

**ITEM NO:**

Application No.  
**15/01060/RTD**  
Site Address:

Ward:  
Bullbrook

Date Registered:  
23 October 2015

Target Decision Date:  
17 December 2015

**Telecommunications Mast (T-Mobile 51470) London  
Road Bracknell Berkshire**

Proposal: **Replacement of 12M phase 3 monopole with 12M phase 4 monopole  
and additional equipment cabinet.**

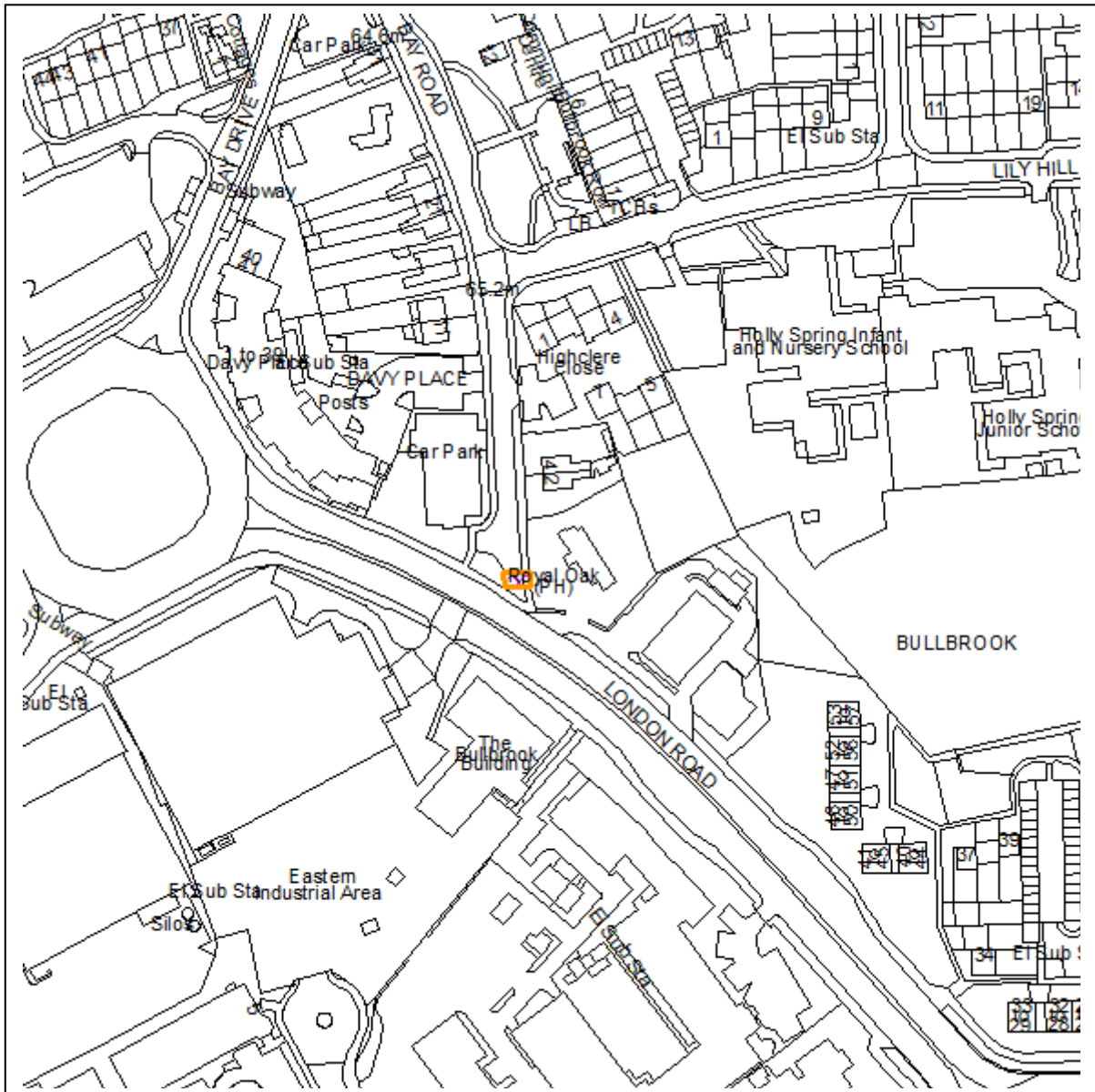
Applicant: H3G and EE Ltd

Agent: JN Planning Consultants

Case Officer: Sarah Horwood, 01344 352000

[development.control@bracknell-forest.gov.uk](mailto: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 to replace an existing 12m metre high mast. 1 no. additional cabinet is also proposed. The replacement mast and additional cabinet would provide improved 2G and 3G coverage for the EE and H3G network and also provide 4G coverage.

1.2 The proposed replacement mast would not have an adverse impact on the character of the surrounding area and would not adversely impact upon the amenity of the neighbouring properties. Further, there would be no adverse impact to highway safety. There are no grounds for refusal based on perceived health risks.

1.3 It is therefore recommended that prior approval be granted for the replacement mast and cabinet.

<b>RECOMMENDATION</b>
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Delegate to the Head of Planning to grant Prior Approval as per the recommendation in Section 12 of this report following the expiration of the consultation period.
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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-

(c) in the case of the alteration or replacement of an existing mast (other than on a building or other structure, on article 2(3) 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.

3.3 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 1.5sqm. The ground area of the proposed additional cabinet would be under this size criteria.

3.4 Due to the close proximity of the replacement mast and additional cabinet to the highway, it is considered necessary to assess their siting 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**

<b>PLANNING STATUS</b>
Land within defined settlement

4.1 The application site is located to the north of London Road, close to the Royal Hunt public house. The existing mast and associated equipment are located on an area of grass between London Road and Bay Road.

4.2 There are residential properties to the north, north-east and north-west of the site. To the east is a BP filling station and to the south is the Bullbrook Building and a Honda car sales showroom.

4.3 The nearest school to the site is Holly Spring Infant and Nursery School and Junior School on Lily Hill Road. The replacement mast would be sited some 100m from the school building at the closest point.

#### **5. RELEVANT SITE HISTORY**

5.1 07/00539/RTD approved for erection of 11.7m high monopole with integral antennae and associated equipment cabinets (July 2007).

#### **6. THE PROPOSAL**

6.1 This application seeks prior approval to erect a 12m high phase 4 monopole sited in the same position as the existing monopole. The proposed replacement monopole would be galvanised steel in colour and the antenna shroud would be grey in colour. 1no. additional Pagona cabinet is proposed which would be 0.77m wide x 0.77m deep x height of 2.1m. The cabinet would be green in colour.

6.2 The proposed antenna would be located on the same bearings as the existing antenna.

6.3 The proposed mast would be upgraded to provide improved 2G and 3G coverage for the EE and H3G network and also provide 4G (fast service) data.

6.4 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.

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

#### **7. REPRESENTATIONS RECEIVED**

##### Bracknell Town Council:

7.1 No comments received at time of writing.

##### Other representations:

7.2 No representations have been received at time of writing.

7.3 Officer Comment: The consultation period expires on 16 November 2015. Any further comments received past the deadline of the Committee Report will be included on the Supplementary Report. The application will then be delegated to the Head of Planning in

view of any comments received between the Planning Committee of 12 November and the 16 November deadline.

## 8. SUMMARY OF CONSULTATION RESPONSES

Highway Officer

8.1 No objection.

## 9. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

9.1 The key policies and guidance applying to the site are:

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Transport and highway safety	CS23 of CSDPD	Consistent
Telecommunications provision	Saved policy SC4 of BFBLP	Not consistent in terms of need
<b>Supplementary Planning Documents (SPD)</b>		
None		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

## 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

10.2 The replacement mast would be sited in the same location as the existing mast which has been in situ since 2007 and would be the same height as the mast it would replace at 12m. Based on these parameters, the replacement mast would not result in additional harm to the visual amenities of the surrounding area over and above that of the existing mast. Further, the replacement mast would be the same colour as the existing mast which would also mitigate its visual prominence in the street scene.

10.3 The replacement mast would be 0.2m wide on the column itself, with the antenna shroud being 0.5m wide. The mast would be mounted on a diplexer cabinet which would be 0.6m wide. Given the height and siting of the replacement mast would not differ to that of the existing mast along with the replacement mast being the same colour as that of the existing mast, any increase in width of the mast would not appear so prominent in the street scene and the replacement mast would remain slim-line in design.

10.4 The mast is located on a heavily trafficked 'A' road with numerous street furniture including street lighting columns, bus stop and another telecommunications monopole to the south-east of the mast subject to this application which is approximately 15m high. There are a mix of uses within the immediate area, including residential, businesses, a public house and offices. Given the mix of uses in the area, the replacement mast would not detract from the character of the area.

10.5 1no. additional cabinet is proposed along with the retention of existing cabinet. The additional cabinet would not appear visually cluttered to the detriment of the surrounding area when viewed in conjunction with the existing cabinets on site. The additional cabinet would be painted green to match the existing cabinets on site.

10.6 A replacement telecommunications mast is required to improve and upgrade existing network coverage. No alternative sites have been considered in view of the proposal being an upgrade to an existing site.

10.7 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policies EN20 and SC4, and the NPPF.

## **ii IMPACT ON RESIDENTIAL AMENITY**

10.8 The replacement mast and additional cabinet would be sited some 15m from the Royal Hunt PH to the north-east, 35m from nos. 2 and 4 Bay Road, 55m from the flatted development at Davy Place to the north-west and some 30m from the Bullbrook Building to the south. In view of these separation distances to the nearest residential dwellings and existing business premises, along with the height of the replacement mast being the same height as the existing mast and being sited in the same location as the existing mast, the proposed replacement mast and additional cabinet would not have a detrimental impact to the residential amenities of surrounding dwellings and businesses. Further, the proposed antenna would be located on the same bearings as the existing antenna.

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

## **iii. IMPACT ON HIGHWAY SAFETY**

10.10 This existing site is on London Road, but can be accessed off Bay Road, an adopted highway with a turning area.

10.11 This like-for-like replacement mast would not result in risks to highway safety. The new pole would be in the same position as the existing pole which would be removed.

10.12 A new cabinet is proposed and this would be sited on the verge in line with existing cabinets. This would not affect access or highway safety.

10.13 There would be no changes to current routine maintenance arrangements arising from this proposal.

10.14 It is therefore considered that the development would not result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23 and the NPPF.

## **iv. HEALTH IMPLICATIONS**

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

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

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

10.18 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**

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

10.20 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'.

10.21 The applicants have outlined the need to provide improved telecommunications services in this location. 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)**

10.22 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.

10.23 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 proposal would not result in an adverse impact on the character of the surrounding area, the amenity of surrounding properties/businesses, 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 paras. 10.19 to 10.21 of this report.

### **12. RECOMMENDATION**

12.1 Delegate to the Head of Planning to grant Prior Approval following the expiration of the consultation period for the siting and appearance of the development subject to compliance with the following conditions:

1. Drawing no. BRF005 01 Rev A received by Local Planning Authority on 23 October 2015

Drawing no. BRF005 002 Rev A received by Local Planning Authority on 23 October 2015  
Drawing no. BRF005 003 Rev A received by Local Planning Authority on 23 October 2015  
Drawing no. BRF005 004 Rev A received by Local Planning Authority on 23 October 2015

2. The 1no. additional cabinet hereby approved shall be painted Green RAL 6009.

REASON: In the interests of the visual amenities of the area.

[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

Informative

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