Development Management – Delegated Officer Report

Application Number: AWDM/0265/24 Recommendation: GRANT PERMISSION

Site: Telephone Exchange, 1 Tarmount Lane, Shoreham-by-Sea

Proposal: Installation of 3 No. proposed antennas (5G) on new support steelwork, Relocation of 3 No. existing antennas, installation of minor ancillary apparatus and associated steelwork.

Date of Site Visit: No material change in circumstances since consideration of previous applications

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks full planning permission for the installation of 3 antennas and the relocation of 3 existing antennas to the northern side of the building.

The application site is the roof of the existing building to the northern side of Tarmount Lane between an open car park to the east and a Church to the west. The application site is within the Conservation Area and there are listed buildings a short distance to the west as well as St Mary's Church. There is a mix of surrounding uses including commercial, residential and a nursery nearby.

Planning History:

Permission granted in 2023 for a proposed 2 metre extension to existing headframe, removal of 6No Antennas at existing installation, installation of 1No CSC cabinet on new concrete base, installation of 12 No Antennas on existing support poles, installation of 2No 0.3m dishes at 18.7m on the existing headframes and the installation of associated ancillary equipment to aid in facilitating 5G technology. Located on the rooftop of Shoreham ATE (AWDM/1560/23). The application related to the larger mast on the southern side of the building.

Telecommunications equipment has been located on the roof of the building since 1994.

Consultations:

Adur Conservation Advisory Group: Recommend approval

Environmental Health: No objection

Representations

No comments received

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 16, 17 and 37
National Planning Policy Framework (December 2023)

Planning Assessment

The main issue is the effect of the proposal upon the character and appearance of the area.

The application site is centrally located within Shoreham town centre and is within the Conservation Area although the host building is not one that adds any particular merit to the visual character of the area. As well as the appearance of the building itself, this is also because of the range of existing telecommunications equipment on its roof which are clearly visible from surrounding areas, most particularly across the open car park to the east but also from the west including from the attractive environs near St Mary's Church.

The proposal would result in the addition of 3 antennas and the relocation of 3 others and therefore would increase the visual impact still further of the installations on the roof. While the whole of the roof is clearly visible from the east, from the more sensitive western views, the location of the structures is in one of the less visible parts of the roof (the southern part of the roof is that which is most visible from St Mary's Road for example). Compared to the permission granted at the end of 2023, which will be implemented separately, this proposal would appear to have less impact.

In any case, as previously, part of the assessment of telecommunications applications is whether there are any more suitable locations in the locality. It is notable that there are no ground based masts in the vicinity of the application site and preference is usually to site equipment on existing buildings as has been the case previously here. It is considered that while there is some adverse impact from the existing, and consequently the proposed structure, such harm is less than if there were a centrally located ground based mast or masts in the town centre. Even if the current application were refused, the existing structures would remain and as a result it is considered that the consolidation of the required technology in a single location is the best option available.

Having regard to the existing structures and the long established principle of telecommunications equipment being located on the roof of the building, it is not considered that the proposal would cause substantial harm to nearby heritage assets. Instead, it is considered that less than substantial harm would be caused and balancing the need for telecommunications technology as set out in government policy as well as the likelihood of alternative sitings of masts being likely to cause their own harm such are the limited options within the town centre, it is considered that the public benefits of the proposal outweigh the adverse impacts of the proposal and accordingly permission should be granted.

On balance, it is not considered there are any grounds for refusal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Removal of apparatus when redundant

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: Gary Peck Date: 22 April 2024

Authorised by: James Appleton Date: 22nd April 2024