
Site Address: Telecom site Dunsbury Hill Farm, Park Lane, Cowplain,
Waterlooville

Proposal: Application to determine whether prior approval is required for the siting and appearance to replace a 17.4m monopole with a 17.5m monopole with relocated 0.3m dish mounted above giving total height of 18m; enlargement of base compound with associated fencing, enabling re-siting of mast 3m north; replacement of 6No. antennas, installation of 1 No. additional 0.3m dish and associated gantry poles and equipment.

Application No: APP/15/00670

Expiry Date: 11/08/2015

Applicant: Vodafone

Team: Team 2

Agent: Mr O Adamek
Savills

Case Officer: Tina Pickup

Ward: Barncroft

Recommendation: **GRANT APPROVAL**

1 Site Description

The site is located on the east side of the A3(M), just north of a pedestrian bridge over the A3 which provides a footpath link from Starina Gardens/Ramblers Way area of Waterlooville to the open fields/woods at Bell's Copse and Dunsbury Hill Farm, north of Calshot Road/Swanmore Road, Leigh Park. This land is higher than the A3 below. The existing mast is located within a fenced off compound on the north-western boundary of an open field, adjacent a woodland belt of trees. Therefore the base of the site is well screened by the trees from the west, but open from the east/south. The existing mast is 17.4m high and the adjacent trees matured to approximately half that, so the top half does project above the tree line.

2 Planning History

02/54469/005 - additional 15m high mast - Refused & Dismissed at Appeal

APP/14/00434 - Application to determine whether prior approval is required for the siting and appearance to replace a 17.4m monopole with a 17.5m monopole, including replacement of 6No. supporting antennas, installation of 1No. additional 0.3m dish and associated equipment. Approval 16/06/14

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 upgrade at the site, comprising replacing a 17.4m high monopole with a 17.5m monopole with relocated 0.3m dish mounted above giving total height of 18m; enlargement of base compound with associated fencing, enabling re-siting of mast 3m north; replacement of 6No. antennas, installation of 1 No. additional 0.3m dish and associated gantry poles and equipment; and if such prior approval is required, whether or not it should be granted.

This is a revised scheme following approval of a similar replacement mast in June 2014 - the main difference is that for operational reasons the applicant wishes to resite the mast slightly north which requires the enlargement of the base compound. This

enlargement of compound was not permitted development under the new consolidated Town and Country Planning (General Permitted Development) Order 2015 and hence this revised application is necessary.

4 Policy Considerations

National Planning Policy Framework
- particularly paragraphs 42 - 46

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - no adverse comments
Environmental Health Manager, Community Group - none received
Landscape Team - none received
Department of Trade and Industry - none received
A reply has been received from Ofcom - but they do not get involved in planning applications of this nature
Hampshire Biodiversity Information Centre- screening undertaken and potential presence of species noted

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: 1

Number of site notices: 3

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Existing antenna has strong negative impact over property in ramblers way - loss of visual amenity and concern re emissions; replacement will be bolder in appearance with more powerful emissions; note submission documents state no alternative site was looked at; stark structure in cold seasons when no foliage on trees; contrary to Policy C1; applicant should justify continuation of location and why not considering more suitable sites.

Comment: The principle of continued use of the site rather than alternatives, and visual impact issues will be considered below; With respect to emissions, the submitted ICNIRP confirms that the radio station is designed to be operated in compliance with the precautionary ICNIRP public exposure which have been adopted for use in the European Union and the UK.

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) Siting and appearance

(i) Principle of development

Part 16 of Schedule 2 of the new consolidated Town and Country Planning (General Permitted Development) Order 2015 establishes the principle of proposals of this nature, provided that certain criteria would be met (which would be achieved in the case of the current proposal) 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.

Paragraph 45 of the National Planning Policy Framework is explicit in setting out the necessary evidence required in support of planning applications for telecommunications development (including Prior Approval applications), in order to justify the proposal. In this instance the required background information and ICNIRP certificate has been satisfactorily submitted.

The need to upgrade the equipment at the site to provide improved 3g and eg coverage by Vodafone in the Havant area and along parts of the A3(M) technology is not in dispute. NPPF para 43 supports the expansion of telecommunications networks, but recommends aiming to keep the numbers of installations to a minimum. Therefore the re-use of an established site rather than a new site, is considered appropriate. The current proposal is for a replacement mast, but being sited some 3m further north it is important to ensure the original mast is removed to avoid a second on the same site - this can be conditioned. However the planning implications of the proposal, in terms of siting and appearance, have to be further considered below:

(ii) Siting and appearance

This revised replacement monopole would be the same as already permitted under APP/14/00434 but with a slightly different arrangement of antenna and dishes, making the height visually appear at 18m rather than the previous 17.5m. The visual difference is therefore minimal to that already approved - the main difference is the re-siting and enlarged base compound. The resiting by 3m further north will also be a very minor move and not materially affect the long distance views of the mast. The enlarged base compound, whilst resulting in the loss of some 'agricultural' land is again a very minor ancillary change that will have no affect on the wider landscape - particularly as the base compound is well screened by mature vegetation.

NPPF para 43 supports the expansion of telecommunications networks, but recommends aiming to keep the numbers of installations to a minimum and where

new sites are required they should be sympathetically designed and camouflaged where appropriate. It is considered that the proposal, provided a genuine replacement (& this can be conditioned) with existing adjacent tree belt, would be in accordance with the NPPF advice.

8 Conclusion

The principle of such telecommunications development is established by planning legislation and accepted as a necessary upgrade. The siting and appearance of the proposed replacement mast, additional antenna and dish, together enlarged base compound, is considered to be visually acceptable and unlikely to have any detrimental impact. Prior Approval should therefore be required for the proposal, and such Approval Granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT APPROVAL** for application APP/15/00670, subject to the following condition:

- 1 Unless otherwise agreed in writing with the Local Planning Authority, within 48 hours of the hereby approved mast being substantially complete and operational, the existing mast shall be dismantled and all resultant materials removed from the site.

Reason: To comply with the terms of the application as a replacement mast, to avoid visual clutter, in the interests of visual amenity, having due regard to policy CS16 and CS19 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.