

NOTICE OF PRIOR APPROVAL DETERMINATION

Town and Country Planning Act 1990

To:

Mr Steven Hartley
HP&DA Ltd
Swallow Barn
Hurst Lane
Rawtenstall
BB4 8TB

On Behalf Of:

Mr S Brown
Lower Gollinrod Farm
Walmersley
BL9 5NB

PART 1 - Particulars of Application

Application Number: 69406

Date of Registration: 08/03/2023

Proposal:

Prior approval for proposed agricultural building

Location:

Sheep Hey Farm, Whalley Road,
Shuttleworth, Ramsbottom, Bury, BL0 0ND

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that the prior approval of the local planning authority is **REQUIRED** for the development set out in Part 1 of this decision notice.

Bury Metropolitan Borough Council hereby **REFUSE** approval for the development proposed in the above-mentioned application for the following reason(s)

- 1 The proposed development by virtue of its siting, design and appearance would be harmful to the landscape qualities of the area being located in an isolated and remote position which would be visually prominent within the setting and result in an incongruous and obtrusive incursion to the special landscape area and character and detrimentally harmful to the openness of the Green Belt. As such, the proposed development would be contrary to Bury Unitary Development Plan policies EN9/1 - Special Landscape Areas, OL1/2 - New Buildings in the Green Belt, OL4/5 - Agricultural Development and SPD8 and the principles of the NPPF.
- 2 The proposed development by virtue of its siting, design and appearance would result in a large and imposing building within close proximity to residential properties and which would be highly visible from the public domain and therefore significantly harm the residential and visual amenity of the adjacent dwellings and members of the public, with potential unacceptable noise and disturbance from activities undertaken within and around the agricultural building. The proposed development is therefore considered contrary to Bury Unitary Development Plan Policies EN9/1 - Special Landscape Areas, OL1/2 - New Buildings in the Green Belt, OL4/5 - Agricultural Development and SPD8 and the principles of the NPPF.
- 3 By virtue of the siting of the proposed building, the proposal would result in the intensification of daily use of an access onto and from a high speed classified road that is sub-standard in terms of visibility and arrangements at the junction with

Whalley Road which would be detrimental to highway safety.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

NPPF	National Planning Policy Framework
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN9/1	EN9/1 - Special Landscape Areas
OL1	OL1 - Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
OL4/5	OL4/5 - Agricultural Development
OL5/2	OL5/2 - Development in River Valleys
HT2/1	HT2/1 - The Strategic Route Network
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Proposed agricultural storage unit on agricultural land JB-01-03-23 ; Plan to show farm unit received 6 March 2023; Location plan JB 020323A

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 18/04/2023