
Site Address:	Land at the junction of Eagle Avenue and Huntsman Close, Waterloooville, PO8 9GJ		
Proposal:	Installation of 1No. 15 metre high monopole supporting 3No. shrouded antennas and 1No. microwave dish antenna, equipment cabinet and electrical meter cabinet and ancillary development works.		
Application No:	APP/18/01222	Expiry Date:	27/01/2019
Applicant:	CTIL and Vodafone Ltd		
Agent:	Mr Chris Andrews	Case Officer:	Daphney Haywood
Ward:	Hart Plain		

Recommendation:

1 Site Description

The application site comprises a grassed verge located at the junction of Eagle Avenue and Huntsman Close. The area around the site is primarily residential but does include a small parade of retail units to the east. To the north is a car park with residential beyond, and further residential development lies to the south and west.

There is some tree planting on the opposite side of the road but not within the verge area proposed for the installation. There is also some existing street furniture, including an 8m high lighting column and road sign in proximity to the proposed installation.

There are dwellings close to the site on Huntsman Avenue, on Eagle Avenue and on Blackbird Close to the south, with the closest being in Huntsman Avenue at a distance of approx. 25m.

2 Planning History

None for the site itself but of relevance is:

Open Space between 43 Eagle Avenue and 76 Curlew Gardens, Waterloooville. APP/12/01089 Application to determine whether prior approval is required for the siting and appearance of a 15m high telecommunications lamp post with 1No. associated equipment cabinet and ancillary equipment.

This installation, which was originally refused on grounds of a detrimental impact on the amenities of the area and the amenities of occupiers of neighbouring properties, but allowed on appeal, was required to replace coverage from an existing site at Woodcroft Farm, where the applicant had been issued with a notice to vacate the site, due to impending redevelopment. The mast has now been installed.

3 Proposal

The current application seeks a determination as to whether or not prior approval is required for the siting and appearance of a telecommunications installation comprising the provision of 1No.15 metre high monopole supporting 3No. shrouded antennas and 1No. microwave dish antenna, equipment cabinet and electrical meter cabinet and ancillary development works. The plans indicate that the mast would have a diameter of 350mm at the base with the headframe being 550 mm. Both the mast and cabinet would be constructed of steel with a 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 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 is supported by a Declaration of 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)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Department of Trade and Industry

No comments received

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this application

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: 11

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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 included with the application. 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.

(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. For example, there is an existing lighting column and a road sign.

However, at an overall height of 15 metres the proposed monopole would be considerably higher than existing street furniture in the locality. For example the submitted drawings show an existing street lighting column at a height of 8 metres – slightly more than half that of the proposal. The installation would be located within a relatively large grass verge. This area of verging is open and isolated from existing development, other than the 8m lighting pole, and there is currently no telecoms equipment on the application site. Owing to the separation of the site from existing buildings which lie beyond road/car parking, and the absence of any vegetation other than grass, the site is open, and devoid of coverage. The NPPF supports the expansion of telecommunications networks and it recommends aiming to keep the numbers of installations to a minimum. Where new sites are required they should be sympathetically designed and camouflaged where appropriate. In the case of the current application owing to the isolated siting and the absence of any camouflaging, the proposed 15m high mast, which would be appreciably higher than the existing single lighting column located on the site, would be very dominant. As a result of the above the proposed monopole, which does not relate to the form of any nearby development, would appear as an incongruous feature when viewed in the context of this area and would thus result in a detrimental impact on the visual amenities of the locality.

A number of sites have been considered including the existing EE streetworks in Eagle Avenue. Whilst it is understood that an upgrade of the existing pole is not possible and a tall more substantial pole would be required, there is currently good screening on this site and depending on the appearance of a replacement mast the visual impact may be more acceptable than the site of the current application. The applicant has been requested to consider this site and provide additional information in respect to the appearance of a mast suitable for mast share, and also whether the site is large enough to accommodate 2 mast and what this would involve in terms of siting and appearance. Additionally the land on the opposite side of the road to the existing installation at Eagle Avenue and 76 Curlew Gardens, has a high level of screening and this may provide a more suitable location in terms of visual amenity. Therefore it is considered that a fuller investigation of alternative sites is required.

It is relevant to note that the applicant did not take the opportunity to make a formal pre-application enquiry which would have enabled these matters to be considered before submitting an application. The applicant has been contacted and given the opportunity to withdraw the current application to enable the consideration of alternative siting/approach but this has not been taken up. Therefore the Council does not accept that the minimisation of the impact on the amenities of the area has been complied with, and unlike the mast at Woodcroft Farm, which was well screened by vegetation including mature oak trees and had a minimal visual impact, the proposed mast is considered to be prominent and visually detrimental resulting in substantial harm to the area.

(iii) Impact upon residential amenity

Furthermore, because of the visual impact of the monopole, the proposal would have a detrimental impact on the amenities of occupiers of nearby residential properties. The site is located approximately 12.5 metres from the nearest residential curtilage (to the east) and the monopole would both be visually intrusive and lead to a sense of overbearing to persons occupying the property.

Planning Authorities should not need to determine health safeguards if the proposal meets International Commission guidelines for public exposure – in the case of the current proposal, certification has been provided to this effect.

8 Conclusion

The submitted information indicates that 4 other sites were considered including the existing EE streetworks in Eagle Avenue. Whilst it is understood that an upgrade of the existing pole is not possible and a tall more substantial pole would be required, there is currently good screening on this site and depending on the appearance of a replacement pole the visual impact may be more acceptable than the site of the current application. The applicant has been requested to consider this site and provide additional information in respect to the appearance of a mast suitable for mast share, and also whether the site is large enough to accommodate 2 masts and what this would involve in terms of siting and appearance. Additionally the land on the opposite side of the road to the existing installation at Eagle Avenue and 76 Curlew Gardens, has a high level of screening and this may provide a more suitable site in terms of visual amenity. Therefore it is considered that a fuller investigation of alternative sites is required. It is relevant to note that the applicant did not take the opportunity to make a formal pre-application enquiry which would have enabled these matters to be addressed before submitting an application. The applicant has been contacted and given the opportunity to withdraw the current application to enable the consideration of alternative siting/approach but this has not been taken up. Therefore the Council does not accept that the minimisation of the impact on the amenities of the area has been complied with, and unlike the mast to be replaced which is well screened by vegetation including mature oak trees and has a minimal visual impact, the proposed mast is considered to result in substantial harm to the area.

The proposed mast would fill a gap in coverage however, it would occupy a prominent location, in an isolated position in respect to existing development and would be visually intrusive to the detriment of the amenities of the area. It is considered that in the absence of a thorough search for an alternatively better site, that the impact on visual amenities outweighs the benefit to mobile coverage.

Therefore, notwithstanding that the principle of the development is established by planning legislation the proposal, by virtue of the degree of visual intrusion and overbearing effect arising principally from its overall height and lack of effective screening, would have a detrimental impact on the visual and residential amenities of the area. Prior Approval should therefore be required and refused for the proposal.

9 RECOMMENDATION:

That the Head of Planning be authorised to for application APP/18/01222 for the following reasons:

- 1 By virtue of its excessive height in relation to existing built and natural features and the lack of effective screening of the site, the proposal would represent an incongruous feature in this locality and would thus have a detrimental impact on the amenities of the area. The proposal would therefore fail to respond to and respect its local context and use the characteristics of the locality to inform its design, and would thus fail to meet the criteria of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. For the same reasons the proposal would not be sympathetically designed and camouflaged and would thus fail to meet the criteria of the National Planning Policy Framework.
- 2 By virtue of its relationship with nearby dwellings, its excessive height in relation to existing built and natural features and the lack of effective screening of the site, the proposal would have a visually intrusive and overbearing effect, and thus a detrimental impact, on the amenities of occupiers of neighbouring properties. The proposal would therefore fail to respond to and respect its local context and use the characteristics of the locality to inform its design, and would cause unacceptable harm to the amenity of neighbours, and would thus fail to meet the criteria of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. For the same reasons the proposal would not be sympathetically designed and camouflaged and would thus fail to meet the criteria of the National Planning Policy Framework.