



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING (GENERAL
PERMITTED DEVELOPMENT) (ENGLAND)
ORDER 2015

Name and Address of Agent/Applicant:

Ryan Marshall
1a Station Court
Station Road
Guiseley
Leeds
LS20 8EY

Telecommunications “Prior Approval” Determination

Date Registered: 20th March 2023

Proposal: Proposed telecommunications installation: Proposed 15.0m Phase 9 slimline Monopole and associated ancillary works.

Location: Street Record, Station Road, Kirtlington

Parish(es): Kirtlington

REFUSAL OF PRIOR APPROVAL

Cherwell District Council as Local Planning Authority has determined on the basis of the information submitted that **its Prior Approval is required** for the proposed development specified above but that it is hereby **REFUSED** for the reason(s) set out in the attached schedule.

Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA

David Peckford
Assistant Director – Planning and
Development

Date of Decision: 2nd May 2023

Checked by: Paul Ihringer

REASONS FOR REFUSAL

1. The proposed monopole and associated ancillary works, by virtue of their design and siting would result in less than substantial harm to the character and appearance of the Kirtlington Conservation Area. The public benefits arising from the scheme are not considered to outweigh the harm identified and the proposal is therefore contrary to Policies PD4 and PD5 of the Mid-Cherwell Neighbourhood Plan, Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Policies C28 and C39 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and paragraph 38 of the National Planning Policy Framework, Cherwell Council has given consideration to whether amendments or additional information would overcome its concerns with the application, but unfortunately it has concluded that it would not be possible to resolve those concerns within the scope and timescales of this application. Cherwell Council has resolved that the application proposals do not amount to sustainable development and consent must accordingly be refused.

The case officer's report and recommendation in respect of this application provides a detailed assessment of the merits of the application when considered against current planning policy and guidance, including consideration of the issues raised by the comments received from consultees and members of the public. This report is available to view online at: <http://www.cherwell.gov.uk/viewplanningapp>.