

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 24/00733/TELE

Name and address for correspondence:	Applicant name:
Miss Katie Slape Dalcour Maclaren Unit 10 Bignell Park Barns Chesterton Bicester Oxfordshire OX26 1TD	Cornerstone

Part 1 - Particulars of Application

Date of Application: 26 July 2024

Proposal:	Prior notification for a replacement 25m high telecommunication lattice tower and associated works
Location:	Proposed replacement greenfield site located on a field of Lower Stakehill Farm, Stakehill Lane, Middleton, Manchester, Greater Manchester, M24 2SA (E:388851, N:408637)

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that prior approval **IS REQUIRED** for the development referred to in Part 1 hereof.

Date Decision Issued 2 October 2024

Melanie Hale
Head of Planning Services

REFUSAL OF DETAILS

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Part 1 - Particulars of Application

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Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reason(s):

Reasons:

- 1 The site is in the vicinity of Grade II listed St Johns Church. The proposed 25 metre lattice tower, by reason of its significant scale, siting and appearance, would fail to sit sympathetically in the context of the environment. The proposal would result in less than substantial harm to the significance of St Johns Church. By reason of its siting and scale, the proposed lattice tower would also give rise to an unacceptable impact to the character and appearance of the area and would comprise a wholly inappropriate addition to the townscape generally and would undermine the goal of JPA.2 Stakehill of the adopted Places For Everyone Joint Development Plan. The proposals would set a dominant and incongruous feature in a prominent location relative to current and future development within Stakehill. In the absence of a comprehensive assessment of alternative sites for the proposed development, it is not possible to definitively conclude that there are no more suitable sites reasonably available that would result in a lesser degree of visual harm, and the public benefits of the proposal are not considered to outweigh the less than substantial harm identified. On this basis the application is contrary to Policies P1, P2, P3, and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1, JP-P2 and JP-C2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date Decision Issued 2 October 2024

Melanie Hale
Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.