

P/15/0771/FP

CTIL LTD

PORTCHESTER EAST

AGENT: JN PLANNING
CONSULTANTS

REPLACEMENT OF THE EXISTING 17.4M MONOPOLE WITH A NEW 17.5M MONOPOLE WITH 3 NO. ANTENNA; INSTALLATION OF 1 NO. NEW 300MM DISH ANTENNAS AT 14.8M, INSTALLATION OF 2 NO. CABINETS WITHIN EXISTING CABIN; PLUS MINOR ANCILLARY WORKS

CASTLE TRADING ESTATE EAST STREET

Report By

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Site Description

The site lies on the western side of Castle Trading Estate, which is to the south of East Street, Portchester.

The nearest residential property is 40 metres to the west of the site.

Description of Proposal

Planning permission is being sought to replace an existing 17.4 metre high monopole telecommunication mast with a new 17.5 metre high monopole installation, including one new equipment cabinet; installation of one additional 300mm dish antennas, plus ancillary works.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP55 - Telecommunications

Relevant Planning History

P/98/0250/SU - Erection of freestanding pole 15 metres high and three cross polar sectored antennas and dish antenna and equipment cabin - Prior approval not required - 3rd April 1998

P/00/1319/SU - Erection of replacement 15 metres mast (overall height 17.4m), six antennas and one microwave dish - Prior approval not required - 13th December 2000

Representations

No representation have been received.

Planning Considerations - Key Issues

THE PRINCIPLE FOR DEVELOPMENT:

This planning application relates to an existing 17.4 metre monopole which is proposed to be replaced with a new 17.5m monopole; including three antenna; installation of one new

300mm dish antennas at 14.8m along with the installation of two cabinets within the existing cabin; plus minor ancillary works.

The current mast provides 2G (calls) & 3G only (internet) coverage to Vodafone, and (3G) coverage to Telefonica customers in the area. As part of Vodafone's continued network improvement programme there is a requirement for the mast to be upgraded at this location to provide new 4G (fast data) service plus enhanced, integrated 2G & 3G for both Vodafone and Telefonica to improve overall capacity.

Development of this site provides an opportunity to improve the existing local telecommunications network and show compliance with national and local planning policy which both encourage the use of existing structures and sharing of telecommunications facilities.

Policy DSP55 (Telecommunications) of the adopted Local Plan Part 2: Development Sites and Policies states that telecommunications equipment will be permitted provided it is located such that it will have a minimal visual impact, sharing of facilities is explored by the applicant, landscape mitigation is provided when appropriate and that the equipment is removed and land restored when no longer needed.

The NPPF advises Local Planning Authorities that the number of masts and base stations should be kept to a minimum (para 43). As such the option of two operators sharing an existing location is considered acceptable in principle in order to prevent the need for a new additional mast to be sited elsewhere in the borough.

IMPACT UPON AMENITY:

The application site is within the urban area situated within an industrial estate. The existing mast is set back 55m from East Street with a screen of mature evergreens running to the west of the mast dramatically reducing views of the mast from the residential properties within The Keep. The views of the mast from Castle Trading Estate are partly screened by two industrial buildings which front the road. Due to the distances from the surrounding roads, screening from buildings and vegetation the mast would not be prominent within the street scene.

Notwithstanding the minor increase in the mast height officers do not consider that its visual impact would be significant on the local landscape or neighbouring properties.

OTHER MATTERS:

It is noted that the application has completed, as part of the submission, the declaration that the installation will be in compliance with the guidelines of the International Commission on Non-Ionising Radiation (ICNIRP).

Recommendation

PERMISSION: subject to conditions;

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

REASON: To comply with the procedures set out in Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved documents:

- a) Site location maps drawing number 100 Issue D
 - b) Existing site plan drawing number 200 Issue D
 - c) Proposed Site plan drawing number 201 Issue D
 - d) Existing site elevation A drawing number 300 Issue D
 - e) Proposed site elevation B drawing number 301 Issue D
- REASON: To avoid any doubt over what has been permitted.

Background Papers

P/98/0250/SU and P/00/1319/SU

FAREHAM

BOROUGH COUNCIL



CASTLE TRADING ESTATE
SCALE: 1:1,250

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