

# NOTICE OF REFUSAL OF PLANNING PERMISSION

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

**To:**

Mr Nigel Peel  
Peel Design Partnership Ltd  
Hilpsford  
New Barn Lane  
Rawtenstall  
BB4 6HT

**On Behalf Of:**

Mr Mark Jagger  
Kilnclough Farm  
Bradley Fold Road  
Ainsworth  
Bolton  
BL2 5QR

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### PART 1 - Particulars of Application

**Application Number:** 69178

**Date of Registration:** 14/12/2022

**Proposal:**

Demolition, conversion and extension of existing stable/livestock buildings to create 1 no. single storey dwelling with enclosed garden and parking

**Location:**

Land at junction of Arthur Lane & Bury Old Road, Ainsworth, Bolton

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### 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 located entirely within the Green Belt. It is considered to represent inappropriate development in the Green Belt as defined in the National Planning Policy Framework and the Council does not consider there to be very special circumstances that would outweigh the harm that will be caused to the Green Belt by reason of inappropriateness, and to the character and openness of the Green Belt as a result of the development. As such, the proposal would be contrary to the requirements of Policy OL1/2 and OL1/4 of the Bury Unitary Development Plan and the National Planning Policy Framework.

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

|       |                                                  |
|-------|--------------------------------------------------|
| H1/2  | H1/2 - Further Housing Development               |
| H2/1  | H2/1 - The Form of New Residential Development   |
| H2/2  | H2/2 - The Layout of New Residential Development |
| EN1/1 | EN1/1 - Visual Amenity                           |
| EN6   | EN6 - Conservation of the Natural Environment    |
| EN6/3 | EN6/3 - Features of Ecological Value             |
| EN7   | EN7 - Pollution Control                          |
| EN7/5 | EN7/5 - Waste Water Management                   |

EN9/1 EN9/1 - Special Landscape Areas  
OL1/2 OL1/2 - New Buildings in the Green Belt  
OL1/4 OL1/4 - Conversion and Re-use of Buildings in the Green Belt  
HT2/4 HT2/4 - Car Parking and New Development  
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.  
SPD 9 Development Control Policy Guidance Note 9 - Conversion and Re-use of Buildings in the Green Belt  
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury  
NPPF National Planning Policy Framework

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:**

**NOTES TO APPLICANT**

Not Applicable

Signed:

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

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On behalf of the Council

**Date of Decision:** 01/06/2023