
Site Address:	Telecommunications mast, Fishery Lane, Hayling Island		
Proposal:	Application to determine whether prior approval is required for the siting and appearance of 1No. replacement pole 15m in height, 1No. additional cabinet and associated ancillary development.		
Application No:	APP/15/01029	Expiry Date:	11/11/2015
Applicant:		Team:	Team 1
Agent:	Mr A Neale	Case Officer:	Daphney Haywood
Ward:	Hayling East		

Recommendation: **GRANT APPROVAL**

1 Site Description

1.1 The application site comprises the Southern Water pumping station site and is located at the end of Fishery Lane adjacent the Household Waste Recycling Centre. In addition to the existing mast and tanks the site supports a small brick outbuilding and two evergreen trees of approximately 12m height.

1.2 This part of Hayling Island is characterised by caravan development with the Fishery Creek caravan site situated to the east and south, St Hermans Caravan Estate to the west and the access to Lakeside Holiday Village to the north.

1.3 In respect to the Fishery Creek caravan site which wraps around the eastern and southern boundaries of the site, the caravan site has two children's play areas between 40 and 100m from the proposed development.

2 Planning History

05/58240/005 Prior application for 10m high telecommunications slim line timber monopole with trisector antenna above, 1No. radio equipment cabinet. (Revised Submission). Approved

05/58240/003 - Prior Approval Application by Vodafone for 10m slimline pole. Withdrawn 23 March 2005.

05/58240/004 - Prior Approval Application by Vodafone for 10m timber slimline pole - resubmission. Withdrawn 23 May 2005.

3 Proposal

3.1 Application to determine whether prior approval is required for the siting and appearance of 1No. replacement pole 15m in height, 1No. additional cabinet and associated ancillary development. The proposed pole would replace the existing 10m high 'telegraph' type pole. The pole would be located in a similar position to the one to be replaced and would support 2 shroud antenna layout, comprising a trisector antenna at 10.37m and 3 no antenna within shroud at 12.24m. The external finish of the pole would be a timber effect similar to that of the existing pole. The cabinet would be sited within the existing compound.

3.2 The application is supported by a Declaration of Conformity with ICNIRP Public

Exposure Guidelines.

- 3.3 At the time of the original application the applicant undertook a search of the area to identify suitable sites, and advised that the current site was chosen in the absence of tall buildings, areas with good tree coverage, industrial areas or existing masts which could provide a suitable site. The current site was been as it is within a small commercial area. The replacement mast is required to allow mast share.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager No comments received

Development Engineer - Highways

The Highway Authority have no adverse comment to this application.

Environmental Health Manager, Community Group No comments received

Department of Trade and Industry no comments received.

Southern Water- Object as would involve building over the sewer. If permission is granted in order to protect drainage apparatus, Southern Water requests a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development."

officers note) the applicant has submitted a letter from SW, as landowners agreeing the proposal - however, a condition as requested is proposed)

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: 8

Number of site notices: Not applicable.

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) Visual effect
- (iii) The effect on neighbouring properties

(i) Principle of development

7.2 There is an existing mast in this location and subject to consideration of the matters set out below, the principle of a replacement mast is supported.

(i) Visual effect

7.3 The mast has been designed as a timber telegraph pole. The other telegraph poles in the area are lower, and it will be higher than the mast to be replaced and hence it will stand above this and be visible on the skyline, however, given the siting of the mast adjacent the existing 12m high trees and given its slimline appearance, it is considered that the structure will not be intrusive or visually detrimental. The operators are required under the GPDO to remove the decommissioned mast and so it is not appropriate to add a further condition to require this removal.

(ii) The effect on neighbouring properties

7.4 The mast at 15m high will be visible from surrounding properties but, for the reasons set out above, it will not be intrusive. In relation to health and safety concerns, a Declaration of Conformity with ICNIRP Public Exposure Guidelines has been provided.

8 Recommendation

8.1 The replacement mast is not considered to result in visual detriment or loss of amenity.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT APPROVAL** for application APP/15/01029

subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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 130542 -100
existing site plan 130542-200
Proposed site plan 130542-201
Antenna Layout 13042-202
Equipment layout 130542-203
Existing site elevation 130542-300
Proposed site elevation 130542-301
Antenna schematic 130542-400
Antenna schedule 130542-500
Equipment schedule 130542-501
Email from agent dated 04 Nov 2015

Reason: - To ensure provision of a satisfactory development.

- 3 If diversion of the public sewer is required, prior to the commencement of the development, the developer must advise the local authority (in consultation with Southern Water) of the measures which will be under taken to divert the sewer. No development shall commence until such measures have been agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed measures.

Reason In order to protect Southern Water drainage apparatus, and in the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.