

Unrestricted Report

ITEM NO: 16

Application No.
14/00223/RTD
Site Address:

Ward:
Great Hollands North

Date Registered:
28 February 2014

Target Decision Date:
24 April 2014

Telecommunications Mast Opposite Viking Ringmead Great Hollands Bracknell Berkshire

Proposal: **Replacement of existing 12.5m Jupiter 811E monopole telecommunications mast and cabinets with a 12.5m Jupiter S monopole and installation of one new cabinet.**

Applicant: CTIL and Vodafone

Agent: Mr Ian Waterson

Case Officer: Laura Rain, 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 proposal would not exceed the existing 12.5m high mast 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 cabinet would be 0.91sqm.

However as the proposal is in close proximity to the highway it is considered necessary to assess the siting of the mast in terms of highway safety and as such Prior Approval is required to ensure that there is no detrimental impact upon highway safety.

3. SITE DESCRIPTION

The mast would be located on the same position as the existing mast on an area of grass verge at the back edge of the footpath. Behind the proposed siting of the mast are a row of mature/semi mature trees.

These trees mark part of the western boundary of Easthampstead Park and Easthampstead Park Community School.

To the east of the site, across Ringmead is the residential road, Viking. The nearest residential property is 5 Viking which has the boundary of the rear garden 15m from the siting of the mast.

The buildings at Easthampstead Park Community School lie approx 390m to the south west.

The area is characterised by the wide carriageway and 7.7m high lamp columns. There are a number of masts along Ringmead ranging from 9.7m in height to 15m in height.

Residential properties within the area have their rear boundaries adjacent to Ringmead.

Ringmead itself is minor road which circles Birch Hill, Hanworth and Great Hollands.

4. RELEVANT SITE HISTORY

10/00309/RTD Application for prior notification for the erection of a 12.5m high telecommunications mast and associated cabinet. Approved 2nd July 2010.

5. THE PROPOSAL

This application seeks prior approval to replace a 12.5m high street pole with 12.5m high mast with internally shrouded antennas. One associated equipment cabinet (as exists) measuring 1.89m (l) x 0.79 (w) x by 1.65m (h) would remain on site and an additional cabinet 1.3m (l) x 0.7m (w) x 1.7m (h) would be installed to the north west of the mast.

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. If no decision is made within the timeframe the application will be deemed as approved.

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

6. REPRESENTATIONS RECEIVED

No letters of objection had been received at the time the agenda was published, the 21 day period expires on 31st March 2014.

7. SUMMARY OF CONSULTATION RESPONSES

Bracknell Town Council:

No objection.

Transportation Officer:

The Highway Authority has no objections to the proposal as they would not impact on highway safety. The equipment would not be located within a sight line or cause an obstruction.

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

CSDPD Policy CS7 states that development will be permitted which builds upon the local character of the area, provides safe communities and enhances the local landscape where possible. BFBLP 'Saved' Policy EN20 states that development should be in sympathy with the appearance and character of the local area.

'Saved' Policy SC4 of the Bracknell Forest Borough Local Plan 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 is considered consistent with para 43 of the NPPF which states that planning should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified and where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.

These policies are considered to be consistent with the objectives set out within the NPPF. In addition para. 56 the NPPF states that good design is a key aspect of sustainable development and should contribute positively to making places better for people to live.

The proposed mast would be a replacement of an existing mast of the same height on the same location and as such the impact upon the character and appearance of the area would be minimal. The additional cabinet located to the north west of the mast and the existing cabinet would not have a cluttering affect upon the character of the area and its impact would not be so great as to merit refusal.

As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with 'Saved' Policies EN20 and SC4 of the Bracknell Forest Borough Local Plan, Policy CS7 of the Core Strategy DPD and the National Planning Policy Framework.

BFPLP 'Saved' Policy EN20 refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas. In addition to this, part of the requirement for a development to provide a satisfactory design as stated in BFPLP 'Saved' Policy EN20 and CSDPD Policy CS7, is for the development to be sympathetic to the visual amenity of neighbouring properties through its design implications. This is considered to be consistent with the general design principles laid out in paras. 56 to 66 of the NPPF, and para. 66 in particular where applicants are expected to work closely with the surrounding community and generate designs that take into account their views.

Dwellinghouses 3-12 Viking have their rear gardens facing onto Ringmead, on the opposite side of the carriageway of the proposed mast. Some of the dwellings have dormer windows to the rear and as such would be able to view the mast from these windows. However, due to the distance of at least 25m and the low height of the mast, with its back drop of tress, it is not considered that the proposal would have an overbearing impact or loss of amenities for these properties.

The proposed mast would be considered to appear visible to surrounding residential properties, however due to its slim line design, it would not be considered to appear so prominent and unduly overbearing to surrounding residential properties as to warrant refusal of the application.

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 Bracknell Forest Borough Local Plan and the National Planning Policy Framework.

11. HIGHWAY SAFETY

CSDPD Policy CS23 states that the LPA will seek to increase highway safety. This is considered to be consistent with the NPPF.

Given the observation of the Transportation Officer the proposal is not considered to be detrimental to highway safety and as such is considered to be in accordance with Policy CS23 of the Cores Strategy DPD and the NPPF and would not result in highway implications.

12. HEALTH IMPLICATIONS

The NPPF states in para 46 that the LPA should "not seek to prevent competition between different operators, question the need for the telecommunications system, or 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 and the proposal complies with the NPPF.

13. NEED

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

As stated above the NPPF states in para 46 "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."

The applicants have stated that they need to upgrade the mast to provide 4G coverage for both Vodafone and O2. However, 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. CONCLUSIONS

It is considered that the proposed telecommunications equipment to accommodate both Vodafone and O2 would be acceptable as a mast share, not adversely impacting upon the residential amenities of adjoining properties or appearing visually intrusive to the detriment of the surrounding area. The proposed replacement mast and additional equipment cabinet would therefore be acceptable subject to no adverse impact upon highway safety.

As such, the proposal is considered to be in accordance with Policy CP1 of SALP, policies CS7 and CS23 of the CSDPD, '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.

RECOMMENDATION

That the Head of Development Management be authorised to **APPROVE** the application following the end of the consultation period subject to no further additional material representations raising issues not addressed in this report being received and in accordance with the plans as stated below .

Drg No 100 received by LPA 28.02.2014

Drg No 201 received by LPA 28.02.2014

Drg No 301 received by LPA 28.02.2014

Drg No SDD2023 received by LPA 28.02.2014

Informative(s):

01. The applicant is advised to seek consent from the Council's Traffic Manager for any works on the highway. The Traffic Manager can be contacted at the Environment Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000.

02. 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