
Site Address:	Former Dunsbury Hill Farm, Woolston Road, Havant		
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, including replacement of 6No. supporting antennas, installation of 1No. additional 0.3m dish and associated equipment.		
Application No:	APP/14/00434	Expiry Date:	16/06/2014
Applicant:	Vodafone Limited	Team:	Team 2
Agent:	Mr O Adamek	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

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 high monopole including replacement 6 antennas and 1 no. additional dish, with associated equipment in the base housing cabinets, and if such prior approval is required, whether or not it should be granted.

The replacement monopole is a similar structure and height, but is a slightly heavier weight pole than existing (0.8m diameter instead of 0.7m). The replacement antenna are also slightly larger and chunkier and doubled up (i.e. 6 instead of 3). An existing 0.3m diameter dish will be relocated onto the head frame and one additional dish of 0.3m diameter is proposed to be mounted on the head frame, just below the antenna. Two new equipment cabins are also proposed at the base of the pole - but these would be sited within the existing larger base cabin.

4 Policy Considerations

National Policies

NPPF - esp paras 42 - 46

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS19 (Effective Provision of Infrastructure)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Trade and Industry

Development Engineer

Environmental Health Manager - no adverse comment re mast; note power to equipment cabinets could emit noise and travel over A3M to affect nearest residents, esp at night. If acoustical data submitted could comment further

Landscape Team - As there is an existing mast and associated equipment on the site, this proposal will not have significant negative effect on the surrounding landscape character, therefore no objections are raised

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: 0

Number of site notices: 7

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: negative impact as existing mast visible from house & garden causing significant loss of visual amenity; more substantial structure will produce more powerful emissions; note forms state 'no alternative locations looked at' - implies no consideration to adjacent residential properties; in winter with less foliage stark commanding structure dominate skyline; contrary to Policy C1 as doesn't conserve or enhance countryside; policy also requires telecoms development to avoid excessive impact on visual quality and amenity of surroundings, protect countryside & sympathetic to views; applicant should justify continuation of this location; photo attached

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

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) Siting and appearance

(i) Principle of development

Part 24 of Schedule 2 to The Town and Country Planning (General Permitted Development) Order 1995 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 4g 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 appropriate. However the planning implications of the proposal, in terms of siting and appearance, have to be further considered below:

(ii) Siting and appearance

The replacement monopole would be of a similar steel grey but of a slightly chunkier design to provide sufficient structural support for the new antennas and dishes proposed, which are also slightly larger than existing. The overall height is very similar - just increasing marginally by 0.1m to 17.5m. The mast is screened at its base and for approximately half its height from most view-points from the west, including the residential areas of Waterlooville - as such the increased visual impact would be very marginal. The site is more exposed and open from footpaths and the open space to the east, but nevertheless the mast is viewed against the backdrop of the existing tree screen, so again it is only the top half that projects above the skyline. It is considered that the visual impact of the proposed replacement mast, antenna and dish on an established telecommunications site, is unlikely to be so significant to cause material harm to the visual appearance of the wider area.

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, with existing adjacent tree belt, would be in accordance with the NPPF advice.

The environmental health officer has noted the possibility of noise being emitted from the cabinets. However the proposed new cabinets are to be located within the existing larger base cabinet which would provide a buffer to any noise emission. Given the distance across the A3M and associated vehicle noise, it is not considered the

proposal would emit sufficient noise to cause any loss of amenity to residents on the west side of the A3M.

Hampshire Biodiversity Information Centre has indicated the potential for the presence of protected species and the applicant's agent had been notified accordingly.

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 additional cabinets within the existing base cabinet, 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/14/00434

(A)

(B) subject to the following conditions