

## DELEGATED DECISION CHECKLIST AND REPORT

**APPLICATION NO.**

25/00656/TELE

**CASE OFFICER**

Aimee Bovaird

**DETERMINATION DATE** 20.08.2025 **EXT OF TIME****Address:** Cinder Hill Farm Thornham Lane Middleton M24 2SD

**Proposal:** The installation of a new 20m lattice mast, hosting 6no. antennas, with 3no. equipment cabinets and all other associated ancillary apparatus and permitted development thereto.

|           |                            |   |                       |   |
|-----------|----------------------------|---|-----------------------|---|
| 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 |
|-----|--------------------------------------------------|-----|

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

**RECOMMENDATION****Prior Approval Required and Granted****CHECKED AND SIGNED OFF BY: TH      DATE: 19/08/2025**

### SITE

This site is located within a field on Cinder Hill Farm, Thornham Lane. The site is accessed off Thornham Lane. The surrounding area is rural with the exception of the A627(M) running adjacent to the site and the site is located within the Green Belt.

There is a public right of way running along a farm track approx. 340m to the north-east of the site and there is an elevated viewpoint around 450m to the east of the site, forming part of Tandle Hill Country Park.

## **PROPOSAL**

The application seeks prior approval for the installation of a new 20m lattice mast, hosting 6no. antennas, with 3no. equipment cabinets and all other associated ancillary apparatus and permitted development thereto.

## **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-P1            Sustainable Places  
JP-P2            Heritage

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

## **RELEVANT SITE HISTORY**

N/A

## **CONSULTATION RESPONSES**

### **Highways And Engineering**

No objections

### **Env Health - Noise/Odours**

No comments received to date.

## **REPRESENTATIONS**

The application was publicised by way of a site notice was displayed in the vicinity. One comment was received asking for clarification on the proposed location of the development.

## **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 lattice mast up to 25m in height within the field 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 application sits within an open field and the proposed lattice mast will be 20m in height.

The proposed development would introduce a man-made structure in a generally rural landscape. The upper part of the lattice mast may be seen against the sky in some views from the motorway as the proposed development will be taller than the surrounding trees and hedges. Drivers and passengers in vehicles travelling in both directions on the motorway might have views of the top of the mast, however these appear likely to be limited and fleeting. Other structures in the vicinity include telegraph poles and Cinder Hill Farm is also within the vicinity of the proposed development.

Aside from the motorway, the immediate vicinity of the development will not be frequented by the public.

However, a public right of way exists to the east of the site, as does an elevated viewpoint on Tandle Hill to the east. The public will be able to see the proposed development from this location as shown below by the red dot.



It is acknowledged that the proposed development will be seen from this viewpoint. From this perspective the proposed tower would be set against the dense tree line to the west of the site, with only the upper part of the structure projecting above the

trees, which would be seen against the landscape further to the west due to the higher position of the viewpoint looking down towards the site.

Due to this positioning and the distance from Tandle Hill to the site, the prominence of the structure in this view would therefore be limited, as would the harm to the appearance of this part of the countryside from public viewpoints in the country park.

There would be some long range views of the development from the public right of way, these views will be limited due to the intervening topography and hedgerows enclosing large extents of the farm track, mitigating some of the views towards the site.

It is not thought the impact of the proposed development on the setting, as set out above, will have such a negative impact as to outweigh the benefits such as reliable digital connectivity.

The proposed development includes a 2.1m high palisade fence around the boundary of the base of the tower, they are not considered to result in an over proliferation of built elements at this location.

In light of the above, it is considered that the siting and design of the proposals is acceptable and compliant with the requirements of the NPPF.

### 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 siting 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:

- Location Plan 100 Rev A
- Proposed Site Plan 201 Rev B
- Proposed Elevation 301 Rev B

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