

**PLANNING
COMMITTEE**

13th July 2011

APPLICATION FOR PRIOR APPROVAL 2011/127/GDO

15M MONOPOLE, EQUIPMENT CABINET AND ANCILLARY APPARATUS

HIGHWAY VERGE AT GREEN LANE, CALLOW HILL, REDDITCH

APPLICANT: VODAFONE UK LTD & TELEFONICA O2 UK LTD

EXPIRY DATE: 15TH JULY 2011

WARD: CRABBS CROSS

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

(See additional papers for Site Plan)

Site Description

Belt of trees between Green Lane's eastern edge and the residential development of Callow Hill, which contains formal and informal routes through in a north-south direction to access sporting and leisure facilities further north of the housing estate. At this point, there is a path leading from a residential cul de sac out to Green Lane, with a gate and a low lamp column.

Proposal Description

New monopole 15m in height, along with associated cabinet and development.

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.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPS1 (& accompanying documents) Delivering Sustainable Development
PPG8 Telecommunications

Worcestershire County Structure Plan

D44 Telecommunications

Borough of Redditch Local Plan No.3

B(BE)13 Qualities of Good Design

R1 Primarily Open Space

PLANNING COMMITTEE

13th July 2011

It should be noted that the land to the west of Green Lane is designated Green Belt in LP3 and that the site itself falls within designated Primarily Open Space.

Relevant Site Planning History

None

Public Consultation Responses

Responses in favour

None

Responses against

12 objections received raising the following concerns:

- Inappropriate in a densely populated area
- Visual impact unacceptable
- Should find more appropriate site away from residential outlook
- Additional impact on traffic safety which is already difficult at this busy junction
- Loss of trees and shrubs
- Unsustainable development
- Noise pollution (24/7)
- Access and parking would be dangerous
- Proximity to Walkwood School
- Proliferation of masts in the area

Consultation Responses

County Highway Network Control

No objection

Worcestershire Regulatory Services (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 B Clayton due to local interest in the application.

PLANNING COMMITTEE

13th July 2011

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. 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. This proposal for a shared operator installation would go some way to reducing any proliferation of equipment in this area.

The proposed monopole would be significantly higher than the adjacent lamp column, however it would not be significantly taller than the tree belt and as such would not be overly conspicuous to views of the area from surrounding points such as when travelling along Green Lane. Further, due to the tree cover, it would not be directly visible from nearby residential properties and as such would not prejudice any residential visual amenity causing significant detrimental impact.

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. In the circumstances it would therefore not be considered reasonable to refuse this application on health grounds.

Other Considerations

The representations received do not alter the recommendation in this case as they area are considered to be outweighed by the considerations noted above.

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.

**PLANNING
COMMITTEE**

13th July 2011

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.