

Recommendation:

Application to determine whether prior approval is required for the installation of a 15 metre high monopole supporting 3No antennas and 2No 300mm microwave dish antennas. Installation of an equipment cabinet and an electrical meter cabinet at ground level and ancillary development works. The plans indicate that the mast would have a diameter of approx. 350mm at the base with the headframe being approx. 550 mm. Both the mast and cabinet would be constructed of steel with an olive green finish.

The proposed development is required to provide replacement coverage for a site which has now been removed, off Woodcroft Lane to the west of the proposed replacement site. This shared site was removed because the owners in association with the development of the site for residential (APP/13/00804) served the Operators with a Notice to Quit the site. The Woodcroft Lane site has now been decommissioned and coverage is provided by a replacement mast at 43 Eagle Ave (APP/12/01089) and the temporary site at Cottage Farm off James Copse Road .

The proposed development, which would cover the function of the temporary site at Cottage Farm off James Copse Road, would allow for the continued 2G, 3G coverage and 4G coverage to the area for Telefónica UK Limited (trading as 02) and Vodafone Ltd.

The application which includes an Arboricultural Impact Assessment and Tree Protection Plan, is supported by a Declaration of Conformity with ICNIRP Public Exposure Guidelines.

Additional information has been submitted in respect to the Landscaping proposals associated with the above application comprising:-

- The landscaping scheme will be planted in accordance with the submitted and approved details in the first available planting season after the erection of the mast.- details of tree pits have now been provided.
- In the event that any of the landscaping were to die within the first 5 years of the date of the planting taking place, then these plants would be replaced with plants of a similar species and size.
- Ongoing maintenance for the Landscaping will be managed by the Operator until such time as binding arrangements are in place with the HCC Highways Department for the continued maintenance of the landscaping.

Additionally digging for the proposed mast and landscaping within the root protection area will be by hand and new planting located in consultation with the Local Planning Authority) so as to avoid substantial roots (25 mm diameter or greater).

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

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comments received - see comments from landscape team

Councillor David Jenner

No comments received

Councillor E Shimbart - Hart Plain

No comments received

Councillor P Bains - Hart Plain Ward

No comments received

County Ecologist

Thank you for consulting me on this application. I would not raise any overriding concerns but do note the comments from the Landscape Officer in respect to the potential impact on adjacent trees. If impacts to trees are likely then there may be ecological constraints also.

officer note - Further details submitted in response to Landscape Officer which address these concern.

County Minerals

No comments received

Hampshire Highways

Highways Development Planning raise no objections to this proposal

Landscape Team, Havant Borough CouncilInitial comments

We have concerns with the level excavation which is occurring within the RPA of the existing trees. The foundation for the mast and tree pits could have a detrimental impact which needs to be considered. All the excavation should be hand dug to avoid impact on the existing tree roots and the location of the trees should be changeable should a substantial tree root be located.

- Tree pits details are required for submission which must include cross sections to ensure the tree planting is appropriate.

- We require details of the proposed colour of the meter cabinet and mast to ensure it is not too conspicuous in the street scape.

Officer note Further details have been submitted to address these concerns and agreed by the landscape officer.

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: 20

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 **Planning Considerations**

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. 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 proposal would provide Vodafone and Telefónica with continued 2G, 3G coverage and 4G services to the surrounding area. It would provide localised coverage and link with sites in neighbouring cell areas to form part of the national network. In addition to the voice and texts services available with 3G coverage, 4G will allow users of the network to benefit from ultra-fast speeds when browsing the internet, streaming videos, or sending emails wherever they are. It also means faster downloads on the go.

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.

Predictive coverage plots have been provided for the site. They confirm that the site would provide suitable replacement coverage to the area. This development proposes replacement coverage to the surrounding area for both Vodafone and Telefónica, and is supported in principle.

The Woodcroft Farm mast was a lattice mast serving a number of providers. The mast the subject of the current application is required in addition to the mast installed under

APP/12/01089- Open Space between 43 Eagle Avenue and 76 Curlew Gardens, Waterloooville, to enable all the providers served by the Woodcroft farm mast to be accommodated.

The location for a replacement for the temporary mast has been the subject of a site search, including a proposal at Land at the junction of Eagle Avenue and Huntsman Close, Waterloooville (APP/18/01222) which was refused owing to the visual impact.

(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 predominantly residential area, where a degree of low key functional infrastructure might be expected. In this case there is an existing 10m lighting column on the nearby verge and a 15m streetwork installation opposite.

In the case of the application proposal the location of the site is elevated above the level of Eagle Avenue increasing the prominence of the proposed installation. Additionally the location forms the entrance to the new housing development of Woodcroft Farm. However, the existing trees would act as either a screen or a backdrop depending on the view point. Additionally the proposed pole has a slim line uncluttered design, and overall it is considered that the impact on visual amenity is acceptable, subject to some additional planting on the highway verge which has been proposed in consultation with HCC Highways. To prevent damage to tree roots, in respect to the nearby trees for the installation but also the proposed landscaping scheme, the agent has submitted additional information including hand digging and these measures are considered appropriate to safeguard the health of the trees from any adverse impacts that might be associated with the development and as such address the concerns of the Landscape officer and the Ecologist.

(iii) Impact upon residential amenity

Residential properties lie in proximity in Chaffinch Greenland and on the opposite side of Eagle Avenue. In respect to those adjacent to the site in Chaffinch Greenland, the existing trees would help to screen the installation, and given the slim line nature of the development the impact would not be over dominant. In respect to those on the opposite side of Eagle Avenue, the proposed mast is not within the direct line of outlook from these dwellings and is separated by Eagle Avenue, and the impact is considered acceptable. It is noted that no objections in respect to the proposal have been received.

8 Conclusion

The proposed installation is considered acceptable and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to for application APP/20/00150

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:

Site Location Maps 100A

Proposed site plan 200C

Proposed elevation 300C

Tree Protection Plan TPP/4047/Y/300

Proposed landscape plan ARB/4047/Y/400

Additional commitments emails from agent dated 19 March, 30 March and 8 April 2020.

Reason: - To ensure provision of a satisfactory development.