

APPLICATION NUMBER: 25/00157/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
25/00157/FUL	Bob Melling	31 March 2025

Address: Midway House, Unit 9, Long Street, Middleton, M24 6UZ

Proposal: External alterations including removal of ATM machines, night safe. letterbox and signage followed by repair works.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N/A	Contrary to national policy?	N/A
	Applicant a Council Member or officer?	N/A	Contrary to previous decision?	N/A
	Major with 10 or more objections and recommending approval?	N/A	Called in or Planning Panel objection?	N/A

COMMENTS	Planning Panel comments received?	N/A
	Neighbour comments received?	N/A

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	Grant subject to conditions
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CHECKED AND SIGNED OFF BY: RK

DATE: 23/04/2025

SITE

The application relates to the NatWest bank, situated in Unit 9 of Midway House, Long Street, in the eastern section of the town centre and within the Middleton Town

Centre Conservation Area and Middleton Long Street secondary shopping area. Midway House stands as a modern red brick building with a grey tiled roof and is occupied by the bank and several other smaller commercial units down Long Street. The NatWest bank presents several frontages to the street scene; overlooking the service road at Park Road, Long Street itself and the shopping precinct/square formed by Old Hall Street and Long Street.

PROPOSAL

The proposal relates to a number of external and internal alterations as follows:

Externally

- ATMs, night safe and letter box removed and aperture made good with painted boarding to match the proposed black paint finish to the existing wall.
- Fascia signage removed and fixing holes repaired with matching stonework.
- Projecting signage removed and fixing holes repaired with matching stonework.
- Digital sign and glass vinyl removed.

Internally

- Automation machines, digital screen and loose furniture removed from all floors.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE):

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1	Sustainable Places
JP-P2	Heritage

Local

Rochdale Core Strategy (CS):

DM1	General development requirements
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
T2	Improving accessibility

Rochdale Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
G/S/1	Hierarchy and Role of Centres
S/4	Secondary and Central Shopping Areas
BE/17	New Development Affecting Conservation Areas

RELEVANT SITE HISTORY

15/00695/ADV	Installation of 5, A1 internally illuminated light pocket poster holders and 1, A0 internally illuminated light pocket poster holder to be fitted internally in the branch windows. Approved September 2015
14/01164/FUL	Installation of aluminium cladding around two existing ATM's on front elevation. Approved December 2014
02/A5182	2NO. Internally Illuminated Fascia Signs And One Internally Illuminated Projecting Disc Sign And Various Internally Illuminated, Wall Mounted Signs. Approved September 2002
87/D20811	Installation Of 2 Automatic Telling Machines (Old Hall Street Frontage). Approved September 1987
87/D20036	Change Of Use From Shops To Bank. Approved February 1987
86/D18923	Two Storey Shop And Office Development. Approved April 1986

SUMMARY OF CONSULTATION RESPONSES

Conservation Officer - No comments received at time of writing.

REPRESENTATIONS

The application has been publicised with a press notice, a site notice and neighbour notification letters. No letters of representation have been received.

ANALYSIS

Impact on Heritage and Visual Amenity

The existing Natwest bank is due to close on 30th April 2025, therefore there are no objections to the removal of the soon-to-be redundant signage, ATMs, letter box and night safe. The aperture left following the removal of the ATMs, letterbox and night safe would be made good using painted boarding to match the black paint finish to the wall and any holes left following the removal of signage would be made good using matching stonework with resin fillers. This is considered acceptable and would have a neutral impact on the significance of the Conservation Area. On this basis, the application is considered to accord with CS policy P2, PfE policy JP-P2 and the NPPF.

RECOMMENDATION

GRANT subject to conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans and documents:

Location Plan. Dwg no. 1206-18_03 D-01. Rev A
Plans & Elevations Existing. Dwg no. 1206-18_03 D-02
Plans & Elevations Proposed. Dwg no. 1206-18_03 D-03
Block Plan. Dwg no. 1206-18_03 D-04

and the development shall be carried out in accordance with these drawings and documents hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Report Author Bob Melling