



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00635/FUL

Name and address for correspondence:	Applicant name:
Mr Jim Smith Smith Tunbridge Ayres Ltd Walkers Byre, 10 The Menagerie Skipwith Road Escrick York YO19 6ET United Kingdom	Electricity North West Ltd

Part I - Particulars of Application

Date of Application: 19 July 2023

Application No: 23/00635/FUL

Proposal:	Installation of 10m high monopole, associated equipment cabinet and meter box on concrete bases and installation of crash barrier
Location:	Highway Verge Opposite Owd Betts Inn , Edenfield Road, OL12 7TY, ,

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **REFUSED** for the carrying out of the development referred to in Part I hereof for the following reason(s).

Reasons:

- 1 Due to the lack of supporting information in relation to current network coverage or alternative sites considered as part of this proposal, required under paragraph 117 of the National Planning Policy Framework. The principle of the development cannot be appropriately assessed or justified and the proposal therefore fails to duly accord with Section 10 of the National Planning Policy Framework.
- 2 By virtue of its inappropriate siting, unacceptable height and width and utilitarian appearance, the proposed development would unduly impact both the visual and physical openness of the Green Belt. No 'Very Special Circumstances' have been adequately submitted to justify such harm to the Green Belt. As such, the proposal fails to accord with Section 13 of the National Planning Policy Framework, Policy G4 of the adopted Rochdale Core Strategy or saved Policy G/D/2 of the Rochdale Unitary Development Plan.
- 3 The proposed installation, by virtue of its height, massing, siting and appearance, would represent an incongruous and dominant feature within the landscape on a highly prominent and open site directly adjacent to Edenfield Road. In addition, less than substantial harm without suitable justification would be caused to the setting of the Grade II listed Owd Betts Public House. The development would therefore result

in unacceptable harm to a designated heritage asset and the character of the area, failing to accord with Sections 12 and 16 of the National Planning Policy Framework and Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy.

Procedure Statement:

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.

Date Decision Issued 13 September 2023

Daniela Ripa
Interim 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.

For the avoidance of doubt, this Decision Notice relates to the following drawings:

- Site Location Plan (Drawing 00110 Revision 001 dated April 2023)
- Proposed South West Elevation (Drawing 00112 Revision 001 dated April 2023)
- Proposed Site View (CGI) (Drawing 00151 Revision 001 dated May 2023)
- Proposed Site Layout Plans (Drawing 00111 Revision 001 dated April 2023)