

# NOTICE OF REFUSAL OF PLANNING PERMISSION

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

**To:**

Mr Matthew Symons  
Maybern Planning and Development  
52A Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

**On Behalf Of:**

Fort Group Ltd  
5 Frecheville Couirt  
Bury  
BL9 0UF

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### PART 1 - Particulars of Application

**Application Number:** 72436

**Date of Registration:** 10/10/2025

**Proposal:**

Application for permission in principle for  
erection of up to 9 no. dwellings

**Location:**

Land at Gorse Hill Stables, 160 Starling  
Road, Bury, BL8 2HJ

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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 for up to 9 No dwellings on a 0.72ha site would not make optimal use of the potential of the site and would fail to provide a satisfactory density of development. The proposal therefore conflicts with Policy JP-H4 of the Places for Everyone Joint Development Plan and Chapter 11, particularly paragraph 130, of the National Planning Policy Framework.

### Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

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. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

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

NPPF National Planning Policy Framework  
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                                                        |
| EN1/2 | EN1/2 - Townscape and Built Design                                                                      |
| EN6/3 | EN6/3 - Features of Ecological Value                                                                    |
| EN7/5 | EN7/5 - Waste Water Management                                                                          |
| OL1/2 | OL1/2 - New 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.               |
| SPD8  | Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt |
| SPD11 | Development Control Policy Guidance Note 11 - Parking Standards in Bury                                 |
| JP-S2 | Carbon and Energy                                                                                       |
| JP-S4 | Flood Risk and the Water Environment                                                                    |
| JP-S5 | Clean Air                                                                                               |
| JP-H3 | Type, Size and Design of New Housing                                                                    |
| JP-H4 | Density of New Housing                                                                                  |
| JP-G1 | Landscape Character                                                                                     |
| JP-G8 | A Net Enhancement of Biodiversity and Geodiversity                                                      |
| JP-G9 | The Green Belt                                                                                          |
| JP-P1 | Sustainable Places                                                                                      |
| JP-C2 | Digital Connectivity                                                                                    |
| JP-C5 | Streets For All                                                                                         |
| JP-C6 | Walking and Cycling                                                                                     |
| JP-C8 | Transport Requirements of New 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:**

Drawing no. 25/679-01: Site Location Plan

Drawing no. 25/679-10: (Illustrative) Proposed Site Plan: Option 1

Drawing no. 25/679-11: (Illustrative) Proposed Site Plan: Option 2

**NOTES TO APPLICANT**

Not Applicable

Signed:



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On behalf of the Council

**Date of Decision:** 14/11/2025