

**TOWN AND COUNTRY PLANNING ACT 1990 & TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
(as amended)**

Prior notification: Building (Agricultural/Forestry)

APPLICATION REFERENCE: NOT/2026/0617

Applicant Mr Peter Spence Woodhouse Fold Farm Norden Rochdale OL12 7TB	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: Prior approval application for the erection of an agricultural storage building

Location: Land adjacent to 1 Gorses, Bury, BL9 6UD

Valid On: 6 July 2026

DECISION: PRIOR APPROVAL REQUIRED AND REFUSED

Refusal(s) (1)

- 1 The Local Planning Authority is not satisfied that the development meets the definitional requirements of Class A to Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The application submission has failed to demonstrate, on the information submitted, that the proposed building is reasonably necessary for the purposes of agriculture within the unit, or that the application site is agricultural land within the meaning of Paragraph D.1 of Part 6 (that is, land which, before the development is carried out, is in use for agriculture for the purposes of a trade or business. The proposal has therefore not been shown to benefit from Permitted Development Rights under Part 6, Class A, and full planning permission would be required.

Date of Decision: 03/08/2026

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 (1)	
1	For the avoidance of doubt, this decision relates to the following plans/documents: • Application Form • Covering Letter • Planning Statement • Location Plan • DWG No. ML/PS/6514 (Proposed Floor and Elevation Plans) • Supporting Statement • Photo Mock-Ups • Appendices A-G

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>.