

4 **Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
CS19	(Effective Provision of Infrastructure)
DM1	(Recreation and Open Space)
DM11	(Planning for More Sustainable Travel)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Environment Agency No comments received

Chichester Harbour Conservancy

Initial response

The existing 14m high monopole is situated on the northwest corner of Sparkes Boatyard, at the top of Fishery Creek within the AONB, adjacent to the public footpath and visible from the west and southwest in the wider landscape. It is also visible from the foreshore public footpath to the southwest within the AONB. (Please see photos attached.) The monopole is sited against a line of trees next to the boatyard.

The existing monopole is a flag pole style mast, coloured white, of minimal bulk. The mast although next to trees, is also viewed more as a stand-alone structure, when seen from public vantage points to the west, northwest and southwest. The flag pole style is relatively sympathetic to the location and is seen together with boat masts in Sparkes boatyard. It does not appear as an obvious standard telecommunications monopole. The proposed replacement monopole is 1m higher than the existing and overall is a much bulkier standard design monopole, steel with a galvanized finish i.e. coloured grey. The supporting information submitted with the application sets out why this location is still needed and the replacement monopole is required to meet coverage and upgrades in the service; but fails to show what design options have been considered for this protected landscape location.

It is understood there is a need to replace the mast in this location; however the replacement monopole as currently shown is much bulkier and less sensitive to its protected AONB landscape site. It would provide a more obvious intrusive structure when seen in the wider AONB landscape. It is recommended that prior approval be required for the operator to provide a more sensitive design appropriate to its AONB landscape setting.

Further response

Richard Austin (AONB Manager) and I have now looked at the additional information provided by the agent regarding the necessity for this type of structure and agree this style of monopole is better than the alternatives included in the additional information.

We would recommend painting it white like the existing flagpole style mast, we think this would be the most appropriate colour in this landscape setting.

Natural England Government Team No adverse comments.

County Ecologist

This application for a replacement telecommunication mast is not likely to result in ecological impacts. The existing facility is being replaced and the works will take place outside any nationally- or internationally-designated sites. The areas of the designated sites nearest to the proposed works area include land used as a marina and can therefore be expected to be less favourable to bird species associated with the sites: I would not therefore expect noise and visual disturbance to be a potential impact.

Department of Trade and Industry

No site specific comments made

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: 18

Number of site notices: one

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 visual amenities and Area Of Outstanding Beauty
- (iii) Impact upon residential amenity

(i) Principle of development

The application relates to an existing telecommunications site and the principle of such development is acceptable subject to the usual development control criteria.

(ii) Impact upon visual amenities and Area Of Outstanding Beauty

The mast although next to trees, is also viewed more as a stand-alone structure, when seen from public vantage points to the west, northwest and southwest. The current flag pole style is sympathetic to the location and is seen together with boat masts in Sparkes boatyard. It does not appear as an obvious standard telecommunications

monopole. The proposed mast would be 1m higher than the existing mast and also of a larger diameter. Additionally the proposed cabinet at 1900x800x1650 is relatively bulky. Consequently the installation will be visually more prominent. Owing to the need to accommodate bulkier equipment for the upgraded service, it is not possible to support this within a slim pole as is currently the case, nor to use 2 slim poles as these would not be capable of supporting the necessary equipment for technical reasons. However, the increase in height of the mast is relatively modest and additional information has been submitted to confirm that the mast will be painted white. As such the impact on visual amenities and the AONB is relatively limited and acceptable meeting the requirements of policy CS11 and CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Impact upon residential amenity

Currently the nearest residential property is in excess of 80m from the installation and given the column design of the mast and the siting adjacent a boat yard/marina which provide a back drop when viewed from nearby dwellings, the proposed replacement installation would have limited and an acceptable impact on residential amenity, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 Conclusion

Whilst the replacement mast and equipment cabin are appreciably bulkier than the existing it is accepted that, given the existing mast, there is no available better site in the area, and the siting adjacent a boat yard/marina and monopole appearance of the mast should mean that the replacement installation would have a limited and acceptable impact on the area and nearby properties.

9 RECOMMENDATION:

That the Head of Planning be authorised to for application APP/16/01242