

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

APPLICATION REFERENCE: 25/01104/FUL

Applicant Thomas Rollins Thomas Rollins Agricultural Contractors The Barn Bents Farm Close LITTLEBOROUGH OL15 8RE	Agent Frank Smith James Campbell Associates Ltd Campbell House 173 Rochdale Road Firgrove Milnrow Rochdale OL16 3BN
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Part I - Particulars of Application

Proposal: PROPOSED ERECTION OF AN AGRICULTURAL EQUIPMENT AND FEED STORAGE BUILDING WITH ASSOCIATED STABLES

Location: Land to the Side of 19 Salley Street, Calderbrook, Rochdale, Littleborough OL15 9NG

Valid On: 27 November 2025

DECISION: REFUSE PERMISSION**Refusal(s) (2)**

- 1 The proposed development, by reason of its scale, height, siting and associated engineering operations, would fail to minimise its impact on the openness of the Green Belt and would result in encroachment into the countryside. The development would therefore constitute inappropriate development in the Green Belt. No very special circumstances have been demonstrated which would clearly outweigh the harm to the Green Belt by reason of inappropriateness, harm to openness and any other identified harm. The proposal is therefore contrary to Policies GB6 and GB7 of the National Planning Policy Framework and Policy JP-G9 of the Places for Everyone Joint Development Plan.
- 2 The proposed development, by reason of the scale and height of the building, its prominent siting, and the extent of engineering works required to create a level platform, would introduce a visually intrusive and heavily engineered form of development within an open rural landscape. The

proposal would fail to respond positively to the character, appearance and landscape qualities of the area and would not represent high-quality design. It would therefore be contrary to Policies DM1, P2 and P3 of the Rochdale Core Strategy, Policies JP-P1 and JP-G1 of the Places for Everyone Joint Development Plan and Policy DP3 of the National Planning Policy Framework.

Date of Decision: 25/09/2026

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	Procedure Statement 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	The application relates to the following plans and documents Plans • Site Location Plan 1:1250 • 17.1616.2.1A Existing Site Plan • 17.1616.2.4B proposed site plan • 17.1616.2.3B proposed elevations • 17.1616.2.2A proposed floor plan and section 1-1 Documents • Application form signed 26.11.2025

	• Planning Statement and Combined Greenbelt assessment dated October 2025 • Biodiversity Net Gain Assessment Version 01 dated 5th May 2026 Miranda Cowan Ecology Ltd, • Preliminary Ecological Appraisal Version 01 dated 5th May 2026 Miranda Cowan Ecology Ltd, • X2 Biodiversity Metric Excel spreadsheet • Drainage Strategy report prepared by T J Booth Associates. Dated 24.10.2025 • Indicative drainage plan (dwg-tjba-rollins-salley st-300125 Sept 2026) • Drainage strategy report (calc-tjba-rollins-salley st-DSR-260721 Sept 2026)
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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>.