

APPLICATION NUMBER: 24/00670/TELE

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00670/TELE

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 31.08.2024 EXT OF TIME

Address: Outside Of St Thomas More Church Footway Of Kirkway Middleton
Manchester M24 1TR

Proposal: Prior notification for a proposed 20m high monopole supporting 6 no. antennas, 2 no. transmission dishes, 2 no. equipment cabinets and ancillary development thereto including 3 no. Ericsson Radio Systems.

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

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

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

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

RECOMMENDATION

PRIOR APPROVAL REQUIRED AND GRANTED

SITE

The site is located on the footpath outside St Thomas More Church, Kirkway. St Thomas More Church is immediately North and extends behind the site, south of the site is Alkrington Health Centre. Opposite the site are residential dwellings being built under approval 22/00278/FUL.

This site is within the Defined Urban Area and Kirkway/ Mainway, Alkrington Local Centre.

PROPOSAL

The application seeks prior approval for the installation of a 20m high monopole supporting 6 no. antennas, 2 no. transmission dishes, 2 no. equipment cabinets and ancillary development thereto including 3 no. Ericsson Radio Systems.

RELEVANT PLANNING POLICY

The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

National Guidance

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

Places for Everyone

JP-S1 Sustainable Development
JP-C2 Digital Connectivity

Adopted Rochdale Core Strategy (CS):

SO3 Improving design, image and quality of place
P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development
DM1 General Development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area
S/6 District Centre, Local Centres and Linear Commercial Areas

RELEVANT SITE HISTORY

22/00278/FUL - Demolition of existing buildings and erection of 2no pairs of semi-detached dwellings and 1no detached with associated access (Resubmission of 21/01568/FUL) – Approved.

CONSULTATION RESPONSES

Highways and Engineering

No objections.

Env Health - Noise/Odours

No objections.

REPRESENTATIONS

The application was publicised by way of neighbour notification and a site notice was displayed in the vicinity. Seven objections have been received along with one letter of support.

The objections received raised the following concerns:

- The development will be too close to residential homes
- Detract from church spire
- Not in keeping with the area
- Too big in scale
- There is already too many masts in the local area

The letter of support raised the following:

- Support for better infrastructure for mobile connections

ANALYSIS

Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that development consisting of the installation, alteration or replacement of electronic communications apparatus (other than on a building) is not permitted by Class A(a) if –

- (a) in the case of the installation of electronic communications apparatus (other than a mast), the apparatus, excluding any antenna, would exceed a height of 15 metres above ground level;
- (b) in the case of the alteration or replacement of electronic communications apparatus (other than a mast) that is already installed, the apparatus, excluding any antenna, would when altered or replaced exceed the height of the existing apparatus or a height of 15 metres above ground level, whichever is the greater;
- (c) in the case of the installation of a mast, the mast, excluding any antenna, would exceed a height of—
 - (i) 30 metres above ground level on unprotected land; or
 - (ii) 25 metres above ground level on article 2(3) land or land which is on a highway; or
- (d) in the case of the alteration or replacement of a mast, the height of the mast, excluding any antenna, would when altered or replaced exceed the greater of the height of the existing mast or a height of—
 - (i) 30 metres above ground level on unprotected land; or

- (ii) 25 metres above ground level on article 2(3) land or land which is on a highway; or
- (e) in the case of the alteration or replacement of a mast—
 - (i) the mast is on any land which is, or is within, a site of special scientific interest; and
 - (ii) the mast would, when altered or replaced, exceed the original width of the mast by more than one third.

The erection of a pole up to 20m in height on the highway to support electronic communications transmission apparatus with associated street cabinet would be development permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 16, Class A.

The application is therefore for a determination whether the prior approval of the Council will be required as to the siting and appearance of the installation, as required under paragraph A.3 of the Order.

Siting and appearance

Paragraph 119 of the NPPF requires installations to be kept to a minimum and encourages the reuse of existing electronic communications infrastructure such as existing masts, buildings and other structures. Where new sites are required such as for new 5G networks, equipment should be sympathetically designed and camouflaged where appropriate.

There is no requirement to have regard to the development plan as there would be for any development requiring planning permission. Nevertheless, Policies P1, P2, P3 and DM1 of the Core Strategy are material considerations as they relate to issues of siting, appearance and heritage. In addition, Policies JP-P1 and JP-P2 of the recently adopted Places for Everyone Joint Development Plan (PfE) are relevant given their aspirations to achieve high quality places and to conserve, sustain and enhance heritage assets and their settings. PfE Policy JP-C2 emphasises the ambition for Greater Manchester to become a digitally connected city region, however does explicitly set out that this should not come at the expense of townscape quality. The National Planning Policy Framework (the Framework) is also a material consideration, and this includes a section on supporting high quality communications. Paragraph 139 of the Framework is explicit in that development which is not well-designed should be refused.

The proposed development would be a 20m high monopole on the footway of Kirkway Road, Middleton and in close proximity to St. Thomas More Church. This proposal will have long range views when travelling along Kirkway however it will be seen against the backdrop of the surrounding street furniture and trees. The proposed 20m monopole will be taller than the existing street furniture and will compete with the existing church spire. On balance however it is not considered to have a negative effect on visual amenity as it has a slim and simple design. The upper part of the monopole will be most visible but will be seen against the backdrop of the sky. The proposed development will not appear alien within the context of the street or have an overbearing impact on pedestrians, the footpath is wide and they

can move past the proposed development with ease. The cabinets will be located next to the monopole and are not considered to result in an over proliferation of street furniture at this location.

The points raised within the objections have been considered. It is acknowledged the proposed development will be tall in scale and compete with the existing church spire. On balance this is considered acceptable as it is not thought to be harmful to the overall character of the area. The proposed development will be seen in the context of surrounding street furniture and is acceptable in the context of residential houses. There are masts in the vicinity however there is not such a proliferation in close proximity to the site so as to be deemed harmful to the street scene. The information submitted in the application sets out why this development is needed.

It is considered the proposal is in compliance with Policies P1 and, P3, of the adopted Core Strategy and the National Planning Policy Framework.

Highways

Paragraph 111 of the NPPF states 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

The Highways department has been consulted and raised no objections to the proposal as it will not have a negative effect on the highway.

It is considered, by reason of sitting the proposal is compliant with policies T2 and DM1 of the Rochdale Core Strategy as well as the National Planning Policy Framework.

RECOMMENDATION

PRIOR APPROVAL REQUIRED AND GRANTED

1. The development shall be carried out in accordance with the following:

Site Location Map 100 Rev A
Proposed Site Plan 201 Rev A
Proposed Elevation Rev A

Reason: In the interest of visual amenity and in compliance with Policy P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Report Author Aimee Bovaird