Development Management – Delegated Officer Report

Application Number: AWDM/1612/23 Recommendation: PRIOR APPROVAL NOT REQUIRED

Site: Northbrook Water Supply Works, Southdownview Way, Worthing

Proposal: Application for Prior Approval for installation of relocated and additional antennas, revised headframe arrangements, and associated ancillary development

Date of Site Visit: 3 January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application is for a prior approval for the installation of additional antennas, revised headframe arrangements, and associated ancillary development to an existing mast at the Northbrook Water Supply Works which are to the north of Southdownview Way.

The application site is within the Northbrook Trading Estate and the Water Supply Works are almost entirely surrounded by industrial units, particularly to the north and west and across the road to the south. There is a car park to the east with further industrial buildings beyond. The nearest residential properties are in excess of 100 metres distant from the mast to the north, west and south, with intervening industrial buildings in each direction.

Planning History:

The existing mast was granted permission in 2001.

Consultations:

No comments received

Representations:

12 letters of objection have been received, 5 from addresses in Worthing and others from Brighton, Birmingham, Derbyshire, Scotland, Polegate and Woking. 1 letter with no address or reason for objection.

The grounds for objection are:

- proximity to sensitive receptors including retirement home and school
- incompatible use of land
- adverse impacts on health

- adverse impact on biodiversity
- increased visual clutter
- too close to existing industrial units

Relevant Planning Policies:

Worthing Local Plan 2023

Policies DM5 (Quality of the Built Environment), DM14 Digital Infrastructure

National Planning Policy Framework (CLG 2019)

Planning Practice Guidance (CLG 2014)

Planning Assessment

As a prior approval application, the Local Planning Authority is only able to take into account the siting and appearance of the installation.

While the objections are noted, many do not relate to matters which can be taken into account in a prior approval application provided the relevant ICNIRP certificate has been submitted which is the case with this prior approval application.

In respect of siting, the mast is an existing one having originally been granted permission over 20 years ago and therefore it is not considered there can be any objection to the siting of the proposal on an existing structure. As has been noted in previous appeal decisions, where a mast application is refused it is necessary to find suitable alternative locations if a site is not considered acceptable. In this instance, it is difficult to see where a better alternative location could be found given this would almost certainly result in the necessity to erect a new structure. Moreover, the structure is well shielded by existing industrial buildings that largely screen the mast from wider views in the surrounding area, the immediate environs of which comprise the industrial estate.

The top of the monopole will increase by less than a metre with some thin additional antennae above and it is not considered that the proposed extension will have any significant impact.

For the reasons set out above, the application is considered to be acceptable.

Recommendation

01 Compliance with approved Plans

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

Case Officer:	Gary Peck	Date: 5 January 2024
Authorised by:	James Appleton	Date: 5th January 2024