exp 11/5

Development Control – Delegated Officer Report

Application Number: ADC/0091/09 Recommendation – APPROVE

Site: **Telecommunication Site (West of Buckingham Barn) New Erringham Farm, Mill Hill, Shoreham-by-Sea**

Proposal: **Installation of additional equipment cabinet**

The Application

The proposal, for an upgrade to allow 3G coverage in addition to 2G coverage, is submitted on behalf of T-Mobile. It is for planning permission (rather than just a GPDO determination) because the site is within the AONB. The existing telecommunications ground cabinets and masts, which include the 10m T-Mobile mast permitted in 2007 (ADC/0100/07) and the 12m Hutchison 3G mast 25m to the east allowed on appeal in 2005 (SU/238/04), are on the north side of the by-pass, 65m east of the bridge to Mill Hill. The A27 is in a cutting at this point but the ground slopes steeply down to the east. They are situated on the south side of a field, adjacent to a 4m tall hedgerow.

The proposed steel cabinet would be dark green in colour (1.24m high by 0.9m long by 0.8m wide) and would be within the existing compound surrounded by 2m high chainlink fencing plus barbed wire. No additional landscaping is proposed.

Consultations and Representations

South Downs Joint Committee: With the existing planting adjacent to the compound and the other existing equipment, do not consider this additional cabinet would cause any noticeable additional harm provided it is painted a dark muted colour as proposed.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): LOC2, NE23, CH2, DEV1
Adopted Adur District Local Plan (ADC 1996) (saved policies): AG1, AC1, AC2-3, AB29
PPS7 "Sustainable Development in Rural Areas" (ODPM 2004)
PPG8 "Telecommunications" (DTLR 2001)

Planning Assessment

Policies

The site lies within the Sussex Downs Area of Outstanding Natural Beauty, now designated a National Park. Under the above policies, in AONBs, any

development will be required not to detract from their outstanding natural beauty, distinctive landscape character and remote and tranquil nature.

Local Plan policy AB29 telecommunications development states that permission will be granted where it can be demonstrated that there is no reasonable possibility of sharing existing facilities or using existing buildings or structures but 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.

Visual effect

The visual impact on the outstanding quality of the AONB landscape is the prime consideration. However, it is considered that the additional cabinet is so small that from any public viewpoint it would be imperceptible and that it would cause no measurable harm to the landscape.

The siting proposed is 80m from the nearest dwelling to the west (No.19 Mill Hill) which is behind hedges. To the south, the nearest dwelling is 120m away (No.68 Chanctonbury Drive), beyond the by-pass. The proposal would not be seen in views from these properties.

Health

The application is accompanied by a Declaration of Conformity with the International Commission on Non-Ionising Radiation Protection guidelines. The Council has no evidence to substantiate refusal on health grounds.

Recommendation

APPROVE for the reason:-

The proposed installation would meet the need for additional provision for telecommunications and, by reason of its design and siting, is considered to be the least environmentally harmful option available. It would not harm the landscape of the AONB and would consequently not conflict with the relevant policies of the West Sussex Structure Plan (LOC2, CH2 and NE23) and the Adur District Local Plan (AG1, AC1, AC2-3 & AB29)

Subject to:-

1. C1Ci (Standard time limit)

2. The cabinet shall be coloured dark green. R. To safeguard the Sussex Downs landscape in accordance with policies AC2-3 of the ADLP and CH2 of the WSSP.
3. If and when the installation hereby permitted is no longer required for operational purposes, it shall be removed within a period not exceeding 2 months from the time that it ceases to be used. R. as 2 above

Case Officer... [redacted]

Date.....8/4/09...