

Report to Planning and Licensing Committee



Date of Meeting	9 th October 2020
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
Report Author	Mubeen Patel
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Application: 19/01145/FUL	Township: Rochdale	Ward: Central Rochdale
Appeal Reference: APP/P4225/W/20/3249075		Decision level: Delegated
Site Address: Dane Street, Rochdale, OL11 4EZ		
Proposal: Replacement of existing 11.7m high monopole with 20m monopole, together with equipment cabinets and ancillary development		
Applicant: MBNL (EE Ltd and Hutchinson 3G UK Ltd)		Agent: Mr Damian Hosker
Planning Inspectorate Decision: Appeal Dismissed – 14 th August 2020		
<ul style="list-style-type: none"> – The application was refused by the Council as the proposed replacement monopole by virtue of its height, width, siting and appearance, would result in a significantly incongruous and dominant feature of the street scene in a prominent open location on the highway verge of a busy junction used as a through route into and out of the town centre of Rochdale. – The Inspector acknowledged that the site is located in a visually prominent location adjacent to a busy road network. Whilst the existing mast to be replaced is highly visible within the street scene itself, it does not appear unduly prominent or visually intrusive within the context of the adjacent street lighting columns. – However, the proposed development would not successfully integrate with its surroundings, which includes the street lighting, due to the notable increase in height and column width. Consequently, the proposed development would appear as a stark, incongruous feature within the street scene. – The Inspector concludes that in this instance, he does not consider that the public benefits of the installation in terms of the enhancement of the telecommunications network, its contribution to economic growth and the operational and locational needs of the operators outweigh the significant harm identified to the character and appearance of the appeal site and surrounding area. 		