

P/14/0456/SU

FAREHAM SOUTH

C T I L & VODAPHONE LTD

AGENT: C A I P LTD

REPLACE EXISTING 15 METRE SATURN MONOPOLE WITH 15 METRE JUPITER SINGLE STACK MONOPOLE AND THREE CABINETS

LONGFIELD AVENUE FAREHAM PO14 1QS

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 side of Longfield Avenue, set back from the vehicular highway and adjacent to the footpath/cycleway. The site is opposite the junction of Longfield Avenue with Bishopsfield Road.

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 15m tall and designed like a wooden telegraph pole.

The application proposes to erect a replacement mast, at the same height - 15m - but of a different design.

The supporting statement sets out that "...it is not possible to replicate the existing telegraph pole design with the antennas required in order to provide 2G/3G/4G coverage to the surrounding area unless antenna are stacked on top of each other. As such, a replica telegraph pole would need to be 17.5m in height...In this instance it was considered of greater importance to maintain the existing height of the structure as opposed to maintaining the existing design".

In terms of ground cabinet, one existing cabinet is to be removed, one is to be replaced and another re-used with new equipment. There are two new cabinets proposed

The application drawings are supported with:

- supporting statement
- 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

DPS1 - Sustainable Development

DSP55 - Telecommunications

Fareham Borough Local Plan Review

DG4 - Site Characteristics

FS7 - Telecommunications

Relevant Planning History

The following planning history is relevant:

P/10/0594/SU **REPLACEMENT OF EXISTING 13.5 METRE MAST WITH A 15 METRE DUAL USER IMITATION TELEGRAPH POLE COLUMN WITH SHROUDED ANTENNAS AND ADJACENT CABINET**

PRIOR APPR NOT 17/08/2010
REQ'D

P/07/0089/SU **INSTALLATION OF 11.7 METRE HIGH SLIIM MONOPOLE TELECOMMUNICATIONS MAST WITH SHROUDED ANTENNA AND ASSOCIATED CABINETS**

PRIOR APPR NOT 20/03/2007
REQ'D

P/05/1540/SU **Installation of 12m Wooden Telegraph Pole with 3 Shrouded Antennas and One Equipment Cabinet**

PRIOR APPR NOT 22/12/2005
REQ'D

P/04/1786/SU **Installation of 15m Telecommunications Monopole Mast with 3No. Antennas within a Shroud and Equipment Cabinet**

REFUSE 07/01/2005

P/02/1115/SU **Installation of 14.2m Telecommunication Mast and Equipment Cabinet**

OBJECTION 08/10/2002

P/02/0321/SU **Erection of a Lamppost Column of 10m in Height With 3 Integrated Antenas**

PRIOR APPR NOT 11/04/2002
REQ'D

P/02/0078/SU **Installation of 10 metre high Lamppost Column Telecommunications Mast**

WITHDRAWN 26/02/2002

Representations

None

Consultations

Director of Planning and Development (Highways): No objection

Planning Considerations - Key Issues

The key considerations for consideration are:

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

THE PRINCIPLE FOR DEVELOPMENT:

There is planning history for this mast and other telecommunication installations along Longfield Avenue with at least two other existing masts being within the vicinity of the application site. The installation of the existing mast and ground cabinets 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 the existing mast and share the structure with Telephonica 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 an urban fringe location but still along a busy thoroughfare for traffic heading east to west through the Borough. The proposed siting is back from the highway and the cabinets are set against the established and mature landscaping along the edge of the footpath/cycleway. The mast is in the same location to the existing such that the mast and cabinet locations continues to be acceptable.

APPEARANCE:

Being sited on a verge adjacent to a busy road and adjacent to a junction with a large residential area (Bishopsfield Road) there is some street furniture that contributes to the visual amenities of the area. Lighting columns are present as are traffic signs and road markings. The mature planting that lines to the footpath/cycleway south of the site provides a soft edge to the urban area to the north of Longfield Avenue such that such the provision of additional base cabinets are not considered to be demonstrably harmful to the character of the area given the existing presence of cabinets and the proposed cabinets to be of green coated steel appearance.

The existing mast with its telegraph pole design sits comfortably in the street scape. The resultant difference in appearance of the mast is not considered to result in such a change to the character and appearance of area given the mature tree coverage on the highway verge between the vehicular carriageway and the footpath/cycleway which helps screen and mitigate any visual impact from the proposal.

The mast is proposed to be the same height as the existing mast such that the proposal is not considered to result in any demonstrable harm to the amenity of the area. 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

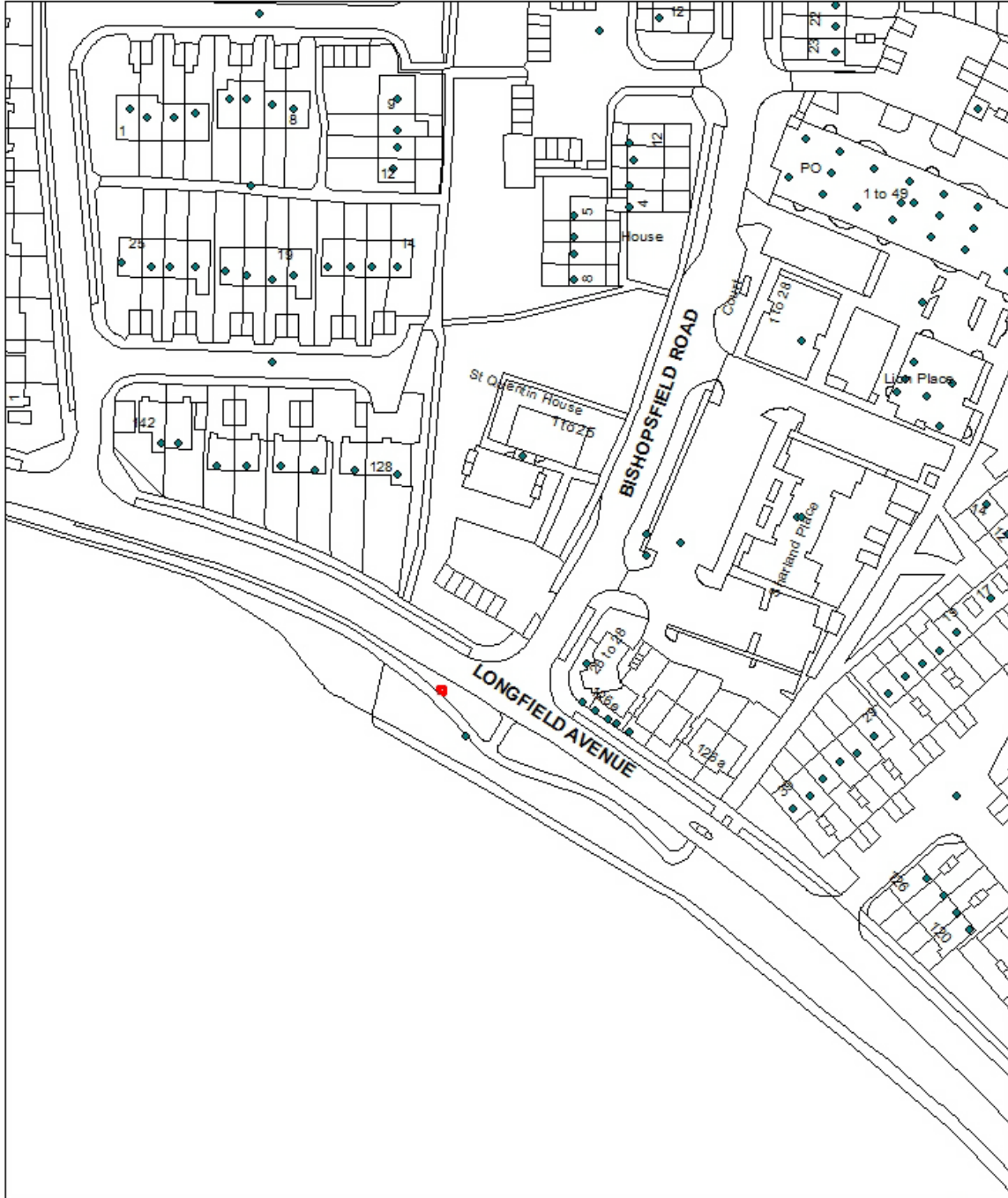
PRIOR APPROVAL NOT REQUIRED

Background Papers

P/10/0594/SU, P/07/0089/SU, P/05/1540/SU, P/04/1786/SU, P/02/1115/SU, P/02/0321/SU, P/02/0078/SU

FAREHAM

BOROUGH COUNCIL



LONGFIELD AVENUE
SCALE: 1:1,250

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