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Site Address: 286-288 London Road, Waterloooville, PO7 7DS  
Proposal: Proposed Rooftop upgrade to the existing telecommunications installation.  
Existing 6No. Antennas to be removed. Proposed installation of 6.0m High Swann CS5S  
Tower with 2.0m Headframe c/w 6No. Antennas and associated ancillary works. Existing  
1No. GPS Module to be relocated to new Swann Tower.  
Application Type: Full Planning Permission  
Application No: APP/23/00424 Expiry Date: 04/07/2023  
Applicant: Cornerstone  
Cornerstone  
Agent: Susannah Help Case Officer: Selina Donophy  
WHP Telecoms Limited  
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

286-288 London Road comprises what was previously a building in retail use located on the south east side of Waterloooville high street - to the rear of the site runs an access road.

## **2 Planning History**

00/58078/003 - Application to determine whether prior approval is required for the erection of three dual polar antennas on the roof, WD,04/04/2000

99/58078/001 - New shopfront, PERM,12/10/1999

99/58078/002 - Internally illuminated double sided projecting sign and internally illuminated fascia sign to front (west) elevation, PERM,12/10/1999

09/62748/013 - Variation of Condition No. 2 of Planning Permission 04/62748/010 to allow market vehicles to leave the pedestrian precincts no earlier than 1600 hours and the site should be cleared by 1730 hours., PERM,15/01/2010

APP/22/00741 - The creation of new windows, 2 dormers and external alterations to front elevation., PERM,17/11/2022

APP/22/01165 - Prior Approval for development consisting of a change of use of a building and any land within its curtilage from Class E (commercial, business and service) to Class C3 (dwellinghouses) to form 17 apartments at first and second floor levels., PANN,14/04/2023

APP/23/00403 - Installation of 9No windows including 2No on south elevation, 4No on west elevation and 3No on east elevation., PERM,05/07/2023

APP/23/00528 - Prior Approval for development consisting of a change of use of a building and any land within its curtilage from Class E (commercial, business and service) to Class C3 (dwellinghouses)., Current Application

### **3 Proposal**

Proposed Rooftop upgrade to the existing telecommunications installation. Existing 6No. Antennas to be removed. Proposed installation of 6.0m High Swann CS5S Tower with 2.0m Headframe c/w 6No. Antennas and associated ancillary works. Existing 1No. GPS Module to be relocated to new Swann Tower.

### **4 Policy Considerations**

National Planning Policy Framework  
Havant Borough Council Borough Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016

#### Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)  
CS19 (Effective Provision of Infrastructure)  
DM10 (Pollution)

#### Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

### **5 Statutory and Non Statutory Consultations**

#### **Councillor Gwen Robinson**

No comments received

#### **Councillor Mike Seal**

No comments received

#### **Councillor Peter Wade**

No comments received

#### **Department of Trade and Industry**

No comments received

#### **Environmental Health Manager, Community Group**

I have now reviewed the above application for the proposed rooftop upgrade to existing telecommunication installation.

I can advise that I do not consider the proposal as having a significant adverse impact on the amenity of the residents with respect to noise and other environmental nuisance.

### **6 Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 26

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 0

| Comment              | Officer Comment |
|----------------------|-----------------|
| No comments received |                 |

## **7 Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Background
- (iii) Impact upon the character and appearance of the area
- (iv) Impact upon residential amenity

(i) Principle of development

7.2 Paragraph 45 of the National Planning Policy Framework is explicit in setting out the necessary evidence required in support of planning applications for telecommunications development, in order to justify the proposal. This should include: The outcome of consultations with organisations with an interest in the proposed development; A statement that self certifies that exposure, when operational, will not exceed International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines, and (for a new mast or base station), evidence that the applicant has explored the possibility of erecting antennae on an existing building, mast or other structure.

7.3 An ICNIRP certificate has been included with the current application. The application is for the upgrade of an existing equipment and to this regard an acceptable Site Specific Supplementary Information document has been submitted.

(ii) Background

7.4 The importance of mobile technology in the UK and its contribution to the sustainability agenda is recognised by planning legislation and national policy and to facilitate the growth of new and existing telecommunications systems, and operators have obligations to meet customer demands for improved quality of service. Additionally, the National Planning Policy Framework places emphasis on encouraging the continued roll out of high speed digital infrastructure networks, of which the proposal would form a part.

7.5 An Electronic Communications Code consultation was published on 27 January 2021. The consultation outcome – ‘Access to land: consultation on changes to the Electronic Communications Code-government response’, was updated 24 November 2021.

7.6 The Ministerial foreword of Julia Lopez MP of this document, states, inter alia, the government is committed to delivering lightning-fast, reliable broadband to everyone in the United Kingdom and making the country a global leader in digital connectivity.

- 7.7 It further states that the COVID-19 pandemic has highlighted how important it is to be connected - now more than ever – and having long-lasting gigabit capable connections in place will help to keep society functioning both now and in the future.
- 7.8 The Government is also implementing the recommendations made in its Future Telecoms Infrastructure Review published in 2018.
- 7.9 In addition to the above, the Government also published a consultation on Changes to permitted development rights for electronic communications infrastructure (Published 20 April 2021) at how to implement the proposals consulted on in August 2019 to support the deployment of 5G and extend mobile coverage.
- 7.10 The Ministerial foreword commented that the case for 5G is compelling and that it will provide faster, more responsive and more reliable connections than ever before. Further, that the planning system plays a key role in delivering the infrastructure that is needed as households and businesses become increasingly reliant on mobile connectivity.
- 7.11 On 7<sup>th</sup> March 2022, the consultation outcome of the changes to permitted development rights for electronic communications infrastructure was published.
- 7.12 The Ministerial foreword of Julia Lopez MP of this document, states, inter alia, that bringing forward these important changes will ensure that the planning system supports the delivery of mobile infrastructure, as part of the government's mission that by 2030, the UK will have nationwide gigabit-capable broadband and 4G coverage, with 5G coverage for the majority of the population.
- 7.13 The Executive summary of the consultation outcome, comments that in considering the proposed reforms, the government has sought to ensure that it strikes an appropriate balance between providing local control over new development and delivering improved connectivity. In addition, it comments that while it is essential that communities and businesses have access to high-quality wireless connectivity, it recognises that it is important that the visual impacts of new network development are mitigated, and local amenity is protected as much as possible. It also comments that this is especially important in more sensitive locations such as National Parks, Areas of Outstanding Natural Beauty, Conservation Areas, and where development may impact designated heritage assets.
- 7.14 Other material considerations are the Government's Emergency Services Networks: overview guidance that was updated on 14 April 2022.
- 7.15 This guidance comments that the Home Office is leading a cross-government programme to deliver the new Emergency Services Network (ESN) critical communications system. This will replace the current Airwave service used by the emergency services in Great Britain (England, Wales and Scotland) and transform how they operate.
- 7.16 It comments that ESN will enable fast, safe and secure voice, video and data across the 4G network and give first responders immediate access to life-saving data, images and information in live situations and emergencies on the front line.
- 7.17 In addition, it comments that while the technology that supports Airwave is reliable and fit for purpose, its limited capacity means it cannot match the opportunities offered by newer critical communications mobile technology.

- 7.18 ESN's high-speed mobile technology will mean communication between the emergency services will take priority over other network traffic, even at peak times in busy urban locations. It will mean the emergency services and other first responders can share vital data, information and expertise quickly and securely from the frontline when it is needed most.
- 7.19 Users for ESN include the police, fire and rescue and ambulance services as well as other users stretching from local authorities and utility services to first responders like inshore rescue.
- 7.20 It further comments that there are 300,000 frontline emergency service users who will depend on ESN, using handheld devices or operating equipment in 45,000 vehicles, 66 aircraft and more than 100 control rooms.
- 7.21 Another relevant document is the Government's publication at the end of 2020 of its National Infrastructure Strategy. This covers a whole spectrum of infrastructure in the country. In the foreword of this document, among other things, the Prime Minister comments that in a world likely to be working less from the office, its massive gigabit-capable broadband programme looks more important than ever.

(iii) Impact upon the character and appearance of the area

- 7.22 The proposal comprises a replacement telecommunications installation to the roof of the building. The existing 6No. Antennas would be removed and the proposed installation would include a 6.0m High Swann CS5S Tower with 2.0m Headframe c/w 6No antennas and associated ancillary works. The existing 1No. GPS Module would be relocated to new Swann Tower. The proposed antenna would be larger than those currently in place, increasing in height by approximately 2.5 metres - whilst the increase in height is noted, the immediate area comprises of tall buildings and the equipment is not considered to be widely visible and or harmful to the character of the area.
- 7.23 As noted in the background comments above, there is a need for such infrastructure and, where appropriate, such development should be supported.
- 7.24 The NPPF states, inter alia, that local planning authorities must determine applications on planning grounds only and should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.
- 7.25 Therefore, the proposed development is considered to be acceptable in terms of its impact upon the character and appearance of the area, complying with Policy CS16 of the Havant Borough Core Strategy (2011).

(iv) Impact upon residential amenity

- 7.26 The proposed antenna would be visible from some residential properties within the locality- there is a block of flats adjacent to the application site although the windows are located below the roof of the application building so would not be particularly visible as the buildings are sited close together. The impact of the equipment is not considered to be significantly increased from existing and no substantial harm has been identified to neighbour amenity.

- 7.27 The applicant has submitted a declaration of conformity with ICNIRP Public Exposure Guidelines. It states that the proposed development is in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation (ICNIRP).
- 7.28 Overall, the proposed development is not considered to have a negative impact on the residential amenity of the area, complying with Policy CS16 of the Havant Borough Core Strategy (2011).

## **8 Conclusion**

- 8.1 It is acknowledged that the requirement for improvement connectivity with 4G and 5G is clearly compelling particularly having regard to recent and still unfortunate current events of the COVID-19 pandemic. This has seen a complete change in working practices in that home working had to develop in order to allow businesses to function and provide services.
- 8.2 The need for such infrastructure is even more compelling with the changes to how emergency services of all types will communicate in the future new Emergency Services Network (ESN) critical communications system. However, ESN can operate across the 4G network.
- 8.3 However, as recognised by the Government, there is a need to be a balance of the benefits of improved connectivity with local control and environmental protections.
- 8.4 The applicant has provided the necessary evidence to justify the proposed development and the National Planning Policy Framework recognises that planning decisions should support the expansion of electronic communications networks.
- 8.5 As such, it is considered that the proposed development will not result in any adverse impact on the character and appearance of the area and is considered acceptable.

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## **9 RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00424 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.  
**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

|              |                                     |
|--------------|-------------------------------------|
| 100 Rev A    | LOCATION PLAN                       |
| 201 Rev A    | PROPOSED SITE PLAN                  |
| 301 Rev A    | PROPOSED SITE ELEVATION             |
| 02 June 2023 | CORNERSTONE HEALTH AND MOBILE PHONE |
| BASE         |                                     |
| 02 June 2023 | CORNERSTONE ICNIRP DECLARATION      |

02 June 2023                    GENERAL BACKGROUND INFORMATION FOR  
TELECOMMUNICATIONS  
02 June 2023                    INDUSTRY SITE SPECIFIC SUPPLEMENTARY  
INFORMATION

**Reason:** - To ensure provision of a satisfactory development.