

**TOWN AND COUNTRY PLANNING ACT 1990 & TOWN AND COUNTRY  
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015  
(as amended)**

**Prior notification: Development by Telecoms Operators**

APPLICATION REFERENCE: 25/01105/TELE

|                                                                                                             |                                                                                                                            |
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| <b>Applicant</b><br>Cornerstone<br>Hive 2<br>1530 Arlington Business Park<br>Theale<br>Berkshire<br>RG7 4SA | <b>Agent</b><br>Mrs Vicky Weston<br>Perry Williams Ltd<br>112 Dunkirk Avenue<br>Desborough<br>Northamptonshire<br>NN14 6PN |
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**Proposal:** The proposed installation of a telecommunications base station comprising a 22.5m monopole together with equipment cabinets within a new fenced compound and ancillary development thereto.

**Location:** Middleton Cricket Club Towncroft Avenue Middleton M24 5DA

**Valid On:** 29 October 2025

**DECISION: PRIOR APPROVAL REQUIRED AND GRANTED SUBJECT TO THE  
FOLLOWING CONDITIONS:**

**Condition(s) (1)**

- 1 This approval relates to the following plans received on 27/04/2026: Site Location Maps (100 rev C); Proposed Site Plan (201 rev F); Proposed Elevation (301 Rev G). The development shall be carried out in accordance with the approved plans.

**Date of Decision:** 15/05/2026

Melanie Hale  
Head of Planning

**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.

**Notes**

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice. Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.