

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: 25/00648/FUL

Applicant

Mr Robert Plant
Piethorne Valley Touring Caravan & Camping Site
227/229 Huddersfield Road
Newhey
Rochdale
OL16 3TA

Part I - Particulars of Application

Proposal: Change of use and replacement of 3no. touring caravan pitches with 2no. static holiday caravans (part retrospective)

Location: Piethorne Valley Touring Caravan & Camping Site
Huddersfield Road
Newhey
Rochdale
OL16 3TA

Valid On: 5 June 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (4)**

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development shall be carried out in accordance with the following plans and documents hereby approved:

- 1:1250 Location Plan. Drawing number: (60)-001
- Existing Site Plan. Drawing number: HC-25611-(60)-002
- Proposed Site Plan. Drawing number: HC-25611-(60)-002

- Existing and Proposed Section. Drawing number: HC-25611-(60)-005
- Static Caravan Floor Plan and Elevations. Drawing number: HC-25611-(60)-004

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The caravans hereby approved shall be occupied for holiday purposes only and none shall be occupied between the last day of October and the first day in March the following year unless first agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the approved holiday caravan accommodation is retained for use holiday purposes, protect the amenities of residents and protect the openness of the Green Belt, and in accordance with policies DM1 and G9 of the adopted Core Strategy, policies JP-G9 and JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 Notwithstanding the details shown on the approved plans, the static holiday caravans hereby approved shall not be used until full details and specifications of the caravans has been submitted to and approved by the Local Planning Authority.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and to protect the openness of the Green Belt, and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, policy JP-P1 and JP-G9 and of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date of Decision: 21/08/2026

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.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice. Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions, 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>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government, and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.