Development Control – Delegated Officer Report

Application Number: AWDM/1801/16 Recommendation – APPROVE

Site: Telecommunications Mast 163321, Telephone Exchange, 1 Tarmount Lane, Shoreham-by-Sea, BN43 6DA

Proposal: Replacement telecommunications equipment on roof of building including the erection of two support poles accommodating three antennae and installation of additional equipment cabinet at ground level adjacent to building.

Date of site visit: 29.12.2016

Neighbours checked: Y

Additional neighbour notifications: Y

Site and Surroundings

The application relates to an existing Telephone Exchange building within the town centre of Shoreham-by-Sea. The building is brick faced and fairly large and, even though it sits behind other buildings on certain points, it commands a very prominent position. There is existing telecommunication equipment on the roof, which are all clearly visible within the location. The site is also within the designated Shoreham Conservation Area and the Adur Archaeological Notification Area.

The nearby properties are of many differing styles and sizes, but most are within commercial uses.

Proposal

Permission is sought to upgrade the existing telecommunications paraphernalia on the roof of the Telephone Exchange in order to provide the 4th Generation (4G) mobile coverage in the surrounding area, by way of the provision of additional equipment and replacement equipment.

Namely:-
Replace 2no. existing replica flagpoles with 2no. support poles accommodating 3no. antennas (2no. on one and 1no. on the other); and
Installation of 1no. additional equipment cabinet at ground level. The cabinet will measure 600mm x 480mm x 1.6metres high.

Consultations:

WSCC: Archaeology

"No objection on Archaeological grounds is raised to the proposal. Archaeological assessment and mitigation measures are not required.

The new cabinet will be seated on a concrete slab, the construction of which should not involve any major ground excavations. All other proposed works should not involve significant below- ground archaeological impact."

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AB29
Submission Adur Local Plan 2016: Policy 38 Telecommunications
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The application is to be considered against development control policies and Governmental advice contained within the National Planning Policy Framework and the Code of Best Practice on Mobile Phone Network Development

A requirement of any telecommunications applications is an up to date ICNIRP Certificate. This has been submitted.

Visual Amenity

There are existing telecommunications apparatus on the flat roof of the Telephone Exchange (TE), located in the historic centre of Shoreham-by-Sea. The building is also located within a designated Conservation Area. The TE is a large building which is a very noticeable building that can be viewed over the roofs of other buildings within the town.

When viewed from St. Mary's Road, the TE roof and its telecommunications apparatus is clearly viewed over the top of the Methodist Church located in Brunswick Road, and located to the west of TE, indeed, the most visible part of the telecommunications apparatus that is particularly noticeable is the central raised triangular antenna housing section. However this section is not part of the application, instead the existing flagpoles, which are located on the roof, either side of the long elevations (north west & south east). The existing flagpoles can be viewed from the street from opposite the Methodist church on the corner of Brunswick Road and St. Mary's Road; and outside 6 Sunshine Nursery in Tarmount Lane; and opposite and within the car park to the side of the TE.

The replacement support poles will be taller than the flagpoles and will have a cross brace leg support for them which comes up the pole quite high. The replacements have the possibility of being more visible than the flagpoles, especially when the antennae are attached to them, but they will not be demonstrably worse than what is already there. Certainly the central raised triangular antenna housing section is the most noticeable aspect of the roof, indeed, one's eyes are drawn to this structure, and the replacement support poles will not be as noticeable as this.

The cabinet will be positioned with the other cabinets on the north west elevation of the TE, located behind the Methodist Church building, thereby, not readily viewed by the public.

Central Government is requiring telecommunications Operators to make 4G accessible/available to the public, particularly to enable the economy to grow, and to allow a level playing field in as far as competition is concerned, then, unless there are intrinsic problems with the application or the apparatus itself, the application should be approved.

An up-to-date ICNIRP Certificate has been submitted with the application, thereby the apparatus cannot be called into question.

The new apparatus will be part of the existing group on the roof, and part of the application will be the replacement of the poles

Therefore unless there is evidence to the contrary, the application should be approved.

Residential Amenity

There are flats above shops in the vicinity and play groups both of which are potentially vulnerable groups, but it is considered because of the elevated position of the antenna etc; and because there are some replacements and removals together with the fact that the site has been occupied by telecommunications apparatus for some time, the application will be acceptable in that it will not result in demonstrable harm to the existing residential amenities of the locality.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Remove when not needed
4. This approval relates to 2no. support poles; 3no. antenna and 1no. cabinet only (For the avoidance of doubt)

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 03.02.2017

Authorised by: Peter Barnett Date: 3 February 2017