



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Full Planning Application - Change of Use

APPLICATION REFERENCE: PL/2026/0157

Applicant Ms Michelle Cardno 1 Boothfileds Bury BL8 1NZ	Agent Mrs Melanie Lawrenson Office A, Bradley Hill Farm, Claughton on Brock, Preston PR3 0GA
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Part I - Particulars of Application

- Proposal:** Change of use of agricultural land to form a private equestrian sand paddock with associated fencing and muck trailer together with the erection of a stable block and creation of ancillary hard standing for parking
- Location:** Land adjacent to 1 Gorses, Bury, BL9 6UD
- Valid On:** 9 March 2026

DECISION: REFUSE PERMISSION

Refusal(s) (1)

- 1 The proposed development, encompassing a change of use of the land, construction of a stable block, and engineering operations required to form a sand paddock and associated hardstanding for vehicular parking would be harmful constitute inappropriate development within the Green Belt. The proposed development would introduce a built-up character to an otherwise undeveloped parcel of land, thereby failing to preserve the spatial and visual openness of the Green Belt. Furthermore, by reason of its engineered, utilitarian appearance and prominent siting, the development proposals, taken both individually and cumulatively, would not be well-designed and would be unduly harmful to the verdant and agrarian character of the site and its surroundings. No very special circumstances have been identified which would otherwise outweigh the harm caused by reason of the developments inappropriateness, the harm to openness and the harm to the character and appearance of the area. The proposed development is therefore contrary to Policy G4 of the adopted Rochdale Core Strategy and conflicts with the aims of Chapter 13 of the National Planning Policy Framework.

Date of Decision: 01/05/2026

Melanie Hale
Head of Planning

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.

Your attention is drawn to the following (2)	
1	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.
2	For the avoidance of doubt, this decision relates to the following plans and documents: <ul style="list-style-type: none">• Location Plan• Biodiversity Pre-Commencement Plan (received by the Local Planning Authority on 13.04.2026)• Biodiversity Post-Development Plan (received by the Local Planning Authority on 13.04.2026)• DWG No. ML/MC/6512 (Proposed Elevations and Plans)• Design and Access Statement• Biodiversity Gain Plan

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

If you are unhappy with the decision to refuse permission you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.