
Site Address:	Electricity Sub Station, Swiss Road, Waterloooville		
Proposal:	Application to determine whether prior approval is required for the installation of a 10m high column mast with 0.6m dish on top; total height 10.35m above ground level.		
Application No:	APP/19/01154	Expiry Date:	16/01/2020
Applicant:	Mrs Ogg SSE Telecoms		
Agent:	Ms Newton	Case Officer:	Tina Pickup
Ward:	Waterloo		

Recommendation:

1 Site Description

The application site relates to the compound surrounding the Electricity Sub Station site that is located between Maurepas Way and the Asda superstore in Waterloooville town centre. This compound is well screened to Maurepas Way by a high brick wall and access is taken via the Asda car park off Swiss Road, and this boundary to the car park is part close boarded fence and part palisade fencing. There is an existing flat roofed single storey brick equipment building on which there is a 7.7m high antenna (with 2 light weight cross bars) and a second 7.2m high antenna - both are narrow poles, grey and visually innocuous.

The site is however notable in the fact that the immediate setting of the site is low rise and open. The asda superstore appears single storey and sits low on the skyline, and being surrounded by car parking the site is relatively open and exposed. It has been ascertained that the Local Authority black light columns in Swiss Road are 6m high and the blue County light columns on Maurepas Way are 10m high.

2 Planning History

08/73168/000 - Single storey extension to Switch House., PERM,06/08/2008

3 Proposal

As originally submitted the proposal sought prior approval for a 15m high mast with dish on top giving an overall height of 15.35m, but during the course of determining the application this was negotiated and reduced to 10m, such that the proposal is now for:

Application to determine whether prior approval is required for the installation of a 10m high column mast with 0.6m dish on top; total height 10.35m above ground level.

The purpose of the mast and antenna is to provide a direct connection between the Waterloooville substation and the Lovedean substation for SSE operational purposes.

The application confirms Conformity with ICNIRP Public Exposure Guidelines.

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)
CS4 ()
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)

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

5 Statutory and Non Statutory Consultations

Environmental Health Manager - Pollution

I have reviewed the supporting documentation and note the mast conforms with ICNIRP, and as such have no comments regarding this notification.

Hampshire Highways

The proposal will not generate significant traffic movements and is unlikely to be a distraction to drivers. I therefore confirm the Highway Authority have no objection to this proposal.

Landscape Team

From a landscape perspective we have the following comments:

- The proposed 15m high column is deemed to have a negative impact on the landscape character of Waterloo. We feel that a mitigation strategy through the use of soft landscaping should be explored to help soften the proposals into the landscape and reduce the impact on neighbouring properties. A recent application for a telecommunications mast on Fishery Lane on Hayling island introduced screening tree planting to reduce the visual impact. We would like to see the same approach for this application through either onsite/offsite tree planting.

Officer Note:

This urban site has limited opportunity for soft landscaping and instead the mast has since been lowered to 10m

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: 42

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
You are proposing to put a 15m high column mast with a 0.6 dish on top. This is less than 200m opposite my home, so not only is there already an electrical sub station you want to add a mast there, increasing risk to health!! Living near cell phone tower is not healthy!! There are multiple health risks associated with living near mobile phone towers. As you know Mobile phone towers communicate by use of pulsed microwave signals with each other. WHO (World health organization) and IARC (International agency for research on Cancer) declared radio frequency radiation (RFR) to be cancer causing in May 2011. RF Radiation directed at you also depends upon the number of antennas that are facing towards you. Generally a higher number of antennas facing you will mean higher degree of radiation incident on you. Cell tower radiation intensity is the highest in the primary lobe - an area at 50 to 300 metre distance at an angular placement of 5 to 10 degree from the plane of radiation. I would say my home falls within this distance along with others. So unless you are willing to move us and the family, I strongly oppose to this planning proposal.	The submitted documents include a Declaration of Conformity with ICNIRP Public Exposure Guidelines and as such limits the exposure to the general public of electromagnetic fields (0 Hz to 300 Ghz). see section 7 below

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/health issues
- (ii) Siting and appearance

- (i) Principle of development/health issues

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. SSE telecommunications Ltd are a registered electric communications code operator and as such benefit from permitted development rights under Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). This establishes 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 NPPF notes that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. It advises that decisions should support the expansion of networks and must determine applications on planning grounds only and should not prevent competition, question the need or set health safeguards different to the International Commission for public exposure.

Therefore, it is not possible to resist the proposal on health grounds as per the third party comment, as the proposal conforms to the ICNIRP Public Exposure Guidelines.

(ii) Siting and appearance

As originally proposed there was concern that the 15m high mast plus dish would have been uncharacteristically high and prominent in its proposed setting. The context of the site is low lying with the highest lighting columns being 10m in Maurepas Way. A 15m mast would have projected significantly above these and represented an incongruous, visually harmful addition to the area.

The plans have subsequently been amended to a 10m high mast with dish, and at this reduced height would reflect the height of the adjacent light columns and be less intrusive into the urban landscape and more proportionate to its setting. On this basis there is no objection to the siting and appearance of the proposed 10m mast and dish.

8 Conclusion

In accordance with the NPPF the proposal supports the expansion of telecommunications networks and seeks to use an existing site to keep the numbers of installations to a minimum. The reduced 10m high mast and dish has a slim line uncluttered design, and overall it is considered that the impact on the visual amenity of the area is acceptable.

9 RECOMMENDATION:

That the Head of Planning be authorised to for application APP/19/01154

(A) subject to the following conditions