

APPLICATION NUMBER: 24/00717/FUL

## DELEGATED DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER | DATE                            |
|-----------------|--------------|---------------------------------|
| 24/00717/FUL    | Bob Melling  | 16 <sup>th</sup> September 2024 |

**Address:** Kirkway Service Station, Vodafone Mast, Kirkway, Middleton, M24 1LW

**Proposal:** Proposed 2 metre high timber fence with 1.5 metre wide access gate to enclose existing telecommunications mast site

|           |                            |   |                       |     |
|-----------|----------------------------|---|-----------------------|-----|
| 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?      | N |

|     |                                                  |   |
|-----|--------------------------------------------------|---|
| EIA | Screening opinion completed and saved to Onbase? | N |
|-----|--------------------------------------------------|---|

|            |                                                                      |     |
|------------|----------------------------------------------------------------------|-----|
| CONDITIONS | Pre-commencement conditions proposed?                                | N   |
|            | Pre-commencement conditions agreed (or notification period expired)? | N/A |

|                |                             |
|----------------|-----------------------------|
| RECOMMENDATION | GRANT SUBJECT TO CONDITIONS |
|----------------|-----------------------------|

CHECKED AND SIGNED OFF BY: LA

DATE: 09.10.24

### SITE

The application site is an overgrown, grassed area which hosts a 15m high telecommunications mast and associated ground-based equipment. The site is

broadly rectangular in shape and covers an area of 37.60sqm. It is located to the side (north) of the former Kirkway Service Station, on which five dwellings are currently under construction (ref: 22/00278/FUL). A lightly wooded area wraps around to the rear (south) of the site and to the side (east) is a row of domestic garages. An access road serving the rear of commercial and residential premises runs to the north of the site beyond which are buildings containing ground floor commercial premises with residential units above. The wider area is suburban in character.

## **PROPOSAL**

Permission is sought for a 2 metre high timber fence with a 1.5 metre wide access gate to enclose the existing telecommunications mast and associated equipment.

## **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 21<sup>st</sup> March 2024. The following policies are relevant:

JP-P1              Sustainable Places

### **Local**

#### **Adopted Rochdale Core Strategy (CS):**

|     |                                                            |
|-----|------------------------------------------------------------|
| SO3 | Improving design, image and quality of place               |
| P1  | Improving Image                                            |
| 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

## **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)<br><b>Grant subject to conditions</b>                                                                        |
| 13/00341/TELE | Determination of prior approval for the removal of existing monopole and installation of a 15m high telecommunications monopole and associated antenna including the erection of 3 additional equipment cabinets and 1 meter pillar<br><b>Grant subject to conditions</b> |

## **CONSULTATION RESPONSES**

N/A

## **REPRESENTATIONS**

Letters of notification were sent to surrounding premises and three site notices were posted in the vicinity. No public comments were received.

## **ANALYSIS**

PfE Policy JP-P1 requires new development to be distinctive with a clear identify that: “Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.”

CS Policies DM1 and P3 require development proposals to be “of high quality design and take the opportunity to enhance the quality of the area” and to “enhance the borough’s identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.”

The proposal would read as a continuation of an existing 2 metre high timber fence and would enclose the existing telecommunications equipment from public view. Therefore, the fencing would be in-keeping with existing boundary treatments and would have an acceptable impact on the character and appearance of the surrounding area.

No concerns are had regarding impact on residential amenity or highways safety as a result of the proposals.

In light of this, the proposals would accord with the requirements of CS Policies DM1 and P3, PfE Policy JP-P1 and the National Planning Policy Framework.

## **RECOMMENDATION**

### **Grant subject to the following 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:-

- Site Location Maps. Dwg no. 100. Rev B
- Code Agreement Plan. Dwg no. 101. Rev B
- Existing Site Plan. Dwg no. 200. Rev A
- Proposed Site Plan. Dwg no. 201. Rev B
- Existing Site Elevation. Dwg no. 300. Rev A
- Proposed Site Elevation. Dwg no. 301. Rev A

and the development shall be carried out in complete accordance with these drawings 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 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.

|                         | <b>Date</b> | <b>Officer</b> |
|-------------------------|-------------|----------------|
| <b>Report Completed</b> | 16/09/2024  | Signed: BM     |
| <b>Authorisation</b>    | 09/10/2024  | Signed: LA     |

Report Author Bob Melling