

Unrestricted Report

ITEM NO: 19

Application No.
15/00793/RTD

Ward:
Winkfield And
Cranbourne

Date Registered:
17 August 2015

Target Decision Date:
11 October 2015

Site Address:

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

Proposal:

Installation of 12 metre tall dual-operator monopole with 2 no. dishes, 2 no. equipment cabinets, 1 no. meter cabinet and associated ancillary works.

Applicant:

Vodafone Ltd

Agent:

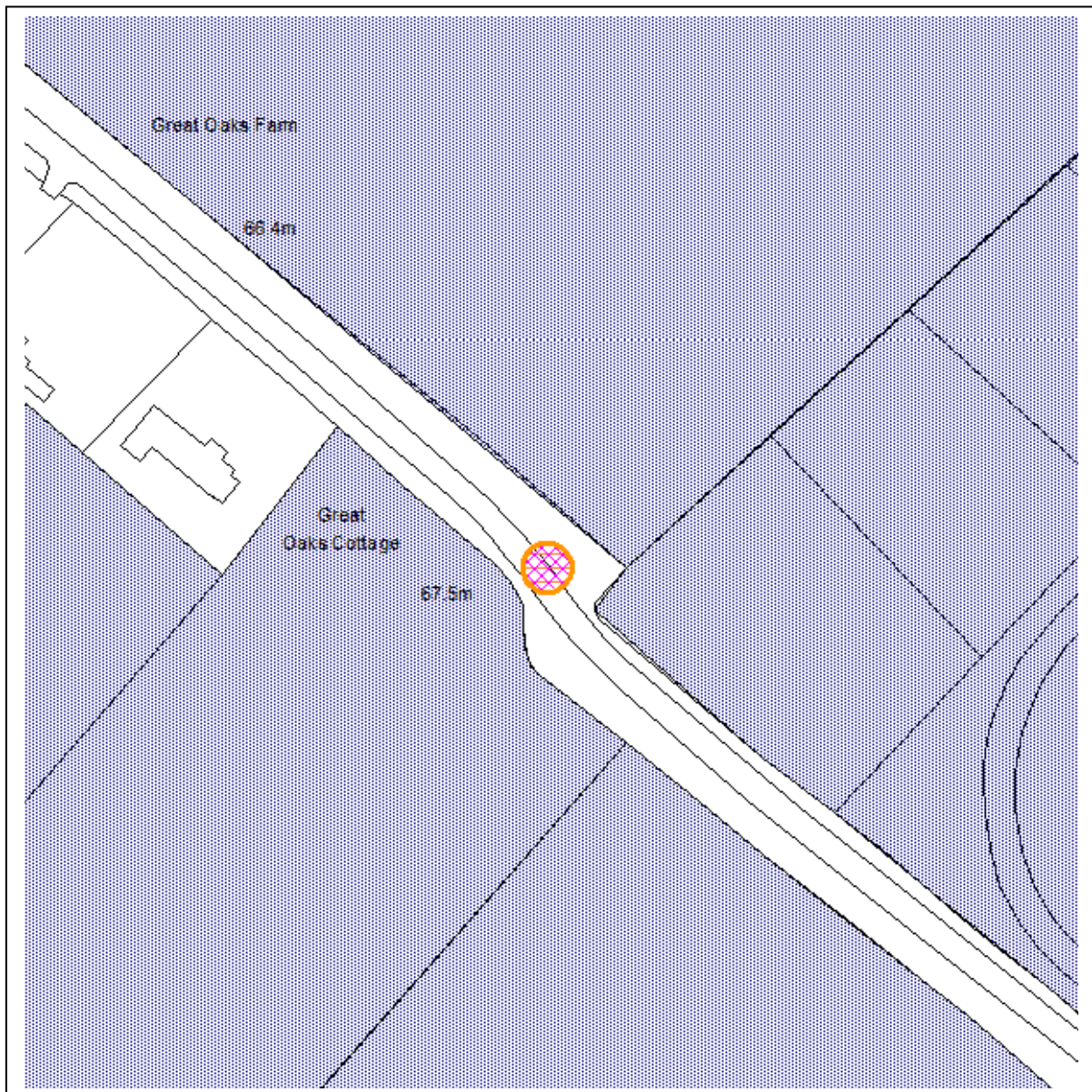
Daly International

Case Officer:

Matthew Miller, 01344 352000

Development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 Prior Approval is sought for a 12 metre high telecommunications mast, as an amendment to approval 12/01274/RTD.

1.2 The proposal is not considered to result in an adverse impact on the character of the surrounding area through its use of timber finishing. It would not result in an adverse impact on the amenity of the neighbouring properties due to the separation distances. It is not considered that the proposal would result in an adverse impact on highway safety considering the provision of a hardsurfaced off-street lay-by for a maintenance vehicle. Furthermore it is not considered that there are any grounds for refusal of the proposal based on perceived health risks.

1.3 It is therefore recommended that the siting and appearance of the development proposed be approved.

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| RECOMMENDATION |
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| Prior Approval be granted as per the recommendation in Section 12 of this report. |
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

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

3. PERMITTED DEVELOPMENT RIGHTS FOR TELECOMMUNICATIONS DEVELOPMENT

3.1 Class (a) A, Part 16, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 deals with permitted development for telecommunications development.

3.2 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-
(a) in the case of the installation of apparatus (other than on a building or other structure) the apparatus, excluding any antenna, would exceed a height of 15 metres above ground level. [Officer Comment: This is as opposed to the alteration or replacement of existing apparatus].

3.3 The proposed mast would not exceed 15 metres and as such the mast complies with the above. The GPDO also allows for cabinets where they do not exceed 1.5 square metres. The ground area of the three proposed cabinets would not individually exceed 1.5 square metres.

3.4 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.

4. PLANNING STATUS AND SITE DESCRIPTION

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| PLANNING STATUS |
| Outside defined settlement, within the Green Belt |

4.1 The application site is a grass verge along the northern side of the highway of Crouch Lane, bordering an area of planting forming hedging exceeding 2 metres in height to the north. The site is located within predominately undeveloped rural surroundings, within the Green Belt. To the north and south of the site are open fields. To the east lies Ranelagh Farm. To the west lies a small cluster of building and dwellings.

4.2 The nearest dwellinghouse, known as 'Great Oaks Cottage', Crouch Lane, is located some 67 metres from the site.

4.3 There is no existing telecommunications mast on the site. An existing equipment cabinet and an existing meter cabinet are present on site, and these are to be either retained or replaced with like-for-like cabinets as part of the proposal.

5. RELEVANT SITE HISTORY

14/01274/RTD

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.
Approved (2015)

6. THE PROPOSAL

6.1 This application seeks Prior Approval for a 12 metre high mast of a telegraph pole design, with a timber-effect finish.

6.2 An equipment cabinet is proposed to be installed to the east of the mast, measuring 1.3m (l) x 0.7m (w) x 1.45m (h). An equipment cabinet and a meter cabinet are proposed to be installed/retained to the west of the mast, measuring 1.98m (l) x 0.79m (w) x 1.65m (h), and 0.66m (l) x 2.6m (w) x 1.02m (h) respectively. All three cabinets would have an external green finish.

6.3 Hardstanding forming 'grasscrete' is proposed to be formed to the south of the proposal, adjoining the main highway of Crouch Lane, to provide off-street parking for a maintenance vehicle.

6.4 The mast and the 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 applicant has 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.

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

6.6 The proposal is a revision to prior approval 14/001274/RTD, to revise the height of the proposed mast from 10 metres to 12 metres, and to install two additional cabinets. The revisions are required as since the approval of the previous application in January

2015, the need has arisen to establish a new base-station in the area. To prevent the need to establish two individual masts in the same area, it is proposed to increase the height of the approved mast to increase its coverage.

7. REPRESENTATIONS RECEIVED

Winkfield Parish Council:

7.1 No representations have been received from Winkfield Parish Council at time of writing.

Other representations:

7.2 Three objections have been received from residential properties within Crouch Lane. The objections can be summarised as follows:

- There has not been adequate consideration of alternative sites for the proposed mast.
- The proposal would result in an adverse impact on the character of the surrounding area, and on highway safety.
- The submitted proposed plans are inaccurate, as they show a tree that is not present on site.

[Officer Comments:

(i) The applicant has provided within their submission an assessment of twenty individual sites considered as part of the proposal. Through this assessment it has been determined that the application site would be the most practical option for the proposal. The submitted plans indicate the presence of existing shrubbery and hedging on site. The tree shown on the proposed elevation plan is correct as it shows a tree present on land behind the hedging].

The matters concerning impacts on the character of the surrounding area and on highway safety are assessed in the report below.

(ii)The consultation period expires on 9 September 2015. Any further comments received past the deadline of the Committee Report will be included on the Supplementary Report.]

8. SUMMARY OF CONSULTATION RESPONSES

8.1 Highway Officer:

None received at time of writing [Officer Comment: Any comments received will be reported in the supplementary report].

9. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

| | Development Plan | NPPF |
|------------------|---|---|
| General policies | CP1 of SALP, CS1 & CS2 of CSDPD | Consistent |
| Design | CS7 of CSDPD, Saved policy GB1 and SC4 of BFBLP | Consistent (SC4 consistent with regards to character and appearance considerations) |
| Highway safety | CS23 of CSDPD | Consistent |

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|---|---------------------------|--|
| Health implications | None, refer to NPPF | N/A |
| Need | Saved policy SC4 of BFBLP | Not consistent (see sections 9.16 – 9.18 of report). |
| Supplementary Planning Documents (SPD) | | |
| (None) | | |
| Other publications | | |
| National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) Community Infrastructure Levy. | | |

10. PLANNING CONSIDERATIONS

10.1 The key issues for consideration are:

- i Impact on character and appearance of the area
- ii Impact on residential amenity
- iii Impact on highway safety
- iv Health implications
- v Need
- vi Community Infrastructure Levy

i Impact on Character and Appearance of Area

10.1 The mast is required by Telefonica UK Ltd. In order to provide replacement coverage, which up until the present has been provided from a base station located 560 metres to the west of the site in a field off Crouch Lane. The submitted Design and Access Statement states that the landlord of the site to the west has served Telefonica with a Notice to Quit the current lease agreement, which has necessitated the need for a replacement site to be provided to ensure that coverage is maintained. Failure to replace the coverage could result in economic and social impact on local residents and businesses. The proposed mast would provide 2G and 3G coverage for Telefonica UK Ltd. and Vodafone Ltd.

10.2 As stated within section 6.6 of the report, revisions are required to prior approval 14/01274/RTD to prevent the need to establish two individual masts in the same area.

10.3 The mast is designed to have a timber-effect finish, to make it more sympathetic in appearance in relation to the surrounding telegraph poles, and it would therefore not be considered to be out of character in the street scene of Crouch Lane and in the general surrounding area. The proposed height of 12 metres would be the minimum height possible to provide the coverage that has been identified as being required. In any case, it is considered that a height of 12 metres would not be adversely out of character with the surrounding area and its countryside setting considering its overall bulk and the use of timber-effect finishing in the context of the surrounding area, which includes existing telegraph poles.

10.4 The proposed cabinets would be painted green and would be viewed against a backdrop of a hedge. Considering this and the overall size of the proposed cabinets, it is not considered that they would appear visually prominent within the street scene.

10.5 The applicant's Design & Access Statement has states that the applicant has conducted a detailed investigation into finding a suitable site for the proposed mast, the identification of twenty alternative options. Out of these available options the application site has been determined as being the most favourable.

10.6 The formation of hardstanding is proposed adjacent to the main highway. This would consist of 'grasscrete', which would be considered sympathetic to the rural character of the surrounding area, particularly compared to standard tarmac.

10.7 As the proposal would replace an existing mast present to the west (implemented under application 00/01019/RTD42), it is recommended that a condition be imposed to ensure the removal of this existing mast, to prevent an unnecessary proliferation of masts to the detriment of the countryside setting, and Green Belt location.

10.8 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area, including its Green Belt setting, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policies EN20 and SC4, and the NPPF, subject to the recommended condition.

ii Impact on Residential Amenity

10.9 It is not considered that the proposed mast and associated equipment cabinet would have a detrimental impact on neighbouring properties, considering that the nearest building to the application site ('Great Oaks Cottage', Crouch Lane) has a separation distance of 67 metres.

10.10 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF.

iii Impact on Highway Safety

10.11 The grass verge is considered to be wide enough to be able to safely accommodate the proposed equipment and mast, whilst not encroaching or infringing too far towards the main highway. An existing ditch is sited on the northern side of the application site, between the proposal and the existing hedging to the rear. A 1.0 metre separation distance would be retained between the proposal and the ditch to provide access to maintain the ditch and hedging.

10.12 The highway of Crouch Lane is not overly wide at the location of the application site, and the road bends directly to the west of the site, potentially disrupting visibility. As a result it is considered that any maintenance vehicles would need to be parked on the grass verge so as not to restrict passing vehicles or disrupt visibility. The proposal would therefore involve the formation of permeable 'grasscrete' hardstanding, which would provide an acceptable amount of space to park a maintenance vehicle off-street.

iv Health Implications

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

10.14 The ICNIRP is an independent scientific body which has produced an international set of guidelines for public exposure to radio frequency waves.

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

10.16 It is therefore considered that there are no grounds for refusal of the proposal based on perceived health risks, and as a result the proposal complies with the NPPF.

v Need

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

10.18 However, para. 46 of the NPPF states that 'Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, [or] question the need for the telecommunication systems'.

10.19 The applicants have outlined the need to provide telecommunications equipment in this location in sections 6.6 and 9.1 of this report. However, the issue of need is not a planning consideration and therefore in this respect, 'Saved' Policy SC4 is inconsistent with national policy.

vi Community Infrastructure Levy (CIL)

10.20 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

10.21 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including extensions of 100 square metres of gross internal floor space, or more, or new build that involves the creation of additional dwellings. In this case the proposal is not CIL liable as it would not constitute the creation of internal floor space.

11. CONCLUSIONS

11.1 It is considered that the proposed telecommunications equipment to accommodate both Telefonica UK Ltd. and Vodafone Ltd. would be acceptable as a mast share, and would not result in an adverse impact on the character of the surrounding area, the amenity of the surrounding properties, on highway safety, or on public health. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7, and CS23, BFBLP 'Saved' Policy EN20, and the NPPF. With regard to 'Saved' Policy SC4 limited weight is given to this policy for the reason given in section 9.18 of the report.

12. RECOMMENDATION

That the siting and appearance of the development proposed be APPROVED subject to the following conditions:

01. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 17 August 2015:
Drg no 100 Issue E 'Site Location Maps'
Drg no 200 Issue E 'Proposed Site Plan'
Drg no 300 Issue B 'Proposed Site Elevation A'
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

02. The existing 15m high mast and associated cabinet approved and implemented under application 00/01019/RTD42 shall, within 3 months of the installation of the mast

hereby permitted, be decommissioned and removed from the land on which it is currently installed.

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

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