Expiry Date - 26/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0236/10 **Recommendation – Permit Application**

Site: **O2 Telecommunication Site Grass Verge Kingston Broadway Shoreham-by-Sea West Sussex**

Proposal: **Removal of existing 15m pole and replacement with new 15m monopole with 3no. O2 antennae and 3 no. Vodafone antennae and additional equipment cabinet (application for prior approval of siting and design only)**

The Application

The proposal is submitted on behalf of O2 and is for a prior determination as to whether approval of siting and design details is required. It does not require planning permission (because the site is not in a Conservation Area or AONB and the mast does not exceed 15m high). Under the relevant procedure, the details are deemed approved unless the LPA determines otherwise within 56 days.

The proposal is to replace the existing 15m high monopole on the grass verge to the east of the Holmbush roundabout with a new pole to the same height. An additional equipment cabinet is proposed adjacent to the existing O2 cabinet. The development will allow O2 and Vodafone to share the site.

The proposed mast would be a metal slimline monopole, with a galvanised steel finish. It would contain 3no. O2 antennas and 3no. Vodafone antennas but the mast would have the appearance of a single pole. At ground level the proposed cabinet would be green coloured, 1.89m long, 0.79m wide and 1.65m high.

The site is adjacent to two other telecommunications masts and associated cabinets.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Transport Planning Officer has no objections

Adur District Council – The Environmental Health Officer has no adverse comments to make

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan (ADC 1996): AG1, AB29
PPG8 "Telecommunications" (DTLR 2001)

Planning Assessment

Policies

Local Plan policy AB29 states that permission will be granted for telecommunications development where it can be demonstrated that there is no reasonable possibility of sharing existing facilities or using existing buildings or structures but it expects apparatus to be sited and designed to minimise its visual impact.

PPG8 (Telecommunications) states that "The Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum – the Government also has the responsibility for protecting public health." It encourages Local Planning Authorities to respond positively to telecommunications development proposals, working with operators to find optimum solutions and taking account of advice about mast sharing and siting/design as well as advice in other PPGs on the protection of urban and rural area. Modern telecommunications are an essential and beneficial element in local community life and the national economy, meeting the growing demand for improved communication at work and home and can assist in attracting industry to an area and contribute to sustainable development by avoiding the need to travel. Operators are obliged by license to expand networks to accommodate customer requirements of service and quality. The size of each cell is determined by the number of subscribers expected to require access to the system. Many antennae have special siting needs because they have a limited range or require line of sight.

Visual amenity

The design of the proposed mast itself, being a slimline monopole, loosely imitates a lamp post, of which there are many in the vicinity around the roundabout and within the surrounding streets and Holmbush car park. The mast will be replacing an existing mast of same height and it is not considered that the proposal will have a significant impact in terms of visual amenity. The proposal will result in two operators sharing a mast which accords with Policy

AB29 and PPG8 and which will reduce the likelihood of further masts being required in this location.

The proposed cabinet will be at ground level and will be screened from the east by a hedge. While visible from the roundabout, the modest size of the cabinet and its location amongst other similar structures means that it will not be unduly visually harmful.

Recommendation

That approval of details is not required.

Case Officer Peter Barnett Date 28 July 2010