

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

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

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