Development Management – Delegated Officer Report

Application Number: AWDM/1766/15 Recommendation: Prior approval not required

Site: Telecommunication Site, Mile Oak Road, Southwick

Proposal: Prior notification for replacement of existing 8.5m telegraph pole with 9.7m Phase 5 Monopole with 1 no. additional equipment cabinet.

Date of Site Visit: 18 December

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks prior approval for the replacement of the existing 8.5m telegraph pole with 9.7m monopole with 1 no. additional equipment cabinet at the same location. ~~An additional equipment cabinet will also be installed.~~

Planning History:

The existing mast was originally allowed on appeal in 2006.

Consultations:

Environmental Health: No adverse comments

West Sussex County Council: The works do extend over the public highway, and as such traffic management may be required whilst the works are being undertaken. The Statutory Undertaker will also need to submit the necessary notification to the Highway Authority independently and any traffic management will also need to be agreed with the WSCC Highways prior to works taking place.

There would be no concerns with this proposal.

Representations:

No comments received

Relevant Planning Policies:

Adur Local Plan Policy AB29

National Planning Policy Framework (CLG 2012) – paragraphs 42-46

Planning Practice Guidance (CLG 2014)

Planning Assessment

Central government guidance supports the principle of expanded communications networks. The principle of locating telecommunications equipment has been established as a result of the previous approval and this proposal therefore seeks to replace the existing mast with a new mast at the same location.

In visual amenity terms, the proposed mast would be taller than the existing by 1.2 metres and would be a standard monopole construction rather than the telegraph pole style used at the moment. The new mast would also be slightly bulkier than the existing, primarily at its top.

While there will be some impact upon visual amenity, the main feature of the surrounding area is the two sets of electricity pylons and overhead lines that pass over either side of the existing and proposed structures. This means that the views both south and north are set against the background of the pylons, while the views from east and west are seen in the context of the overhead wires. The proposed mast, even with its increased height, would still be well below the height of the pylons and wires.

The telegraph pole style of mast is often used to disguise a mast at street furniture and perhaps because of the nearby wires, the telegraph pole style could be considered appropriate albeit the wires are some distance above the pole itself. However, there is lack of other street furniture nearby with the lampposts being set quite far apart especially at the road narrows to the east. In other cases, this may have increased the prominence of the proposed mast but because of the proximity to the nearby pylons, that is not the case in this instance.

Accordingly, it is not considered that an objection could be raised against the request for prior approval.

A declaration of conformity with ICNIRP exposure guidelines has been submitted which is a sufficient in planning terms to meet any concerns regarding the health impacts of the proposal.

Recommendation

PRIOR APPROVAL not required

Is recommendation contrary to letter(s) of representation? N/A

Case Officer: Gary Peck Date: 11 January 2016

Authorised by: [redacted] Date: 12th January 2016.

Rec'd 4/12/15

JB/ER

Check Sheet Team Meeting

AWDM/ 1766/15 — Development Type Q34

Send out acknowledgement letter receipt of application — YES/NO

Address of the site: Telecommunication Site Mile Oak Road — Lead Officer: GP

Valid Date: D OR

Description: Prior notification for replacement of existing 8.5m telegraph pole with 9.7m Phase 5 Monopole with 1 no additional Equipment cabinet

Officer √		YES/NO
	Is planning permission required?	~~YES~~
	Is the form complete, certificates correct?	~~YES~~
	Do we have the correct FEE £ 385-00 chq in tin	YES
	Site Plan	~~YES~~
	Block Plan	NO
	Floor Plans (existing and proposed)	~~YES~~
	CIL	NO
	Elevations (existing and proposed)	~~YES~~
	Roof Plan (existing and proposed)	NO
	Site section drawings (existing and proposed)	NO
	Design and Access Statement/Heritage Statement	NO
	Do the plans state "Do not scale the drawings"	NO
	Is there any encroachment over or under the neighbours boundary	NO
	Is the site within a Conservation Area	NO
	Tree Preservation Order	NO
	Is the property a Listed Building	NO
	South Downs National Park	NO
	Is/ Was the flat a Council owned property	NO
	Flood Risk Area	NO
	Surface Water Flooding	NO
	Potentially Contaminated Site	NO

Check Sheet Team Meeting

	Site Notice required	✓
	Weekly List	✓ YES
	Neighbours notified	✓ YES

List of additional requirements when writing to the agent/applicant

List of possible Consultees (not conclusive)

	Env Health	
	Parks	
	West Sussex	
	Archaeology WSCC/CBA	
	Policy	
	Community Development	
	Economic Development	
	Adur Homes	
	Ken Argent (1no. or more residential dwellings, including replacement)	
	CAAC	
	Residents Association	
	LB List	
	Parish Council Lancing/Sompting	
	Other	
	WSCC SUD for all major applications	
	Network Rail (applications within 10 metres of railway land)	