

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Scott Wilkinson
SHWilkinson Architects Ltd
6 Dale Lee
Westhoughton
Bolton
BL5 3YE

On Behalf Of:

Mr Phil Johnston
Smith Fold Farm Taylors Lane
Taylors Lane
Radcliffe
Bolton
BL2 6QS

PART 1 - Particulars of Application

Application Number: 69415

Date of Registration: 30/03/2023

Proposal:

Replacement of existing stables with erection of new stable block (retrospective).

Location:

Smith Fold Farm, Taylors Lane, Radcliffe, Bolton, BL2 6QS

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 is by virtue of the height, design, appearance and the materials, introducing a discordant, intrusive and permanent development which has a detrimental and long term harmful impact on the character and openness of the Green Belt and Special Landscape Area. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EN1/1 - Visual Amenity, EN1/2 - Townscape and Built Design, EN9/1 - Special Landscape Areas, OL1/2 - New Buildings in the Green Belt and OL4/7 - Development Involving Horses, SPD10 and the principles of the NPPF.
- 2 The applicant has failed to demonstrate very special circumstances which would outweigh the harm caused to the openness of the Green Belt. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EN1/1 - Visual Amenity, EN1/2 - Townscape and Built Design, EN9/1 - Special Landscape Areas, OL1/2 - New Buildings in the Green Belt and OL4/7 - Development Involving Horses, SPD10 and the principles of the NPPF.
- 3 The application and submitted plans contain insufficient information to enable them to be properly assessed in terms of waste management and surface water run-off and drainage management. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EN7/3, EN7/4 and EN7/5 and the principles of the NPPF.

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
OL4/7	OL4/7 - Development Involving Horses
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
EN7/3	EN7/3 - Water Pollution
EN7/4	EN7/4 - Groundwater Protection
EN7/5	EN7/5 - Waste Water Management
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
SPD10	Development Control Policy Guidance Note 10: Planning for Equestrian Development.

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:

000 Location plan; 001 Existing site plan; 101 Proposed site plan; 003 Existing ground floor plan; 103 Proposed ground floor plan; 006 Existing roof plan; 106 Proposed roof plan; 010 Existing front elevation; 110 Proposed front elevation; 011 Existing rear elevation; 111 Proposed rear elevation; 012 Existing side elevation; 112 Proposed side elevation; 013 Existing side elevation; 113 Proposed side elevation; 191 Proposed visual 1; 192 Proposed visual 2

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 22/05/2023