

# NOTICE OF REFUSAL OF PLANNING PERMISSION

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

**To:**

Mr Steven Hartley  
HP & DA Ltd  
Swallow Barn  
Lower Chapel Hill  
Hurst Lane  
Rawtenstall  
BB4 8TB

**On Behalf Of:**

SR & JR Brown Ltd  
Anthony Fold farm  
Bury Old Road  
Shuttleworth  
Bury  
BL0 0RY

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### PART 1 - Particulars of Application

**Application Number:** 71611

**Date of Registration:** 24/03/2025

**Proposal:**

Application for the removal of a condition no. 2 (keeping of animals) on allowed appeal ref: APP/T4210/C/18/3195131

**Location:**

Twine Valley Farm, Church Road,  
Shuttleworth, Ramsbottom, Bury, BL0 0EH

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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 applicant has failed to demonstrate that the proposed development would not have a detrimental impact on the amenity of the neighbouring residential properties by reason of noise pollution contrary to Development Plan Policies:  
EN7/2 - Noise Pollution  
JP-P1 - Sustainable Places

### 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:

EN1/2 EN1/2 - Townscape and Built Design  
EN7/2 EN7/2 - Noise Pollution

|       |                                                                                                         |
|-------|---------------------------------------------------------------------------------------------------------|
| EN7/4 | EN7/4 - Groundwater Protection                                                                          |
| EN9/1 | EN9/1 - Special Landscape Areas                                                                         |
| OL1/2 | OL1/2 - New Buildings in the Green Belt                                                                 |
| OL4   | OL4 - Agriculture                                                                                       |
| OL4/5 | OL4/5 - Agricultural Development                                                                        |
| HT2/4 | HT2/4 - Car Parking and New Development                                                                 |
| EN7/5 | EN7/5 - Waste Water Management                                                                          |
| JP-P1 | Sustainable Places                                                                                      |
| JP-S5 | Clean Air                                                                                               |
| JP-G9 | The Green Belt                                                                                          |
| SPD8  | Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt |
| 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:



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On behalf of the Council

**Date of Decision:** 15/05/2025