

Report to Planning and Licensing Committee



Date of Meeting	18 March 2021
Portfolio	Councillor John Blundell, Cabinet Member for a Thriving Economy
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<b>Application:</b> 20/00530/TELE	<b>Township:</b> Middleton	<b>Ward:</b> West Middleton
<b>Appeal Reference:</b> APP/P4225/W/20/3260406		<b>Decision level:</b> Delegated
<b>Site Address:</b> Langleigh Lane, Birch, Rochdale, OL10 2QJ		
<b>Proposal:</b> Proposed 20m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works		
<b>Applicant:</b> Hutchinson 3G UK Ltd		<b>Agent:</b> WHP Telecoms Ltd
<b>Planning Inspectorate Decision:</b> Appeal Dismissed		
<ul style="list-style-type: none"> <li>– The Inspector agreed with the Council that the 20m monopole would be conspicuously large and out of scale in the context of the surrounding built and natural environment, and result in unsympathetic and incongruous relationship with the neighbouring dwelling's side elevation and first floor window. The proposed development would be dominant and visually obstructive by virtue of its excess height and greater bulk, including the antenna and wraparound base.</li> <li>– In other considerations, the Inspector agreed with the Council that there was very little detail about the site selection process or the specific alternative options that were identified, considered and discounted – a material consideration to which the Inspector attached significant weight.</li> <li>– On this basis, despite the social and economic benefits of the proposed development, the Inspector found that there would be significant harm to the character and appearance of the area; it would not achieve high standards of design; it would adversely affect residential amenity; and there was a lack of evidence for the specified location.</li> <li>– For these reasons, the appeal was dismissed.</li> </ul>		