

Unrestricted Report

ITEM NO: 17

Application No.
14/00224/RTD
Site Address:

Ward:
Harmans Water

Date Registered:
28 February 2014

Target Decision Date:
24 April 2014

Telecommunications Mast Harmans Water Road Bracknell Berkshire

Proposal:

Removal of existing 14.8m monopole telecommunications mast and replacement with a 15m Jupiter type S monopole mast and installation of one equipment cabinet.

Applicant:

CTIL and Vodafone

Agent:

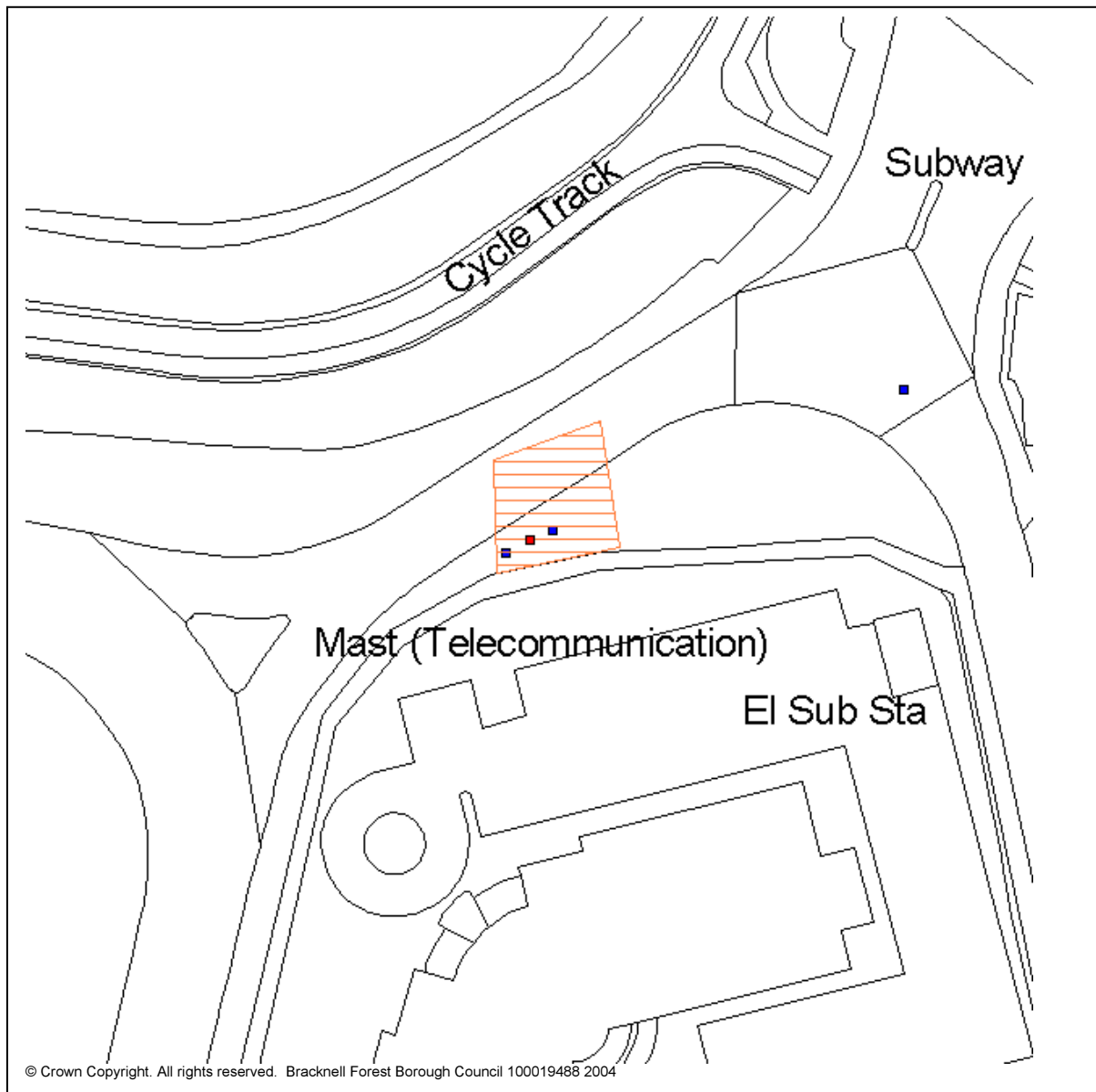
Mr Ian Waterson

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 20m in height 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 a large area of grass verge adjacent to the roundabouts at Harmans Water Road, Opladen Way and Nightingale Crescent. To the south is a footpath which runs along the boundary with the Cadence office building. There are 12m high trees along this boundary.

The nearest building is the Cadence office building at a distance of approx 10m away from the site. This building is flat roofed and 10m in height. There is a number of different types of street furniture within the area including road signs, 10m high lamp columns and a T Mobile mast.

The nearest dwelling house, 18 Harmans Water Road, is located some approx 37m from the site.

4. RELEVANT SITE HISTORY

05/00704/RTD Submission of details of siting and appearance for the erection of 14.7m high telecommunications monopole mast and 2no. associated equipment cabins. (to east of Bagshot Road roundabout to north-west of office building). This application for prior approval was refused on the following grounds:

01. The parking of maintenance vehicles would require traffic management measures in close proximity to an already busy arm of the Sports Centre Roundabout. This would adversely affect highway safety and impede the free flow of traffic resulting in unacceptable delays. The details of the proposed development are therefore contrary to SC2 of the Bracknell Forest Borough Local Plan and Policies T1 and T4 of the Berkshire Structure Plan 2001 - 2016.

02. By reason of its height and design the proposed mast represents an unduly prominent feature in the street scene, out of character with, and detrimental to the visual amenities of the surrounding area. The details of the proposed development are therefore contrary to EN20 and SC4 of the Bracknell Forest Borough Local Plan.

This application was allowed on appeal. The Inspector stated:

"The area benefits from many trees, including some to the north of the appeal site, on the other side of Harmans Water Road, and on the roundabout to the west. Although the proposed mast would be 14.7m high, I consider that given its siting and slim design, along with the presence of other tall structures, including street lighting columns, the trees and Cadence Office Building, it would not appear visually obtrusive or out of keeping with the area.

When viewed from the east, along Harmans Water Road, and south, along Bagshot Road, the proposed mast would be seen against significant backdrop of trees, which, in my opinion, would ameliorate its visual impact in these views. The trees on the roundabout would also block views of most of the structure from the west. Although somewhat lower than the proposed mast, the Cadence Office Building would provide a backdrop in views from the north. As such, I do not consider that the proposal would appear as either a prominent or intrusive feature in the street scene and would not be detrimental to the visual amenities of the area."

10/00285/RTD Erection of 14.8m telecommunications mast and associated equipment cabinet. Approved. 25th June 2010.

5. THE PROPOSAL

This application seeks prior approval to replace a 14.8m high street pole with 15m high mast with internally shrouded antennas. The proposed mast would be located 4.4m to the west of the existing mast position. One associated equipment cabinet (as exists) measuring 1.89m (l) x 0.79m (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 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 have 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 site lies adjacent to the link road between the A332 Bagshot Road and Harmans Water Road. The Highway Authority has no objections to the proposals as they would not impact on highway safety. The equipment would not be located within a sight line or obstruct the footway.

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 impact upon highway safety and the impact upon the character and appearance. 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 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. The height increase of the replacement mast of 0.2m from 14.8m to 15m 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 a similar location as the existing mast and a mast has existed in this location since 2010.

The mast is sited on a roundabout with numerous items of existing street furniture in close proximity (including a T-mobile mast) to the site and therefore the replacement mast at 15m high would not appear so unduly obtrusive to the detriment of the surrounding area.

The additional cabinet 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.

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.

It is not considered that the replacement mast and additional equipment cabin would have a detrimental impact on the amenities of the neighbouring properties, the nearest of which is 40m away and separated by a road.

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 SDD2023 received by the LPA 28.02.2014

Drg no 100 received by the LPA 28.02.2014

Drg no 201 received by the LPA 28.02.2014

Drg no 301 received by the 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