



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

REFUSAL OF PRIOR APPROVAL

APPLICATION REFERENCE: 23/00501/AGR

Name and address for correspondence:	Applicant name:
Adrian Rose Rose Consulting 16 Rhodesia Avenue Halifax HX30PB	Peter Cordwell

Part 1 - Particulars of Application

Date of Application: 25 May 2023

Proposal:	Prior approval for the erection of an agricultural building for the storage of hay, fee, farm machinery and equipment
Location:	Harefield Hall Farm, Chadwick Lane, Heywood, Rochdale, OL10 1QL

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 relates to units of more than 0.4ha, and requires any building erected to be reasonably necessary for the purposes of agriculture within that unit. The application states the unit is less than 0.4ha and has failed to demonstrate through the submission of appropriate evidence that the development is reasonably necessary for the purposes of agriculture.

Date Decision Issued 21 June 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 relates to the following list of plans and documents:

Location Plan

Proposed Site Plan

Proposed Elevations

Proposed Elevations 1

Proposed Elevations 2