

Unrestricted Report

ITEM NO: 14

Application No.
14/01274/RTD

Ward:
Winkfield And
Cranbourne

Date Registered:
8 December 2014

Target Decision Date:
1 February 2015

Site Address:

**Telecommunications Mast Opposite Great Oaks
Cottage Crouch Lane Winkfield Windsor Berkshire**

Proposal:

**Installation of 10 metre tall dual-operator telecom's monopole
complete with 1 no. antenna within a GRP shroud , 1 no. equipment
unit plus ancillary works**

Applicant:

Daly International (Uk) Ltd

Agent:

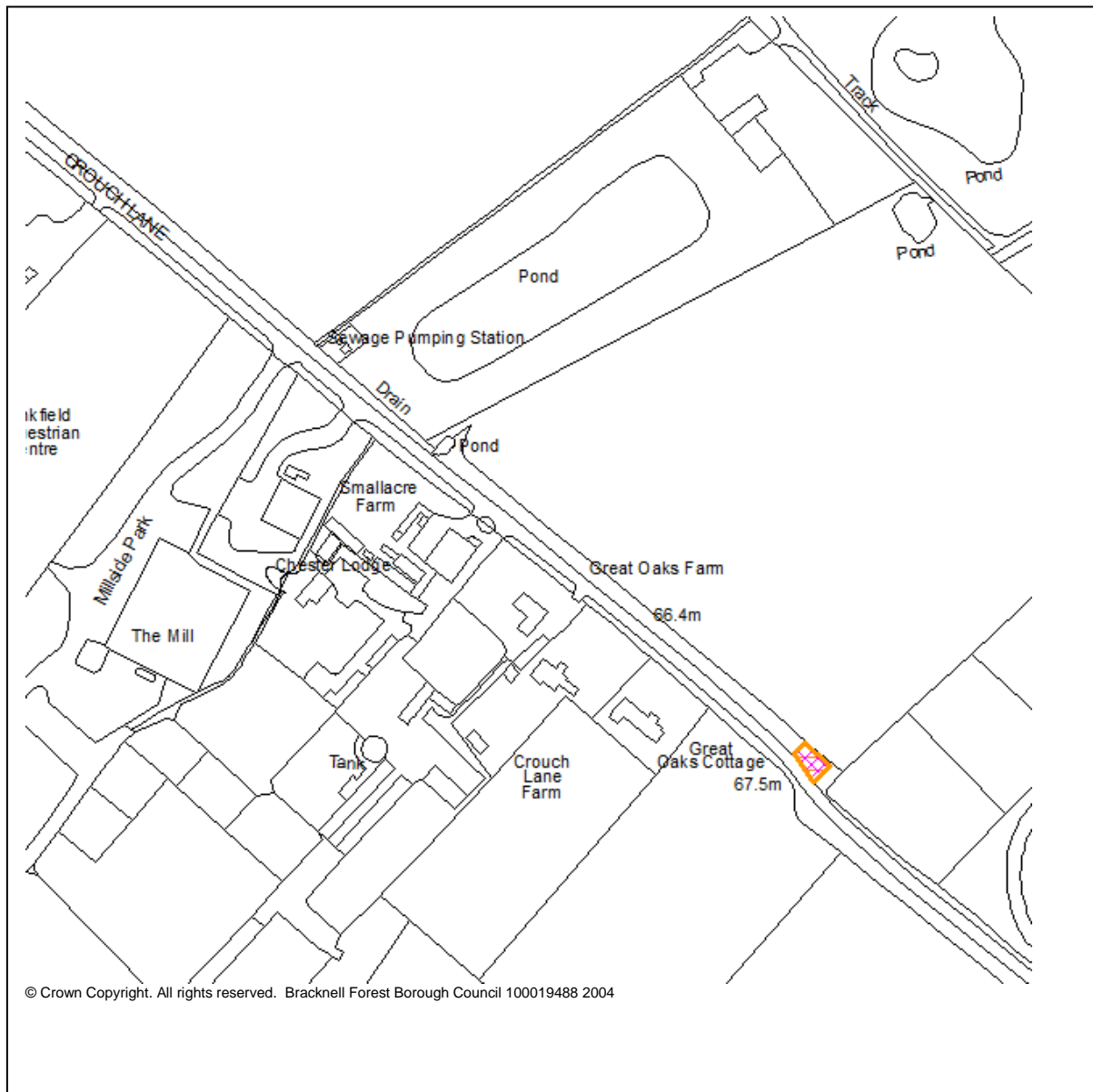
(There is no agent for this application)

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 over three objections have been received.

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 exceeds 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 1.5 sqm.

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 an area of grass verge along Crouch Lane. To the north and south are open fields. To the east lies Ranelagh Farm. To the west lies a small cluster of building and dwellings.

The nearest dwelling house, Great Oaks Cottage, is located some 67m from the site.

4. RELEVANT SITE HISTORY

There is no relevant site history.

5. THE PROPOSAL

This application seeks prior approval for a 10m high mast of a telegraph pole design with timber effect finish.

One associated equipment cabinet measuring 1.89m (l) x 0.79m (w) x by 1.65m (h) is proposed to the north west of the mast. The proposed cabinet would be green.

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

12 letters of objection have been received. These raise the following issues:

- The pole would be visually prominent within the Green Belt.
- The siting is an accident hot spot.
- The siting is on the only dangerous, narrow stretch of Crouch Lane which is 60 mph.
- Crouch Lane is not salted in the winter.
- The applicant has incorrectly stated it is a 30mph road.
- Alternative sites have also not been fully explored for example the pumping station and owners of adjacent fields have not been approached.
- A more urban location would be more suitable. For example North Street
- A site with tree cover would be more suitable. There is no tree on site although one is show on the plans.

7. SUMMARY OF CONSULTATION RESPONSES

Winkfield Parish Council:

Recommend refusal: Winkfield Parish Council is concerned that inadequate consultatoin has been carried out and query the accuracy of the information in the proposal. WPC notes that alternative sites have been suggested and these should be considered.

Highways Officer:

No objection in principle to the location subject to:

- A grasscrete parking area of lay-by being provided.
- The cabinet being located at least 1m from the top edge of the ditch.
- Details of power and ancillary connections being provided.

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 mast is required by Telefonica UK Ltd in order to replace coverage, which up until present has been provided from a base station located to the 560m west of the site in a field off of Crouch Lane. The Design and Access Statement submitted states that despite lengthy negotiations, no commercial agreement can be reached between the operator and the previous site provider. The proposed mast would provide 2G and 3G coverage for Telefonica UK Ltd and Vodafone Limited.

The mast is designed to look like a telegraph pole which is characteristic of Crouch Lane and the height of the mast has been kept low at 10m. It is therefore considered that the proposed impact upon this rural setting has been kept to a minimum and would not be so great as to merit a refusal.

The proposed cabinet would be painted green and would be viewed with a backdrop of a hedge. The proposed cabinet would therefore not appear visually prominent 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 proposed mast and associated equipment cabinet would have a detrimental impact on the amenities of the neighbouring properties, the nearest of which is 67m 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.

The grass verge is wide enough to be able to safely accommodate the proposed kit and mast whilst not infringing too far out towards the road. Due to the fact that there is a ditch behind the proposed cabinets and that access to maintain the ditch and hedge should be provided it is advised that the back of the cabinet is located at least 1m from the top edge of the ditch.

Crouch Lane is not overly wide at this point and the road kinks reducing the effective, any service vehicle especially those that would operate on the mast would need to be parked on the verge so as not to restrict passing vehicles. Continuous use over time and especially at times when the ground is wet could lead to damage to the highway verge. In that respect it is advised that some form of grasscrete or alternative lay-by is formed to cater for such use, this would appear as grass keeping the rural character but it would also protect the verge and road users as service vehicles would be kept off the carriageway when working on the equipment.

Amended plans have been requested to detail the above which would address the concerns of the Highway Authority.

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 replacement 2G and 3G coverage for both Vodafone Limited and Telefonica UK Ltd. 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 Limited and Telefonica UK Ltd 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 rural area. The proposed mast and 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

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

01. Drg no 100 received by LPA 08.12.2014
Drg no 200 received by LPA 08.12.2014
Drg no 300 received by LPA 08.12.2014

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.
03. The National Joint Utilities Group (NJUG) publish clear guidance on the work methods required to minimise damage to trees in the execution of excavations and works of the type required by the installation of phone masts. The publications are available as free downloads from the following website: www.njug.org.uk/category/3/pageid/5/
These standards should be applied to the execution of approved works.

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