

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mrs Amanda Oakden
Chadkirk Consulting Ltd
39 Green Croft
Romiley
Stockport
SK6 4LW

On Behalf Of:

Mr & Mrs Jefferson
Baxter Head Farm
Watling Street
Affetside
Bury
BL8 3QL

PART 1 - Particulars of Application

Application Number: 70997

Date of Registration: 01/10/2024

Proposal:

Formation of access road to Watling Street to serve existing agricultural units and grounds to the rear of Baxter Head Farm

Location:

Baxter Head Farm, Watling Street, Tottington, Bury, BL8 3QL

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 access track, by virtue of its position, materials and extent by virtue of its length across an open field, causes undue harm on the landscape and has a seriously detrimental impact on the visual openness and character of the Green Belt and Landscape Character Area. The overall impact of the proposal would introduce a suburban feature into a rural landscape that is neither appropriate to, or in keeping with the character of the locality. Very Special Circumstances have not been demonstrated to outweigh the in-principle harm caused to the Green Belt. The proposal is contrary to the following Policies of the Bury Unitary Development Plan, Places for Everyone Joint Development Plan, and the National Planning Policy Framework:
EN1/2 - Townscape and Built Development
OL1/5 - Mineral Extraction and Other Development in the Green Belt
OL7/2 - West Pennine Moors
JP-G1 - Landscape Character
JP-G9 - The Green Belt
JP-P1 - Sustainable Places
- 2 The proposal would result in the creation of an addition and sub-standard access

onto Watling Street from a site that is already adequately and safely served from the adopted highway, which is likely lead to unacceptable conflicts at a hazardous point on the highway network and would therefore be detrimental to road safety and maintaining free flow of traffic. The proposal is contrary to the following Policies of the Bury Unitary Development Plan, Places for Everyone Joint Development Plan, and the National Planning Policy Framework:

EN1/2 - Townscape and Built Design

JP-C1 - Our Integrated Network

JP-C5 - Streets for All

JP-C6 - Walking and Cycline

JP-C8 - Transport Requirements of New Development

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

EN8/2 EN8/2 - Woodland and Tree Planting

OL7/2 OL7/2 - West Pennine Moors

OL1/2 OL1/2 - New Buildings in the Green Belt

OL1/5 OL1/5 - Mineral Extraction and Other Development in the Green Belt

JP-G1 Landscape Character

JP-G7 Trees and Woodland

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

JP-G9 The Green Belt

JP-P1 Sustainable Places

JP-C1 Our Integrated Network

JP-C5 Streets For All

JP-C6 Walking and Cycling

JP-C8 Transport Requirements of New Development

NPPF National Planning Policy Framework

SPD8 Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt

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:

S23-0196, ZT23-196-25 Rev A, 4544-F01 Rev B, ZT22-196-22 Revision A, ZT23-196-30, 3960-F02

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 08/11/2024