

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

## REFUSAL OF PRIOR APPROVAL

APPLICATION REFERENCE: 25/00182/AGR

|                                                                      |                 |
|----------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                 | Applicant name: |
| Mr Colby Jones<br>Carr farm<br>Rochdale<br>OL163ts<br>United Kingdom | Mr Colby Jones  |

Part 1 - Particulars of Application

Date of Application: 26 February 2025

|                  |                                                                                                   |
|------------------|---------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Application for pror approval for the erection of a portal steel frame hay store building,</b> |
| <b>Location:</b> | <b>Carr Farm , Carr Lane, Milnrow, Rochdale, OL16 3TS</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), as this 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, the size of the holding and the size of the parcel of land where the development is located, and has failed to demonstrate that the development is reasonably necessary for the purposes of agriculture.

Date Decision Issued 21 March 2025

Melanie Hale  
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.

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

- Location Plan
- Proposed Site Plan
- Application form

The location plan and the proposed site plan are not consistent and do not accord with one another. With any future application, plans should be consistent with one another.