

NOTICE OF REFUSAL OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mr John Rollason
313 Holcombe Road
Bury
BL8 4BB

PART 1 - Particulars of Application

Application Number: 72952

Date of Registration: 19/05/2026

Proposal:

Replacement 1.2 m height fencing along
Helmshore Road boundary

Location:

Land between Emmanuel Church, Chapel
Lane & Helmshore Road, Ramsbottom, BL8
4NB

PART 2 - Particulars of Decision

The Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

- 1 The proposed development would not preserve the character or appearance of the conservation area, it would not preserve the significance of the church by way of harm to its setting and it would represent less than substantial harm with no identified public benefit that would outweigh the harm identified to the Holcombe Conservation Area of which the site forms part. The proposal therefore conflict with the following policies of the Unitary Development Plan: EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control.
- 2 The proposed would represent inappropriate development in the Green Belt, and would cause harm to both the purpose and openness of the Green Belt and is therefore contrary to Policy OL1 of the UDP and the NPPF.
- 3 The application and submitted plans contain insufficient information to enable the physical impact on the abutting adopted highway and retaining structure at the back of the footway to be properly assessed against Policy JP-C5 of PfE.

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

OL1	OL1 - Green Belt
EN1/1	EN1/1 - Visual Amenity
EN2	EN2 - Conservation and Listed Buildings
EN2/2	EN2/2 - Conservation Area Control
PfE	Places for Everyone

NPPF National Planning Policy Framework
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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 Site Plan, drawing number TDS-25-196-02 Rev /, dated April 2026

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a dotted line.

2 of 2

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On behalf of the Council

Date of Decision: 10/07/2026