



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01216/FUL

Name and address for correspondence:	Applicant name:
Mrs Sarah Jones Maybern Planning & Development Hurstwood Court Business Centre New Hall Hey Road Rawtenstall BB4 6HR	Mr and Mrs Davies

Part I - Particulars of Application

Date of Application: 12 September 2022

Application No: 22/01216/FUL

Proposal:	Erection of farm shop with cafe and community room with access, parking, landscaping and other associated works
Location:	Bank Top Farm , Hollingworth Road, Littleborough, Rochdale, OL15 0AU

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 comprises inappropriate development in the Green Belt that is harmful by definition and furthermore, fails to preserve the openness of the Green Belt and the purposes of including land within it through encroachment. In addition, the provision of the two storey building, engineering works, parking and access would result in a development that would fail to respect the existing character of the area and result in harm to the visual amenity of the area and the landscape. Very special circumstances do not exist as the identified harm (by definition and other harm) is not clearly outweighed by other considerations, and the application is therefore contrary to policies G4, E6, P1, P2, P3 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 24 July 2023

Daniela Ripa
Interim 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.

INFORMATIVE:

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

- Location Plan - Drawing no. 21358-0201 Revision P-01
- Existing Site Plan - Drawing no. 21358-0211 Revision P-00
- Proposed Site Plans - Drawing no. 21358-2011 Revision P-03
- Proposed Floor Plans - Drawing no. 21358-2001 Revision P-01
- Proposed Elevations - Drawing no. 21358-2151 Revision P-02
- Proposed Sections - Drawing no. 21358-2101 Revision P-01
- Proposed Car Park Section
- Landscape Layout - Drawing no. 474/01 Revision A
- Wider Landscape Proposals - Drawing no. 474/D/02