
Site Address:	Land adj to Aura House, New Road, Havant, PO9 1DE		
Proposal:	Prior Approval application for installation of 17.5m monopole with 3No.shrouded antenna, 3No. cabinets and development ancillary hereto.		
Application No:	APP/20/00995	Expiry Date:	24/12/2020
Applicant:	EE (UK) Ltd.		
Agent:	Mr Oliver	Case Officer:	Daphney Haywood
	Beacon Comms Group		
Ward:	Bedhampton		

Recommendation:

1 Site Description

1.1 The proposed site is located to the immediate south of New Road (B2149) which runs east to west. New Road is a relatively wide highway with both residential properties and commercial development. Approximately 17m to the east of the site is Aura House, a commercial building (the subject of a current application for conversion to 6 flats which has yet to be determined) . On the opposite side of the road to the application site is a parking area for the adjacent dwellings. The nearest dwelling would be located 35m to the north-west of the proposed site.

1.2 The application site is equidistant between Bedhampton (600m to the north-west) and Havant to the south-east and is located in a mixed-use area to the north of the A27 which runs east to west. There is an allocated local/district centre approximately 148m to the west of the site.

1.3 The site is situated approximately 15m to the north of railway lines which also run east to west. These lines connect Bedhampton Railway Station in the west with Havant Railway Station in the east.

1.4 The immediate street scene is comprised of lamp posts, telegraph poles and large, mature trees. The proposed monopole would be located between a small bank of mature trees (around 15m in height) to the south-west and a lamp post (10m in height to the north-east). Further to the north-east of the lamp post is a telegraph pole measuring 8m in height. Immediately to the rear of the proposed monopole is an existing electricity substation.

2 Planning History - relates to Aura House adjacent to the application site

APP/17/00972 - Proposed 2 storey office extension, with hipped, gable and portion of flat roof., PERM,20/10/2017

APP/18/00449 - 2-storey extension to existing property to create additional separate individual office space., PERM,25/03/2019

APP/20/00875 - Change of use of Office (Use Class B1) to 6 residential flats (Use Class C3) with parking and associated external changes to facilitate the change of use, including the two storey extension previously approved under Planning Permission APP/18/00449., Not yet determined,

3 Proposal

Prior Approval application for installation of 17.5m monopole with 3No.shrouded antenna, 3No. cabinets and development ancillary hereto. A certificate has been included with the application confirming compliance with ICNIRP guidelines.

The application states that the proposed mast which is needed in order to serve rail passengers, would benefit the wider telecoms network and aid in the introduction of 3G/4G to the area.

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)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Robinson

No comments received

Councillor Kenneth Smith

No comments received

Councillor Mark Inkster

No comments received

Department of Trade and Industry

No comments received

Developer Services, Southern Water

No comments received

Hampshire Highways

Having reviewed the documentation submitted in support of the above planning

application Highways Development Planning is satisfied that the proposal would have no detrimental impact on highway safety or operation. A recommendation of no objection would therefore be given.

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: 17

Number of site notices: 3

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposed mast which is needed in order to serve rail passengers, would benefit the wider telecoms network and aid in the introduction of 3G/4G to the area.

Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 established the principle of proposals of this nature, provided that certain criteria would be met and subject to the Council determining (a) whether Prior Approval is required for the siting and appearance of the proposal and, if so, (b) whether such Prior Approval should be granted.

The importance of mobile technology in the UK, (most businesses and households have both fixed broadband and a smart phone) and its contribution to the sustainability agenda is recognised by planning legislation and national planning policy is 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 rollout of high-speed digital infrastructure networks, of which the proposed development would form a key part.

The applicant has carried out a site search which identified a number of possible locations but these have been discounted mainly due to underground utilities or not

providing the required coverage.

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

The emphasis of the National Planning Policy Framework on encouraging the continued rollout of high-speed digital infrastructure networks, does not automatically lead to a presumption that the siting and appearance of the proposal must therefore be acceptable - it must also be judged on its own merits within the context of the application site. The proposed development would be located within a mixed but predominantly residential area, where a degree of low key functional infrastructure might be expected. In this case the immediate street scene is comprised of lamp posts, telegraph poles and mature trees. The proposed monopole would be located between a bank of mature trees (around 15m in height) to the south-west and a lamp post (10m in height to the north-east). The proposed location of the mast with large vertical apparatus to the north and south would visually incorporate the structure within the street scene. This would ensure that it does not appear over dominant within the street scene.

(iii) Impact upon residential amenity

The nearest dwelling would be located 35m to the north-west of the proposed site on the opposite side of New Road. The orientation of this dwelling and intervening distance and an existing brick wall and fence, plus an established hedgerow, would reduce views of the proposed monopole. This would ensure that there would not be any detrimental impact on the amenity of this dwelling.

The siting of the proposed mast is such that it is not in the direct line of the main aspects of the nearby dwellings and is separated by New Road, West Street or Aura House to the east and the impact is considered acceptable. In respect to Aura House this lies in proximity to the east but again the siting is such that it is not in a direct line of sight. It is noted that no objections in respect to the proposal have been received.

8 Conclusion

There is a requirement for EE to provide advanced telecommunications technologies to this area and the main transport routes. Network planners have identified a need for an installation here with coverage capacity required for the vicinity and the railway line. The proposed development will address this identified need and continued customer demands. National planning policy is to facilitate the growth of new and existing telecommunications systems, and operators have obligations to meet customer demands for improved quality of service. The proposal achieves an acceptable impact on the street scene and neighbouring amenity.

9 RECOMMENDATION:

That the Head of Planning be authorised to for application APP/20/00995 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:

75026 LOCATION PLAN

SW_002 PROPOSED SITE LAYOUT

SW_003 PROPOSED SITE LAYOUT

SW_004 PROPOSED SITE ELEVATION

SW_005 UNDERGROUND SERVICES & LAYOUT

Reason: - To ensure provision of a satisfactory development.

- 3 The monopole and cabinets hereby approved shall be finished externally in accordance with RAL 6011(green) unless otherwise agreed in writing by the Local Planning Authority. The development shall subsequently be retained and maintained in the approved finish.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.