
Site Address: Telecommunications Mast, Emsworth Station, Station Approach, North Street, Emsworth. PO10 7PH
Proposal: Application to determine whether prior approval is required for the siting and appearance of a replacement 17.5m high monopole and ancillary equipment.
Application No: APP/14/00346 Expiry Date: 25/05/2014
Applicant: Vodafone Ltd and CTIL Team: Team 2
Agent: CAIP Ltd Case Officer: Daphney Haywood
Ward: Emsworth

Recommendation: **GRANT APPROVAL**

1 Site Description

- 1.1 The site is located immediately to the south of the station buildings in a primarily commercial area. The nearest residential property is located at 102 station Road approximately 18m to the south east. Further residential properties lie to the south.

2 Planning History

Existing mast and ancillary equipment.

3 Proposal

3.1 This application is made pursuant to Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 as amended and seeks to determine whether the prior approval of the Authority would be required for the siting and appearance of telecommunications development.

3.2 The proposal seeks the replacement of the existing 17.3 m (to top) slender monopole with a 17.5m (to top) CU Phosco Phase 4.5 bulkier monopole housing 6 no. multi band antennas and 3 no. RRU's on headframe, 2 no. 300mm microwave dishes and further equipment ancillary to development.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

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

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Trade and Industry

No response received

Development Engineer

I have no adverse comments on this application.

Environmental Health Manager, Community Group

No response received

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Effect on character and appearance of the area
- (iii) Health issues

- (i) Principle of development

7.2 The application has been submitted by Vodafone and Telephonic UK, which seeks to consolidate the number of base stations required through sharing and significantly reduce the environmental impact of network development. The intention is to provide a new mast to incorporate replacement antennas which are arranged as a single stack , which is described as providing improved service performance for customers and 4G coverage to the surrounding area - resulting in the replacement mast being very slightly higher than the existing and with a greater diameter and larger head frame.

7.3 The applicant considers it is more appropriate to share an existing site with a modest increase in scale rather than propose a further mast in the area.

7.4 Government policy as set out in the NPPF is strongly supportive of communications infrastructure which is seen as essential for fostering economic development. The

Local Plan policy most applicable to this form of development, Policy CS19, also explicitly encourages co-location of facilities such as is proposed in this case. The principle of replacement, shared telecommunications infrastructure is therefore considered acceptable in this location.

(ii) Effect on character and appearance of the locality

- 7.5 The proposal is to replace the existing monopole and cabinet with a new mast and ancillary equipment. The new mast would be based on the existing foundations.
- 7.6 The new monopole would be 17.5 metres in height and of greater bulk. Consequently it would be more prominent, however, the visual impact, would have less than that of an additional site for a base station/mast in the area. Additionally it is sited within a mainly commercial area and surrounded by existing buildings.
- 7.7 In terms of the impact on the visual amenities of the nearby residential properties, this mainly relates to Nos 98, and 102 Station road. In the case of No 92 this property is located some 35m to the south of the site beyond an existing commercial property and whilst the bulkier mast would be visible from this property the change in outlook is not so detrimental as to warrant refusal. In respect to No 102 this property is only 18m from the site but lies beyond an existing commercial property to the west which provides some screening and the impact is considered acceptable.

(iii) Health issues

- 7.8 Government advice is that if a proposed development meets the International Commission on Non-Ionising Radiation Protection (ICNIRP: 1998) public exposure guidelines, as recommended on a precautionary basis in the Stewart Report, it should not be necessary for a planning authority, in processing an application, to consider health effects further.
- 7.9 The applicant confirms that the equipment is designed to fall within these guidelines, and no objection has been received from the Environmental Health team in this regard.

8 Conclusion

- 8.1 Although taller and bulkier than the existing, the new mast is intended to allow for continued and improved mast sharing by Telephonic UK and Vodafone, and precludes the need for a second mast in the area. This approach is supported in planning policy terms.
- 8.2 It is accepted that, given the existing pole, there is no available better site in the area, and the impact on the area is acceptable. The ground level cabinets will be housed within the existing building and will not adversely affect the amenities of the area.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT APPROVAL** for application APP/14/00346

subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

1APP Prior Approval form

Supplemental drawings - 100,200,201,300,301,400,500,501 and 502

Site Specific Supplementary Information

General Background Information for Telecommunications Development

ICNIRP declaration and clarification statement

Reason: - To ensure provision of a satisfactory development.