

P/14/0427/SU

PORTCHESTER EAST

CTIL & VODAPHONE LTD

AGENT: CAIP LTD

REPLACE EXISTING 12.5 METRE MONOPOLE WITH 15 METRE MONOPOLE AND
REPLACE CABINET

NELSON LANE - TELECOMMUNICATION MAST FAREHAM HANTS PO17 6AW

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 south eastern side of the Nelson Lane / Skew Road junction. The site is, for the purposes of planning policy, within the Countryside as defined on the inset map of the Borough Local Plan Review. The site is on a highway verge adjacent to the footpath. Land rises to the north and the M27 motorway runs east to west due south of the site.

The existing mast is 12m high designed with the appearance of a telegraph pole. The existing mast has three base cabinets two of which are finished with a grey coated steel and the third finished in a green colour.

To the rear of the site is a highway crash barrier, at the junction of Nelson Lane and Skew Road are speed limit signs, road markings and a cream coloured road surface. Immediately to the south west of the site are two signs at the entrance to the motorway bridge welcoming drivers to Portchester.

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 single monopole mast as described above. The existing mast is 12.5m tall with three ground level cabinets as described above.

The application proposes to erect a new mast on the site of the existing with a 15m high (an increase in height of 2.5m) mast. Two of the cabinets are to be retained with one extended, another of the existing is to be removed and one further new cabinet is proposed taking the total to three; the same number as currently exists.

Policies

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

The Planning Practice Guidance (PPG)

Fareham Borough Local Plan Review

CS17 - High Quality Design

Development Sites and Policies

DPS1 - Sustainable Development

DSP2 - Design

DSP55 - Telecommunications

Fareham Borough Local Plan Review

DG4 - Site Characteristics

FS7 - Telecommunications

Relevant Planning History

The following planning history is relevant:

P/07/0409/SU **INSTALLATION OF 12.5 METRE HIGH MONOPOLE
TELECOMMUNICATIONS MAST WITH 2 ANTENNAS, EQUIPMENT
HOUSING AND ANCILLARY DEVELOPMENT**
OBJECTION 22/05/2007

P/07/0033/SU **INSTALLATION OF 12.5 METRE HIGH MONOPOLE
TELECOMMUNICATIONS MAST WITH 2 ANTENNAS, EQUIPMENT
HOUSING AND ANCILLARY DEVELOPMENT**
OBJECTION 20/02/2007

Representations

None

Consultations

None

Planning Considerations - Key Issues

The key considerations for consideration are:

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

THE PRINCIPLE FOR DEVELOPMENT:

Whilst there is no permissive planning history for this mast, the installation of the existing mast and ground cabinet on the site has established that some form of telecommunication mast on this site is acceptable in principle.

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 and resite the existing mast and share the structure with Telefonica 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 established.

The site is a rural location and there is some history of a resistance to telecommunications equipment in this part of the borough because of the visual impact of such installations. However in this case the proposed mast is in the same location as the existing such that the siting of the mast and cabinet locations continues to be acceptable.

APPEARANCE:

Being sited in a rural location raises the sensitivities of the site to change. However in this location, as described above, there is some street furniture that contributes to the visual amenity of the area as well as the rural landscape. Signs at the entrance to Portchester, traffic signs and road markings are all in evidence as is the crash barrier to the rear of the site. As such the provision of an additional base cabinet is not considered to be demonstrably harmful to the appearance of the area.

The existing mast with its dark brown coloured material reflects the style of a telegraph pole. The proposed mast is to be of the same design. The resultant mast is not considered to result in such a change to the appearance of the mast that the proposal is now rendered unacceptable or demonstrably harmful to this rural location on the edge of Portchester. 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 area. This would clearly conflict with the aims of the NPPF and the saved policy FS7.

Recommendation

PRIOR APPROVAL NOT REQUIRED

Background Papers

P/07/0409/SU, P/07/0033/SU

FAREHAM

BOROUGH COUNCIL



Nelson Lane
Scale 1:1250

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