Development Management - Delegated Officer Report

Application Number: AWDM/2144/21 Recommendation – GRANT PRIOR APPROVAL

Site: Telecommunication Mast 3212 South East Of 9 Commerce Way Lancing Business Park Sompting West Sussex

Proposal: Application for Prior Approval for replacement proposed 20 m Orion V2 Monopole (5G) to be installed on new root foundation ,existing 1 no. 0.3m dish to be relocated from old pole to new proposed pole, proposed 3 no. antenna on upper spine and 3 no. antenna on lower spine, existing equipment cabinet to be internally refreshed for proposed upgrade. proposed 1 no. cabinet to be installed on root foundation, proposed 2 no. bollards to be installed

Date of site visit: Assessed via Street View

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application seeks a prior approval for the replacement of an existing 15 metre telecommunications mast with a 20 metre mast to the south east of the Council depot fronting Commerce Way (while the application site is within the boundaries of the depot, it fronts Peter Road).

The site is within the existing Industrial Estate and is surrounded by industrial buildings. A tree is located next to the mast. Most of the nearest buildings are 2-3 storeys in height and therefore lower than the existing and proposed mast, although there are higher buildings on the Estate mostly further to the east.

Relevant Planning History

None relevant to the determination of the application.

Consultations

West Sussex County Council: The Highways Authority

This application is for the prior approval for replacement of existing monopole with 20m monopole, relocation of dish from old pole, refurbishment and upgrade of cabinets, one additional cabinet and 2 bollards.

The site is located on Peter Road, a privately maintained road, consequently these comments are for advice only. The LHA would not raise any highway safety concerns to the proposals. The pole and cabinets will be located within

private land and not within public highway. They are not anticipated to obstruct pedestrians or vehicular visibility.

The proposal is not anticipated to result in a material intensification of use of the site over the existing arrangement.

Conclusion The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Environmental Health

With reference to the above application, the applicant has submitted an ICNIRP compliance certificate with this application, I therefore have no objection.

Sompting Parish Council

Support the application

Representations

1 letter of objection on the grounds that insufficient and misleading information has been submitted with the proposal.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15 (Quality of the Built Environment and Public Realm) and Policy 37 (Telecommunications)

Planning Assessment

The application site comprises an existing telecommunications mast and therefore the principle of development in such a location has already been established. Within the Industrial Estate, the mast has little visual impact particularly given the context of its surroundings. It is visible from some viewpoints outside, including from the railway line, but again it is viewed in the context of its surroundings including some of the more prominent industrial buildings beyond.

An increase in the height of the mast by 5 metres will increase the visual prominence of the mast but it is not considered to do so to such an extent that would warrant a refusal of the prior approval. There is a necessity to provide appropriate telecommunications infrastructure for the estate and surrounding area and there seems few more appropriate locations than this which is well away from sensitive receptors.

The required ICNIRP certificate has been submitted, as noted by Environmental Health, and accordingly in line with government guidance there is no reason to resist the application on health grounds.

Recommendation

PRIOR APPROVAL NOT REQUIRED

Is recommendation contrary to letter(s) of representation? y

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: G Peck

Date: 14 January 2022

Authorised by:

Date: 14th January 2022