

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

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

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:



2 of 2

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On behalf of the Council

Date of Decision: 15/05/2025