# Development Management – Delegated Officer Report

**Application Number: AWDM/1057/23 Recommendation: APPROVAL**

**Site: Grass Verge East Of Roundabout, Littlehampton Road, Worthing**

**Proposal: Application for determination as to whether prior approval will be required for proposed 15m 5G telecoms installation: H3G street pole and additional equipment cabinets**

**Date of Site Visit: 1 September**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings:**

This application seeks prior approval for the erection of a 15 metre mast on the southern side of Littlehampton Road, just east of the roundabout with Palatine Road and Yeoman Road and to the north of the Sussex Yeoman pub. There is some tree screening to the south.

**Planning History:**

None directly relating to the site, but a previous application was refused to at the grass verge at the corner of Limbrick Lane and Palatine Road (to the west of the roundabout (AWDM/1082/22) while an application was granted earlier this year for a mast in Yeoman Road (AWDM/0580/23) around 200 metres to the north, although the applicant (the same as for this application) has confirmed that the approval will not be implemented.

**Consultations:**

**Southern Water:** No objection

**West Sussex County Council Highways:** No objection

**Representations:**

57 letters of objection have been received on the following grounds:

- adverse visual impact
- another mast has been allowed close by
- proximity to sensitive receptors, including park and pub garden
- adverse health impacts
- adverse impact on business
- adverse impact upon highway safety
- need has not been demonstrated

1 letter of support has been received stating increased coverage would be appreciated and the location is not that obtrusive.

**Relevant Planning Policies:**

Worthing Local Plan (2023): SP1, DM5, DM14

National Planning Policy Framework

Planning Practice Guidance

**Planning Assessment**

As a prior approval application, the Council can only take into account the appearance and siting of the proposal.

Although health effects have been raised in many of the representations, the relevant ICNIRP form has been submitted and in many recent appeal decisions in the town, most latterly at Lyndhurst Road, across from the hospital, Inspectors have made it quite clear that health considerations are not a factor in the decision making process providing the relevant information has been submitted. That appeal decision did not consider the proximity of the hospital or a nearby children's nursery sufficient to justify dismissing the appeal either and in this case, it is not considered the proximity of the proposal to a pub garden (which has play equipment within it but also extends to the west of the building) or Palatine Park itself which is partly screened by trees is sufficient justification to resist the proposal.

A previous proposal to the west of the roundabout was refused since it was in a far more open location. The current site would largely be viewed against the backdrop of trees alongside a busy dual carriageway. In refusing the previous application, it was considered that more appropriate locations could be found nearby and it is concluded that the current site is one such location.

The appearance of the mast is a slim light grey monopole, not untypical of mast proposals and while it would be taller than nearby lampposts, the amount of existing street furniture nearby added to the trees is considered to reduce the visual impact of the mast to an acceptable degree.

It is noted that another mast was approved earlier this year in Yeoman Road, a short distance to the north. The applicant, which is the same for that proposal, has confirmed in writing that the approval will not be proceeded with. The need for coverage in this location has been accepted previously and appears to be demonstrated by the supporting information submitted with the application.

Accordingly, it is considered that there are no grounds to resist the proposal.

**Recommendation**

**APPROVE**

**subject to the following conditions:**

01 Compliance with the submitted plans
02 The monopole hereby permitted shall not be constructed in addition to the mast approved on appeal under reference AWDM/0580/23

Reason: In the interests of visual amenity and that the prior approval is granted on the basis of the necessity to provide sufficient telecommunications coverage in the area which can be achieved by the erection of a single mast.

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

| | | |
|---|---|---|
| Case Officer: | Gary Peck | Date: 15 September 2023 |
| Authorised by: | James Appleton | Date: 15 Sept 2023 |