

Unrestricted Report

ITEM NO: 14

Application No.
14/00177/RTD
Site Address:

Ward:
Hanworth

Date Registered:
17 February 2014

Target Decision Date:
13 April 2014

Telecommunications Mast Crowthorne Road / Ringmead Bracknell Berkshire

Proposal:

Replacement of existing 14.8M high monopole telecommunications mast and cabinets with 15M Jupiter 'S' type monopole with 6 no. internally shrouded antennas and associated equipment cabinet.

Applicant:

CTIL and Vodafone Ltd

Agent:

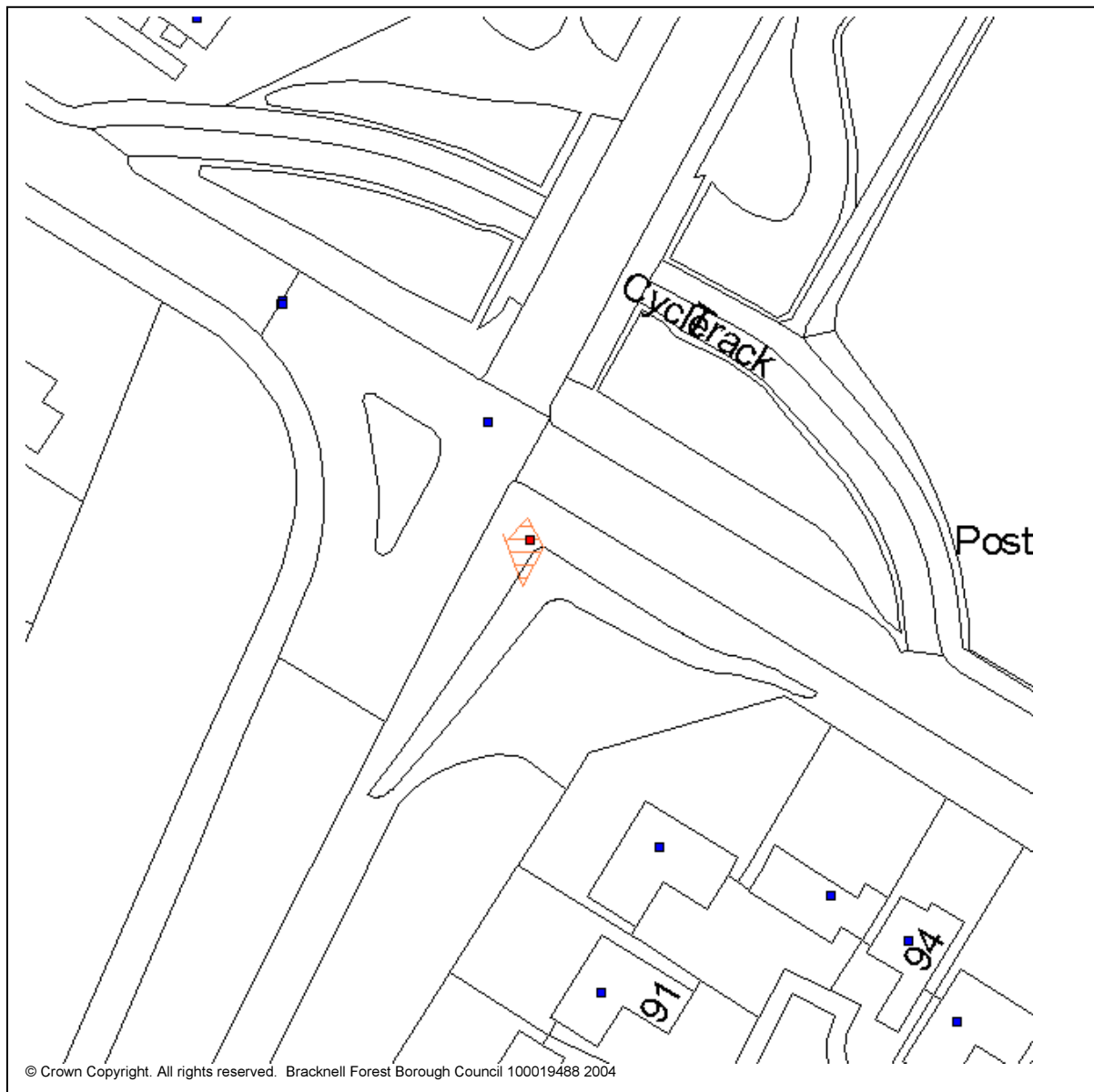
CAIP Ltd

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 additional cabinet 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 0.2m 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 an area of roadside grass along the south side of Ringmead and Crowthorne Road. The surrounding area is predominately residential, with properties at Quintilis to the south-east of the site, and to the west are residential properties at Sylvanus. St Margaret Clitherow Catholic Primary School and The Teepee Day Nursery are located to the north-east of the site.

4. RELEVANT SITE HISTORY

09/00610/RTD for siting and appearance for the replacement of a 13.4m high monopole telecommunications mast with a 14.8m high monopole telecommunications mast with associated equipment cabin on land at Ringmead, near junction with Crowthorne Road. Approved 13.11.2009.

5. THE PROPOSAL

This application seeks prior approval to erect a 15m high dual stack Jupiter Type S monopole with 6no. antennas within a GRP shroud. The proposed replacement mast would

be sited 1.5m away from the existing mast. 1no. additional cabinet is proposed which would be 1.3m x 0.7m x 1.45m. 3no. existing cabinets would be retained.

The existing 14.8m high monopole would be removed following the completion of the upgrade.

The proposed mast would be upgraded to maintain continued coverage and capacity of the existing 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 replacement mast is required to accommodate the new antennas proposed to provide coverage demands.

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 approximately 115m from St Margaret Clitherow Catholic Primary School and The Teepee Day Nursery located to the north-east of the site.

6. REPRESENTATIONS RECEIVED

No representations have been received at the time of the printing of this report. At the time the agenda was published, the 21 day period expires on 24 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. 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 0.2m higher than the existing mast on site, which is considered as a nominal height increase when taking into account the positioning of the mast along a heavily trafficked road. The highway verge along Crowthorne Road consists of numerous items of street furniture, including street lighting columns, traffic lights and road signs, and although the replacement mast would be higher than these features, it would not result in such detrimental harm to the visual amenities of the surrounding area. The mast would remain slimline in design and would be the same colour as the mast it would replace to not greatly increase its visual prominence over that of the existing mast.

The replacement mast would be located 1.5m away from the existing mast already in situ. A planning condition would be required in the event of prior approval being granted for the replacement mast that the existing mast is removed once the new mast is operational and the existing mast has been decommissioned.

Further, the additional equipment cabinet would be painted green and would blend in with the backdrop of existing vegetation and trees and would therefore not appear visually intrusive within the street scene. The roadside verge alongside Crowthorne Road already consists of various items of street furniture and it is not considered that the addition of 1no. cabinet, in conjunction with the existing equipment cabinets and meter cabinet would appear visually cluttered to the detriment of the surrounding area.

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 is sited on the junction of Ringmead and Crowthorne Road. The nearest residential property is 92 Quintilis to the south-east of the site, approximately 30m away, with 21 Sylvanus some 50m away to the west of the mast. There is dense screening of mature trees along Crowthorne Road which separates the highway from the surrounding residential properties. The existing mast is 14.8m high and the proposed mast would be 0.2m higher - at 15m. It is considered that the increase in the height of the mast of 0.2m over and above that of the existing mast would be unlikely to appear readily visible to residential properties in close proximity to the site due to the nominal height increase and would therefore not be considered to have a detrimental impact upon neighbouring properties by

virtue of visual intrusion due to separation distances and the screening provided by existing trees.

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 carries limited weight.

14. CONCLUSION

It is considered that the proposed replacement telecommunications mast at a height of 15m and additional 1no. equipment cabinet 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. 100 received by Local Planning Authority on 17 February 2014

Drawing entitled Proposed location plan no. 200 received by Local Planning Authority on 17 February 2014

Drawing entitled Proposed Elevation no. 300 received by Local Planning Authority on 17 February 2014

Drawing no. SDD2023 received by Local Planning Authority on 17 February 2014

01. The existing 14.8m high mast approved and implemented under application 09/00610/RTD shall immediately be removed following the installation of the replacement mast hereby permitted once it is operational and the existing mast has been decommissioned.

REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

02. The 1no. additional cabinet 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