# Development Management – Delegated Officer Report

**Application Number: AWDM/1010/22 Recommendation: REFUSE**

**Site: Land South Of Osborne Court, Wilmot Road, Shoreham-by-sea**

**Proposal: Application for Prior Approval for installation of the installation of Proposed 19m (5G) Phase 9 Monopole with additional ancillary equipment cabinets and associated ancillary works.**

**Date of Site Visit: 24 June**

**Neighbours Checked:** Y

**Additional neighbour notification:** N

**Proposal, Site and Surroundings:**

This application seeks prior approval for the installation of a 19 metre 5G mast.

The proposed site is to the northern side of Wilmot Road, to the south of Osborne Court, a 4 storey block of flats, sitting at a right angle to the application site. A further 4 storey block of flats is across the road to the south east, but otherwise the surrounding area is quite densely residential housing. Shoreham Academy is about 250 metres distant to the south east.

**Planning History:**

None directly relevant. A preliminary enquiry was received and the Council raised concerns about the height of the mast.

**Consultations:**

**West Sussex County Council Highways**

*I refer to your consultation in respect of the above planning application and would provide the following comments. This Prior Approval application is for installation of 19m (5G) Phase 9 Monopole with additional ancillary equipment cabinets and associated ancillary works. The site is located on Wilmot Road which is an unclassified road subject to 30mph speed limit. The proposed equipment will be located on a backside of the pavement within a close proximity of the multi-storey car park entrance, however it is not anticipated to obstruct visibility splays. The proposed cabinets and pole are located within highways land. The statutory undertaker will need to submit the necessary notification to the Highway Authority independently and any traffic management will need to be agreed with WSCC Highways prior to works taking place. Their contact details are included below. 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. If the*

*LPA are minded to approve this application, the following informative is advised. Informative The Local Highways Authority (LHA) advises the applicant that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the proposed works on the highway, please call 01243 642105.*

**Environmental Health:**

No objection

**Representations:**

None received

**Relevant Planning Policies:**

Adur Local Plan (2017):

Policy 15: Quality of the Built Environment and Public Realm and Policy 37: Telecommunications

National Planning Policy Framework (CLG 2019)

Planning Practice Guidance (CLG 2014)

**Planning Assessment**

As a prior approval application, the Council can only consider the siting and appearance of the mast.

At the pre-application stage, concern was expressed about the impact of a 19 metre high mast in this location. The applicant's plans show Osborne Court to be 12 metres in height, which is the tallest building in the vicinity along with the similar block to the south east. Surrounding residential housing is much lower, and the nearby lampposts are shown as 6 metres in height so will provide little context for the erection of much taller structure nearby. There are no trees in the vicinity and added to the set back nature of Osborne Court (there is a car park in between it and the site) the area is relatively open adjacent to the application site and accordingly it is felt that the proposal will have a significant impact upon the immediate character of the area.

At the pre-application stage, the Council expressed concern about the height of the mast and it is disappointing that this has not been acknowledged or addressed in any substance in the application submission. It may be that this area is suitable for an installation, given there are more sensitive areas to the west closer to Shoreham Academy and dense residential development to the east, although there are a number of masts at the Holmbush roundabout, about 350 metres to the north, which comprise a far more suitable location.

As submitted, the proposal is considered to adversely affect the character of the area.

**Recommendation**

01 The proposed mast, by virtue of its height being substantially higher than surrounding buildings in an otherwise open location would be unduly prominent in the street scene and would adversely affect the visual character of the area. The proposal therefore fails to comply with policy 37 of the Adur Local Plan and guidance contained within the National Planning Policy Framework.

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

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| Case Officer: | Gary Peck | Date: 28 July 2022 |
| Authorised by: | James Appleton | Date: 01 August 2022 |