

P/14/0211/SU

FAREHAM SOUTH

CAIP LTD

AGENT: CAIP LTD

REPLACEMENT OF EXISTING 12.5M MONOPOLE AND 2 CABINETS WITH A 15M MONOPOLE AND 3 CABINETS

MILL ROAD/GOSPORT ROAD FAREHAM HANTS

Report By

Mark Wyatt x.2412

Introduction

This application is presented to the Planning Committee in accordance with the Council's scheme of delegation.

Site Description

The application site is located on the western side of the Gosport Road heading south out of Fareham town at the junction with Mill Road. The site is on a grassed verge set back from the main carriageway and the northwards approach to the roundabout. The verge is dissected by a footpath adjacent to which is the proposed application site.

Description of Proposal

This application seeks confirmation that "Prior Approval is Not Required" for the replacement and installation of new telecommunications apparatus.

The application is made pursuant to Schedule 2, Part 24, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended. This part of the Order requires the applicant to apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required to the Siting and Appearance of the development only.

In this case the site already accommodates a 12.5m monopole antenna with a single dark green coloured cabinet at ground level. The existing mast is a simple cylindrical shape in a dark brown colour, not dissimilar in appearance, although higher, to a telegraph pole.

This proposal seeks to replace the 12.5m high mast with a new 15m high mast, a difference in height of 2.5m. At ground level it is proposed to install three new equipment cabinets and retain the existing one.

The application proposes that the proposed mast will also be of brown coated steel and the equipment housing will be of green coated steel. The existing cabinet is retained given that it provides the power supply. Two of the proposed cabinets will be for each of the two operators (one each) and a third new cabinet is for the BT connection.

The application drawings are supported with:

- supporting statement
- panoramic views at 12.5m and 15m
- background information for telecommunications development
- ICNIRP certificate

Policies

The following policies apply to this application:
The National Planning Policy Framework (NPPF)
The Planning Practice Guidance (PPG)

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP55 - Telecommunications

Fareham Borough Local Plan Review

DG4 - Site Characteristics

FS7 - Telecommunications

Relevant Planning History

The following planning history is relevant:

P/09/0072/SU **INSTALLATION OF 12.5 METRE TELECOMMUNICATIONS COLUMN TO RESEMBLE TELEGRAPH POLE, EQUIPMENT CABINET AND ANCILLARY DEVELOPMENT**
PRIOR APPR NOT 19/03/2009
REQ'D

P/09/0073/SU **INSTALLATION OF 12.5 METRE TELECOMMUNICATIONS COLUMN, EQUIPMENT CABINET AND ANCILLARY WORKS**
REFUSE 19/03/2009

Representations

None

Consultations

Director of Planning & Development(Highways):- No objection

Director of Planning & Development(Conservation):- No objection

Planning Considerations - Key Issues

The key considerations for consideration are:

- The principle of development
- Siting
- Appearance
- Other matters

THE PRINCIPLE FOR DEVELOPMENT:

Decision P/09/0072/SU facilitated the installation of the existing mast and ground cabinet on the site.

As a result of a joint operation agreement between Vodafone and Telefonica UK this site has been identified to support the antenna for both operators. As such Vodafone Limited, as the applicant, is seeking to effectively replace the existing mast and share the structure with the existing operator on this site. The installation of the additional antenna for the

applicant is what essentially requires the increase in height of the mast. The new structure will also ensure that adequate 4G coverage is provided to this part of the Borough.

Saved Policy FS7 of the Borough Local Plan Review permits telecommunications developments providing 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.

SITING

As described above, Part 24 of the General Permitted Development Order only facilitates the ability to consider 'siting' and 'appearance'. In this case the siting of the mast is in a location which already benefits from a telecoms installation. As such the siting of communications equipment in this location has already been considered as acceptable.

The site is an urban location with a busy thoroughfare for traffic heading south out of Fareham towards Gosport running adjacent to the site. The proposed siting is back from the highway and the cabinets are set against the boundary wall to number 99 Gosport Road. The mast is in a similar location to the existing such that the mast and cabinet location continues to be acceptable.

APPEARANCE:

Being sited on a verge adjacent to a busy roundabout there is a lot of street furniture that contributes to the visual amenities of the area. Lighting columns are present as are telegraph poles. Traffic signs, road markings, bus stops and litter bins are also all near to the application site. As such the provision of additional base cabinets, hard up against the boundary wall of number 99 are such that their appearance are not considered to be demonstrably harmful to the character of the area.

The existing mast with its brown, almost timber like, appearance follows a previous refusal for a 12.5m mast. this refusal was due to the impact of the more industrial appearance of a mast on the character and appearance and visual amenities of the area.

The applicant is mindful of the planning history for the site such that the scheme proposes the same brown finish to the proposed mast as the existing. The dark colour of the proposed mast will help it integrate with the two mature trees that sit within the grounds of number 99, the highest of which is a similar height to the proposed mast. Whilst the proposal will be visible in views along Gosport Road, the additional height in combination with the mast being of a dark colour, is on balance, considered to be acceptable.

Number 99 is a listed building and as such the appearance of the mast and its additional height could have an impact upon its setting. As a result of the applicants submission that the mast is proposed to be coloured a dark colour the proposal is not considered to result in any demonstrable harm to the amenity of the area or the setting of the listed building and as such the proposed installation does not require the submission of further details for consideration by the Local Planning Authority.

Were the siting to be unacceptable the operator would seek to secure an alternative site

which could lead to further installations and impact upon the visual amenities of the town. This would clearly conflict with the aims of the NPPF and the saved policy FS7.

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

Prior Approval not Required.

Background Papers

P/09/0072/SU, P/09/0073/SU

FAREHAM

BOROUGH COUNCIL



Mill Road/Gosport Road
Scale 1:1,250



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110, 2014