



**ROCHDALE**  
BOROUGH COUNCIL

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

## REFUSAL OF PRIOR APPROVAL

APPLICATION REFERENCE: 23/00678/AGR

|                                                                           |                 |
|---------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                      | Applicant name: |
| Adrian Rose<br>Rose Consulting<br>16 Rhodesia Avenue<br>Halifax<br>HX30PB | Peter Cordwell  |

### Part 1 - Particulars of Application

Date of Application: 23 June 2023

|                  |                                                                         |
|------------------|-------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Prior approval for the erection of an agricultural building</b>      |
| <b>Location:</b> | <b>Harefield Hall Farm , Chadwick Lane, Heywood, Rochdale, OL10 1QL</b> |

### 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.

Date Decision Issued 21 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 plans:

Location Plan

Proposed Site Plan - 201

Proposed Elevations 1 - 202

Proposed Elevations 2 - 203

INFORMATIVE:

The applicant's company name Gallop Gate Properties is not registered with Companies House. The applicant's email address at PGC Demolition relates to a company that has been dissolved.