

**PLANNING
COMMITTEE**

29th March 2011

APPLICATION FOR PRIOR APPROVAL 2011/030/GDO

15M MONOPOLE, EQUIPMENT CABINET AND ANCILLARY APPARATUS

VERGE EAST OF CLAYBROOK DRIVE, REDDITCH

APPLICANT: VODAFONE UK LTD & TELEFONICA O2 UK LTD

EXPIRY DATE: 8TH APRIL 2011

WARD: MATCHBOROUGH

The author of this report is Ailith Rutt, Development Control Manager, who can be contacted on extension 3374 (e-mail: ailith.rutt@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

Wide grass highway verge adjacent distributor road with trees set back and residential properties to western side of road beyond verge and boundary planting.

Proposal Description

New monopole 15m in height, along with associated cabinet and development. This would serve two mobile phone operators.

Relevant Key Policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPS1 (& accompanying documents) Delivering sustainable development
PPG 8 Telecommunications

Worcestershire Country Structure Plan

D44 Telecommunications

Borough of Redditch Local Plan No.3

B(BE)13 Qualities of good design

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Relevant Site Planning History

None

Public Consultation Responses

Responses in favour

None

Responses against

Five objections received raising the following concerns:

- Pole would overshadow garden of residents in Ansley Close
- Pole would be too tall
- Pole would have detrimental impact on outlook from residential properties in Ansley Close and Atherstone Close
- Pole should be located further south into the industrial area away from residential properties
- Impact on health of local residents
- Recent new masts on Warwick Highway – this one should not be needed as well

Consultation responses

County Highway Network Control

No objection subject to informative

Environmental Health

No objection

Procedural Matters

This is an application under the prior notification procedure under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The Local Planning Authority has 56 days in which to decide whether to grant prior approval for the siting and appearance of the mast. (A failure to determine the application within this time period would result in default consent for the proposed development.)

This application is reported to Planning Committee at the request of Councillor Brunner due to local interest in the application.

Assessment of Proposal

Need and alternative sites

The applicant has demonstrated that there is a need for an installation in this area, through the submission of coverage plots, and these are considered to be acceptable.

Policy states that to redevelop existing sites in preference to developing new sites is to be encouraged and this proposal is therefore considered to be

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acceptable. However, the applicant has demonstrated that in this case there are no suitable existing sites, hence the proposed new site. It is also a shared operator proposal, which is encouraged through local and national policy.

Siting and Design

The policy framework seeks that wherever possible, additional equipment required is located on existing installations and at existing sites, in preference to the proliferation of additional installations, providing that this does not result in an increase in visual impact to such an extent that it becomes detrimental to the amenity of the site and its surroundings.

In this case it is not considered that the proposal would result in any significant harm to visual amenity and is considered not to cause significant detrimental impact due to the location being at a significant distance from residential properties and with some natural screening in between, such that direct views even from rear first floor windows would be extremely limited. It is not considered that the visual impact on the streetscene would be inappropriate in this location.

Health Considerations

Although health can be a material planning consideration, current government advice states that there is no proven health risk from masts and that they expect all future masts to fall within the ICNIRP guidelines (as referred to in the Stewart Report). The applicants have stated that their proposal would be well within these guidelines, when considered cumulatively in relation to the existing equipment on the site. In the circumstances it would therefore not be considered reasonable to refuse this application on health grounds.

Conclusion

The proposal is therefore considered to be compliant with policy and unlikely to cause harm to amenities in the area due to its siting and appearance.

Recommendation

That having regard to the development plan and to all other material considerations, the PRIOR APPROVAL of the Local Planning Authority IS NOT REQUIRED for the siting and appearance of the proposal and planning permission not be required for the proposed development.

Informatives

Informative as requested by Highways