

ITEM NO:

Application No.

15/01095/RTD

Site Address:

Ward:

Old Bracknell

Date Registered:

30 October 2015

Target Decision Date:

24 December 2015

**Land At Rear Of Shell Garage Bagshot Road
Bracknell Berkshire**

Proposal:

Replacement of existing 12M pole supporting 3 no. antennas (overall height 14.9M) with a new 16M pole supporting 3 no. shrouded antennas (overall height 16M), replacement of 1 no. equipment cabinet, installation of 1 no equipment cabinet with ancillary development.

Applicant:

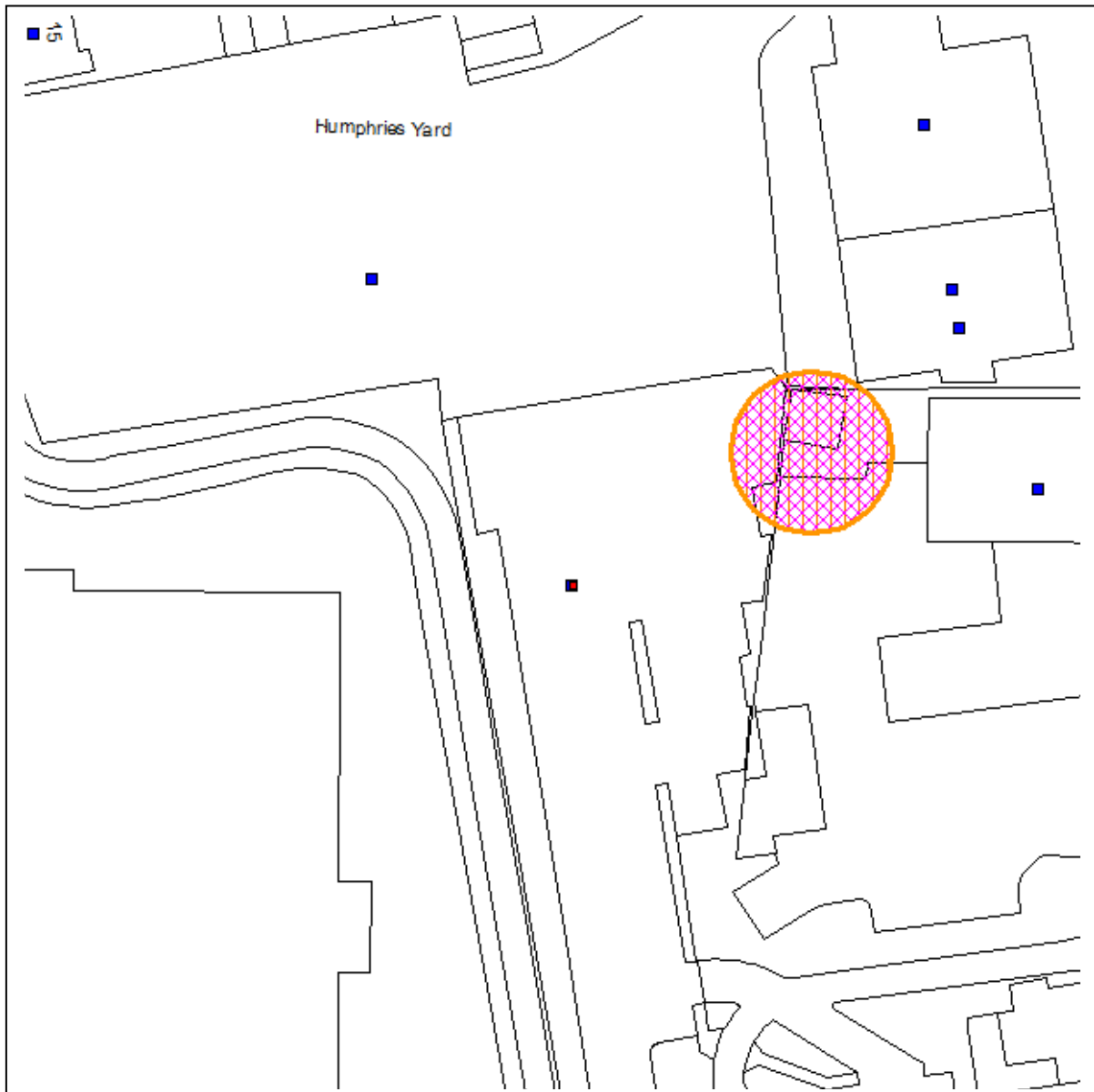
HG3 Ltd and EE Ltd

Agent:

Waldon Telecom Ltd

Case Officer:

Matthew Miller, 01344 352000

development.control@bracknell-forest.gov.uk**Site Location Plan** (for identification purposes only, not to scale)

1. SUMMARY

1.1 Prior approval is sought for the installation of a 16 metre high telecommunications mast with a shrouded antenna, to replace an existing mast with antennas (14.9 metres in height).

1.2 The proposal is not considered to result in an adverse impact on the character of the surrounding area due to the nominal increase in size and its setting adjoining an area of woodland. 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 in comparison of the existing situation which does not create a risk to highway safety. 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.

RECOMMENDATION

Prior Approval be granted as per the recommendation in Section 12 of this report.

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. Sub-section 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; or

(ii) where antenna support structures are altered or replaced, the combined width of the mast and any antenna support structures would exceed the combined width of the existing mast and any support structures by more than one third.

3.3 The proposed mast with the associated shrouded antenna would not exceed 20 metres, and at any given height would not exceed the width of the existing mast at the same height by more than a third. As such the proposal complies with the caveats outlined within paragraph 3.2 above. The GPDO also allows for cabinets where they do not exceed 1.5 square metres in ground area. The ground area of the proposed replacement equipment cabinet would be 0.54 square metres.

3.4 However it is necessary to assess the siting of the mast in terms of the acceptability of its proposed siting and to assess whether it would adversely impact highway safety, in order to ascertain as to whether Prior Approval is required.

4. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within defined settlement

4.1 The site is located within a mixed use area, with commercial properties immediately surrounding the application site, and with residential properties further to the north and south, and the Brakenhale School to the west. The site adjoins the Shell Petrol Station, Bagshot Road, to the immediate east and south, and access to the site is through the petrol station forecourt. An existing 14.9 metre high telecommunications mast with antennas and three equipment cabinets is present on the site. The application site is enclosed by close-boarded fencing on all sides to separate it from the surrounding properties.

4.3 The nearest dwellings are sited within the highway of Coningsby to the north, There is a minimum separation distance of 42 metres to the rear boundaries of these properties. There is also a separation distance of 80 metres to the dwellings within Glebewood to the south.

5. RELEVANT SITE HISTORY

5.1 The site history can be summarised as follows:

RTD010/99

Installation of one tri-sector antenna, one 300mm microwave dish one 12 metre street tower and equipment cabin.

Approved (1999)

5.2 In addition to the above additional telecommunications cabinets have been installed within the site, under permitted development rights.

6. THE PROPOSAL

6.1 This application seeks Prior Approval for a replacement telecommunications mast, measuring 16 metres in height (including the shrouded antenna), and 0.2 metres in diameter (increasing to 0.5 metres in diameter for the antenna). The replacement mast would be sited in the same location as the existing.

6.2 In addition an equipment cabinet is proposed to be installed to the north of the proposed mast, measuring 0.9m (l) x 0.5m (w) x 2.1m (h). It would replace an existing cabinet in the same location.

6.3 The proposed replacement mast constitutes '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.

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

6.5 The applicant has stated that an increase in the mast height is required to upgrade existing coverage to provide 4G services, and to continue to provide adequate service to more than one telecommunications operator.

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.

[Officer Comment: The consultation period expires on 4 December 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 No statutory or non-statutory consultations have been required.

9. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 and SC4 of BFBLP	Consistent (SC4 consistent with regards to character and appearance considerations)
Trees	Saved policy EN1 of BFBLP	Consistent
Highway safety	CS23 of CSDPD	Consistent
Telecommunications Provision	Saved policy SC4 of BFBLP	Not consistent in terms of need(see sections 10.24 – 10.26 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

10.2 As stated within section 6.6 of the report, a taller replacement telecommunications mast is required to improve and upgrade existing coverage. No alternative sites have been considered in view of the proposal being an upgrade to an existing site.

10.3 The proposed mast and antenna would be taller than the existing structure by 1.1 metres, and would have an equal width. The increase height of the replacement mast would nominally increase its visual prominence in the street scene when viewed from Bagshot Road; however the increase is not excessive in view of the overall height of the existing mast, and therefore it is considered that the proposal would not appear unduly prominent in the street scene, in comparison to the existing mast. Furthermore, the mast would have a separation distance to Bagshot Road of 38 metres, and would be partially obscured by existing intervening buildings.

10.4 The proposal would be distinctly visible from the car park to the immediate west, which serves Kentucky Fried Chicken, Bagshot Road, and it would also be visible from the forecourt of the Shell Petrol Station to the immediate south.. In view of the commercial nature of these properties and the presence of an existing mast, it is not considered that that the proposal would be out of character when viewed from the west or south.

10.5 As the existing mast is not externally treated (i.e. through colour finishing) it is not considered necessary that the proposed replacement mast be treated in view of its nominal increase in dimensions, and its siting set back back from the highway, surrounded by commercial properties.

10.6 The proposed additional telecommunications cabinet would not be visible from public vantage points as it would be screened by the existing close-boarded fencing bordering the application site.

10.7 As the replacement mast would not be sited in an alternative location to that of the existing mast, a planning condition is not required (in the event of prior approval being granted) for the replacement mast that the existing mast is removed once the new mast is operational.

10.8 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

10.9 It is not considered that the proposed mast and associated equipment cabinet would have a detrimental impact on neighbouring properties within Coningsby or Glebewood to the north and south respectively, considering the separation distances of 42 metres and 80 metres respectively to the rear boundaries of these properties (at the shortest point). Furthermore the mast would be at least partially obscured from these dwellings by the intervening commercial buildings.

10.10 The proposal would also potentially be at least partially visible from the residential properties within Elizabeth Close to the east, but would have a separation distance of 85 metres to the nearest properties, with intervening buildings and the dual carriageway of Bagshot Road.

10.11 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

10.12 The proposal would be set back from the highway of Bagshot Road by 38 metres, and would be accessed through the Shell Petrol Station, via Bagshot Road, utilising existing access arrangements.

10.13 The access and maintenance arrangements to the proposal would therefore constitute a private site management matter between the applicant and the occupiers of the Shell Petrol Station, and would have no implications to highway safety. Existing arrangements are in place in relation to the existing mast, and no issues have been raised to the Local Planning Authority in respect of these arrangements.

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 in sections 6.6 and 10.2 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)

10.22 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 floor space for new dwellinghouses. The amount payable varies depending on the location of the development within the borough and the type of development.

10.23 In this case the proposal is not CIL liable as it would involve the creation of any additional 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 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 10.22 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 30 October 2015:
BRF022/71500-01 'Site Location Maps'
BRF022/71500-03 'Proposed Site Plan'
BRF022/71500-05 'Proposed Site Elevation'
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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 cabinet.

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