

Unrestricted Report

ITEM NO: 11

Application No.
14/00143/RTD
Site Address:

Ward:
Harmans Water

Date Registered:
11 February 2014

Target Decision Date:
7 April 2014

Telecom Mast On Land Between Horse and Groom PH and Elizabeth Close Bagshot Road Bracknell Berkshire

Proposal:

Replacement of existing 15m high Jupiter monopole telecommunications mast with 17.5M Jupiter 'S' type monopole with 6 no. internally shrouded antennas and 3 no. associated equipment cabinets.

Applicant:

CTIL and Vodafone Ltd

Agent:

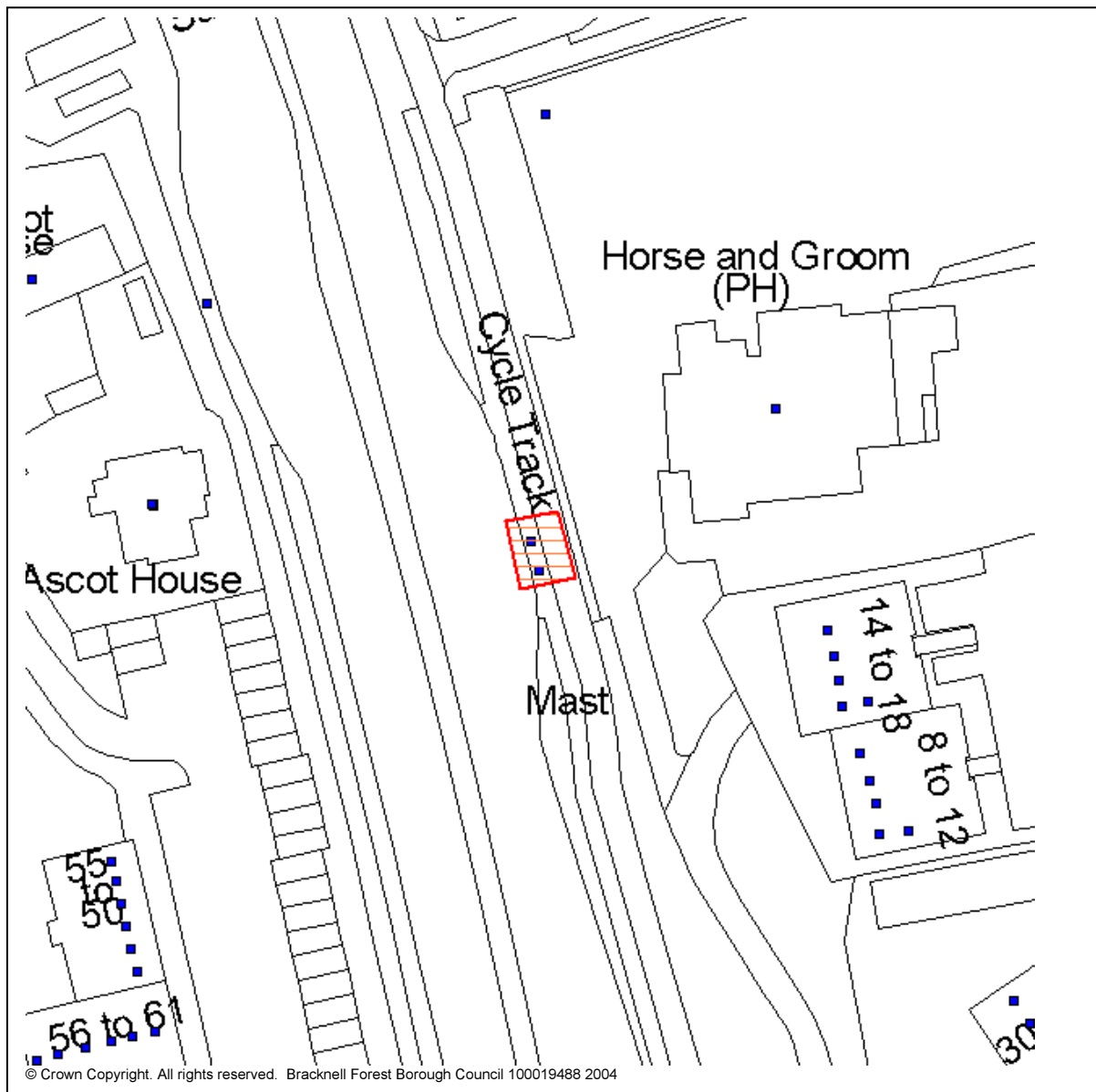
CAIP Ltd

Case Officer:

Sarah Horwood, 01344 352000

Development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. REASON FOR REPORTING APPLICATION TO COMMITTEE

This application has been reported before the Planning Committee as the application has to be determined within 56 days.

2. PERMITTED DEVELOPMENT RIGHTS FOR TELECOMMUNICATIONS DEVELOPMENT

Class (a) A, Part 24, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (GPDO) deals with permitted development for telecommunications development.

Class (a) A relates to the installation, alteration or replacement of any telecommunications apparatus.

A.1 states that development is not permitted by Class A (a) if-

(ba) in the case of the alteration or replacement of apparatus already installed (other than on a building or other structure, on article 1(5) land or on any land which is, or is within, a site of special scientific interest)-

(i) the mast, excluding any antenna, would when altered or replaced-

(aa) exceed a height of 20 metres above ground level

(bb) at any given height exceed the width of the existing mast at the same height by more than one third.

The proposed replacement mast would not exceed 20m and as such the mast complies with this. The GPDO also allows for cabinets where they do not exceed 1.5 sqm. The ground area of the proposed replacement cabinets would be under this size criteria. However as the proposal is in close proximity to the highway and the replacement mast would be increased in height by 2.5m over and above that of the existing mast subject to this upgrade, it is necessary to assess the siting of the mast and associated cabinets in terms of highway safety and its visual appearance and as such Prior Approval is therefore required.

3. SITE DESCRIPTION

The application site is along the eastern side of Bagshot Road, on an area of grass verge, close to a bus stop/lay-by. The Horse and Groom public house - a grade II Listed Building is sited some 15m from the existing mast subject to be upgraded. There are residential properties to the north-east, south-east and the west of the site.

4. RELEVANT SITE HISTORY

03/01101/RTD refused for application for prior determination for siting and design of 1no. 15m telecommunications mast with 3 no. antennas and 2 no. radio equipment cabinets. Allowed at appeal.

09/00630/RTD for application for siting and appearance for the replacement of the existing 15m high O2 telecommunications column with a 15m high O2/Vodafone telecommunications column and 1no. additional equipment cabinet. Approved 30.11.2009.

5. THE PROPOSAL

This application seeks prior approval to erect a 17.5m Jupiter S type dual stack monopole with 6no. stacked antennas within a GRP shroud following the removal of an existing 15m high monopole. The replacement mast would be located in the same position as that of the

existing mast. 3no. existing cabinets would be removed and replaced with 3no. new cabinets. 2no. cabinets would be 1.3m x 0.6m x 1.45m and 1no. cabinet would be 0.6m x 0.6m x 1.41m.

The proposed mast would be upgraded to maintain continued coverage and capacity of the exiting networks for Vodafone and Telefonica (formally O2) but to also cater for future 4G coverage demands. For information, 4G services are intended to improve mobile broadband, allowing greater capacities of data to be shared with faster speeds. The height increase of the replacement mast is required as the antennas have to be stacked vertically within the shroud to achieve the existing and new radio frequencies.

The mast and associated antennas are 'permitted development', but the developer must apply to the Local Planning Authority (LPA) to ascertain whether prior approval is required for the siting and appearance of the development. In this instance the applicants have submitted these details for approval and the Council has 56 days in which to consider them.

The applicant has submitted a certificate, which confirms that the proposed mast meets ICNIRP (International Commission on Non-Ionising Radiation Protection) guidelines.

The proposal is located approximately 190m from The Brakenhale School on Rectory Lane at the closest point.

6. REPRESENTATIONS RECEIVED

No representations had been received at the time of the printing of this report. Any representations received will be reported in the supplementary report. At the time the agenda was published the 21 day period expired on 10 March 2014.

7. SUMMARY OF CONSULTATION RESPONSES

Highways officer: No objection raised to the proposal.

8. DEVELOPMENT PLAN

The Development Plan for this Borough includes the following:

Site Allocations Location Plan 2013 (SALP)
Core Strategy Development Plan Document 2008 (CSDPD)
'Saved' Policies of the Bracknell Forest Borough Local Plan 2002 (BFBLP)
Bracknell Forest Borough Policies Map 2013

9. PRINCIPLE OF DEVELOPMENT

In assessing RTD applications the Council must only consider the impacts in terms of the character and appearance and highway safety of the development. As such the principle of the development is not required to be assessed.

10. IMPACT ON CHARACTER AND APPEARANCE OF AREA

Policy CS7 of the CSDPD and 'saved' Policy EN20 of the BFBLP relate to design considerations in new proposals and are relevant considerations. These policies seek to

ensure that developments are sympathetic to the character of the area. This is consistent with the NPPF.

'Saved' Policy SC4 of the BFBLP states: "Planning permission for network telecommunications development will be permitted provided that... There is no reasonable possibility of erecting antennas in an existing building or structure or of sharing facilities...The development must be sited so as to minimise its visual impact, subject to technical and operational considerations."

This principle of mast sharing is also reinforced in the NPPF - Section 5 which relates to supporting high quality communications infrastructure.

The proposal would be for an upgrade to an existing mast and would also constitute a mast share between Vodafone and Telefonica (commonly known as O2).

The replacement mast would be 2.5m higher than the existing mast on site. The height increase of the replacement mast of 2.5m from 15m to 17.5m would not be considered to appear so visually intrusive within the street scene as to warrant refusal of the application given the replacement mast would be sited in the same location as the existing mast, would remain slimline in design and a mast has existed in this location since 2003.

The mast is sited along a heavily trafficked "A" road with numerous items of existing street furniture in close proximity to the site and therefore the replacement mast at 17.5m high would not appear so unduly obtrusive to the detriment of the surrounding area.

The replacement mast would be the same colour as the mast it would replace - steel colour grey.

3no. existing cabinets would be removed and replaced with 3no. cabinets. The 3no. cabinets would be located close to the position of the replacement mast and would concentrate development within one area so as to not appear visually intrusive within the street scene. The cabinets would be painted green.

The replacement mast would be sited close to the Listed Building at the Horse and Groom PH. The appeal decision for application 03/01101/RTD stated: "the appeal site is within the setting of the adjacent listed building...while the mast and cabinets would be visible in views to and from the listed building, I do not consider that they would be a dominant or obtrusive feature and therefore would not have an adverse impact on the townscape setting of the listed building". Although the mast would be increased in height by 2.5m, in light of the Inspectors comments above, this would be unlikely to have such increased impact upon the setting of the Grade II listed building as to warrant refusal of the application.

As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with Policy CS7 of CSDPD, 'saved' Policy EN20 and parts of 'saved' policy SC4 of the BFBLP which is consistent with the NPPF.

'Saved' Policy EN20 of the BFBLP states that developments should not adversely affect the amenity of surrounding properties. This is consistent with the NPPF.

The replacement mast would be sited some 25m from the closest residential properties - a flatted development at Darwin Place to the south-east. There are some mature trees between the location of the mast and the flats at Darwin Place. Taking these factors into account, the height increase of the replacement mast from 15m to 17.5m would not be considered to appear so visually intrusive to surrounding properties as to warrant refusal of the application.

The replacement mast would appear visible to residential properties on the western side of Bagshot Road but given the separation distance of some 40m between the mast and these properties, the proposal would not appear unduly prominent to their detriment.

As such, the proposal would not be considered to affect the residential amenities of neighbouring properties and would be in accordance with Saved Policy EN20 of the BFBLP and the NPPF.

11. HIGHWAY SAFETY

CSDPD Policy CS23 states that the LPA will seek to increase highway safety.

The proposed replacement mast would not impact upon highway safety as it would be located in the same position as that of the existing mast. The proposed replacement equipment cabinets would not be located within a sightline.

As such, no highway safety issues would result from the proposal and it would be in accordance with CS23 of the CSDPD and the NPPF.

12. HEALTH IMPLICATIONS

Section 5 of the NPPF relates to supporting high quality communications infrastructure. Para 46 states "Local planning authorities must determine applications on planning grounds. They should not...determine health safeguards if the proposal meets International Commission guidelines for public exposure".

The applicant has submitted a certificate, which confirms that the proposed mast meets ICNIRP (International Commission on Non-Ionising Radiation Protection) guidelines.

The International Commission on Non-Ionizing Radiation Protection (ICNIRP) is an independent scientific body which has produced an international set of guidelines for public exposure to radio frequency waves.

These guidelines were recommended in the Stewart Report and adopted by the Government, replacing the National Radiological Protection Board (NRPB) guidelines.

It is considered; therefore, that there are no grounds for refusal based on perceived health risks.

13. NEED

'Saved' Policy SC4 of BFBLP refers to telecommunication development being permitted provided there is a need for the development.

Para 46 of the NPPF also relates to need of telecommunications infrastructure. "Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system".

As such, the issue of need is not a planning consideration and therefore in this respect 'saved' policy SC4 of BFBLP is inconsistent with national policy.

14. CONCLUSION

It is considered that the proposed replacement telecommunications mast at a height of 17.5m and 3no. replacement cabinets would not adversely impact upon the residential amenities of adjoining properties or appear so visually intrusive to be detrimental to the surrounding area. Further, no highway safety implications would result from the proposal. As such, the proposal is considered to be in accordance with policies CS7 and CS23 of the CSDPD, Policy CP1 of SALP, 'saved' Policy EN20 of BFBLP and the NPPF. With regard to 'saved' policy SC4 limited weight is given to this policy for the reason given above.

Therefore recommend that prior approval be granted for the development.

RECOMMENDATION

The siting and appearance of the development proposed be **APPROVED** in accordance with the plans as stated below:-

Drawing entitled Proposed Location Maps no. 1100 received by Local Planning Authority on 11 February 2014

Drawing entitled Proposed location plan no. 200 received by Local Planning Authority on 11 February 2014

Drawing entitled Proposed Elevation no. 300 received by Local Planning Authority on 11 February 2014

Drawing no. SDD2023 received by Local Planning Authority on 11 February 2014

Drawing no. SDD2035 received by Local Planning Authority on 11 February 2014

01. The replacement cabinets hereby approved shall be painted Fir Green RAL 6009.
REASON: In the interests of the visual amenities of the area.
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

Informative(s):

01. The applicant is advised that consideration should be given to the use of anti-graffiti paint on the proposed cabinets.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk