
Site Address: Telecommunications Mast, verge opposite 371 Havant Road, Havant

Proposal: Application to determine whether prior approval is required for the siting and appearance of 1No. 17.5m high replacement pole and 2No. equipment cabinets.

Application No:	APP/14/00308	Expiry Date:	15/05/2014
Applicant:	Vodafone	Team:	Team 1
Agent:	Mr John Chamberlain	Case Officer:	Steve Weaver
	CAIP Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT APPROVAL**

1 Site Description

- 1.1 The site lies in the highway verge to the south side of the Havant Road, a classified A-road, adjacent to the junction with Westways and close to an existing bus stop.
- 1.2 There is currently a 15m high mast and two associated cabinets. The mast is designed to appear like a telegraph pole, with the antennas contained within a shroud at the top.
- 1.3 The pole is seen against a backdrop of existing trees and bushes, the trees to the east of the site being equivalent in height to the existing pole. Those to the west are protected by an area TPO.
- 1.4 Whilst located on a classified road, the general character of the area is residential with a mixture of housing styles.

2 Planning History

08/73335/000 - installation of a 12 metre telegraph pole with shrouded antennas and 1 no. equipment cabinet. Appeal allowed 2009.

APP/11/01170 - Removal of existing 13.4m monopole and equipment cabinet. Installation of new 15m high monopole and 2No. radio equipment cabinets and development ancillary thereto. Approved 17th August 2011.

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. In this case this consists of the replacement of the existing 15m high pole with a new 17.5m high pole on the existing foundation, together with one replacement and one new equipment cabinet at ground level (resulting in three cabinets in total).

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS19	(Effective Provision of Infrastructure)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Trade and Industry

No response received.

Development Engineer

No adverse comment

Environmental Health Manager

No comment to make as the proposed development is replacing the current equipment with similar and therefore there are no noise issues anticipated or previously recorded for this site.

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: 40

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

- 6.1 A more suitable site should be found away from housing, main road and bus stop.

Comment: The existing site has been the subject of two previous approvals (one on appeal) for telecommunications development.

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 is a result of the strategic partnership between Vodafone and O2, 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 dual stack (one array on top of the other), which is described as providing improved service performance for customers - resulting in the replacement mast being 2.5m higher than the existing.

7.3 The original monopole at this site was allowed on appeal in 2009, when the Inspector concluded:

"On the basis of the information before me, I am satisfied there is no realistic or available alternative that would provide comparable coverage with, and be materially less harmful in terms of visual impact than, the appeal proposal."

Subsequently the 2011 permission allowed an upgrade of the mast and antenna to its current height.

7.4 The applicant considers it is more appropriate to share an existing site with a minor increase in scale rather than propose a further mast in the area. A review of the original search by the applicant for other sites in the area concluded that there were no alternative sites which would have had less of an impact than the current proposal.

7.5 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 2 no. cabinets. The new mast would be based on the existing foundations.

7.6 The new monopole would be 17.5 metres in height and would resemble a slender pole in appearance. The two cabinets also the subject of this application would be located close to the base of the pole. One would replace, and be on the same site as, an existing cabinet and the second would be just to the west of the new pole.

7.7 In allowing the original 12m high pole and cabinet on appeal the Inspector stated:

"So far as the proposed equipment cabinet is concerned, it is not dissimilar in size or appearance to the type of cabinets used by service providers which are commonly seen on highway verges and pavements, especially in urban areas. Therefore ... I am satisfied, subject to control over the finished colour, that it would not look out of place in the location proposed and would be readily assimilated into the street scene.

The proposed mast has been designed to replicate, as far as possible, the

appearance of a telegraph pole. I regard the proposed mast as a relatively simple and uncluttered structure in appearance. Whilst it would introduce another vertical feature in the street scene here, its effect on the character and appearance of the area must be considered in the context of its location close to a road junction. Its surroundings include lighting columns of varying design, a bus shelter and other pieces of street furniture typical of a road junction in a built up area.

Whilst the mast would be taller than the lighting columns and telegraph poles in the vicinity, I am firmly of the opinion, having viewed the site and surroundings from various points along Havant road, Westways and Rectory Road, that it would not be seen as an isolated or unduly intrusive feature in the street scene. Furthermore, trees within the highway verge to the rear of the site, some of which are substantial and protected by a Tree Preservation Order, would provide a backdrop to the mast in certain views and would further reduce its impact."

- 7.8 Although the number of cabinets would be increased from two to three the impact of these would be limited and acceptable, and they will be coloured green to help assimilate with their immediate surroundings at ground level. No existing trees are affected by these works as they will take place within the grassed highway verge which has previously been cleared to accommodate the existing equipment.
- 7.9 With regard to the mast, although 2.5m higher than the existing the applicants consider the difference to be relatively minor and would have much less of an impact than an additional site for a base station/mast in the area. This view is accepted; the existing mast lies on a classified road which features a sequence of tall street lights and other street furniture, and currently does not dominate its surroundings given this context - the increase in height proposed will not significantly alter its presence in the street scene. Views of the mast will remain well screened from the east by existing tree cover to the east of the site; from the west these trees will continue to provide a valuable backdrop to the mast; and other trees will block immediate views of the structure. In terms of the residential character and amenity of the area, from the north the mast will remain well separated from the nearest dwellings (27m +), which are situated in rising ground. From the south the nearest dwellings in Westways are again separated from the proposal by a significant distance (35m +), and its slender appearance will not result in undue detriment to the character of this more domestic residential street scene.
- 7.10 Notwithstanding its greater height as proposed, it is considered that the 17.5m mast will still be largely screened by the adjacent trees from the east, and still seen against a backdrop of those trees from the west. Views of the site from nearby properties will still benefit from the existing separation distances. Thus, whilst taller, the fact that the mast will retain its slender pole design and given its surroundings means that the additional height will have little significant impact upon the amenity of the area.

(iii) Health issues

- 7.14 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.
- 7.15 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 than the existing, the new mast is intended to allow for continued and improved mast sharing by O2 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 proximity of the adjacent trees, together with its slender appearance and urban location, should mean that the new mast has little additional impact on the area. The ground level cabinets are modest in size 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/14/00308 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.