor Road, Rochdale, OL12 6BN,**

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 replacement building would be materially larger than the one it replaces and therefore would represent inappropriate development within the Green Belt which is harmful by definition and would also result in harm to openness of the Green Belt. Additionally, the proposed building is considered to represent a visually harmful form of development that fails to respond sympathetically to its setting, juxtaposing the traditional agricultural qualities of the site and is ultimately of an unsatisfactory standard of design. No very special circumstances have been submitted to outweigh the harm that would arise to the Green Belt. The application is therefore contrary to policies P3, G4 and DM1 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 13 July 2021



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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.

In the avoidance of doubt, this decision relates to the following list of plans:

Location Plan
21.2482.1 - Existing Elevations and Floor Plan
21.2482.4 - Proposed Floor Plans and Elevations
21.2482.6 - Existing and Proposed Site Plans