Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0522/17

Site: **Land north of 151 Brighton Road, Shoreham**

Proposal: **Application for prior approval for proposed installation of a 15m high monopole to support 3no. antennae and 2no.equipment cabinets at ground level together with associated ancillary works on grass verge to north-west of Shell Garage.**

Site Visit: 20.04.2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application details that Telefonica UK Ltd and Vodafone Ltd intend to install a 15 metre high slimline Hutchinson Elara Pole with 3 no. shrouded antennas and two separate equipment cabinets. The proposed equipment is required to provide improved 2G/3G phone coverage and 4G coverage where currently there is no indoor coverage within the cell area.

The proposed telecommunications equipment would be located on the County Council grassed verge adjacent to Brighton Road and to the north of the Shell Garage. The proposed Elara pole and equipment cabinets would be painted dark green and the cabinets would be 0.78m deep, by 1.89m in length and 1.64m high.

Amended plans have been received which have altered the colour of the cabinets from grey to green to remain more subservient to the surrounding grassed areas and planting on the roundabout and verges.

Consultations

Brighton City Airport (Shoreham Airport) have provided the following comments on this application.

"Regarding the application for proposed installation of a 15m high monopole to support 3no. antennae and 2no.equipment cabinets at ground level together with associated ancillary works on grass verge to north-west of Shell Garage.

Brighton City Airport (Shoreham Airport) would like confirmation from the proposer that the radio transmissions from the antennae are outside of the frequency bands used by Air Traffic Control and Air Traffic Control equipment/infrastructure and therefore will not cause interference to these.

Alternatively, if the proposer could provide a list of frequencies they wish to use, we can check them against our own equipment and advise accordingly."

The Council's Environmental Health Officer has raised no concerns with regard to this application.

Representations: None received

Relevant Legislation

Prior approval under Part 16 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

As the proposal is under the Prior Approval procedure, consideration by the Council is restricted to issues of visual impact (siting and appearance). However, other pertinent issues relating to the need for the facility; consideration of alternatives; potential health impacts; and impact on pedestrian movement are considered below for completeness.

Relevant Planning Policies

National Planning Policy Framework (CLG 2012)
Adur District Local Plan (saved policies): AG1, AB29
Adur Submission Local Plan (2016): 38

Planning Assessment

Despite its age, saved Adur Local Plan policy AB29 broadly accords with up-to-date national Planning Policy set out in the National Planning Policy Framework (NPPF).

Policy 38 of the emerging Local Plan supports the expansion of electronic communications networks and requires proposals to demonstrate that all opportunities for mast sharing, or the use of existing buildings or structures have been thoroughly assessed and there are no satisfactory alternative sites available. Details of this assessment are set out in the Supporting Statement which concludes that there are no suitable and available telecommunications installations for the operator to share, nor are there any buildings which are suitable and available that the operators could utilise to operate their equipment/

Visual amenity

The proposed monopole and street cabinets would be located adjacent to a number of 10 metre high lampposts surrounding the roundabout to the west and the Shell garage to the south which has an internally illuminated totem sign adjacent to the petrol pump forecourt. The proposed equipment cabinets and monopole are to be painted a similar dark green colour and would remain in keeping with the grassed surroundings and planting on the roundabout. Although higher than surrounding structures, the 15m high monopole would be viewed in context of the similarly tall adjacent lamppost and other more prominent internally illuminated signage on the adjacent petrol station site. It

is not therefore considered that the monopole or equipment cabinets would have any detrimental impact to the visual amenities of the area.

Residential amenity

A supporting Health & Mobile Phone Base Station Statement and an ICNIRP certificate has been provided with this application which specifies that the equipment when operational will comply with the ICNIRP public exposure guidelines adopted by the EU Council. It is also noted that the location of the proposed telecommunication equipment has been positioned away from residential properties.

Pedestrian accessibility

It is not considered that the siting or the size of the monopole and street cabinets would result in any highway safety issues given their set back position from the roundabout, Brighton Road and The Saltings.

Other Issues

The proposed site for the telecommunications equipment is within proximity to Shoreham Airport. Brighton City Airport has requested confirmation of the radio transmissions from the antennae are outside of the frequency bands used by Air Traffic Control and Air Traffic Control equipment/infrastructure. The Agent has confirmed to Officers that they consulted with Shoreham Airport prior to the submission of this application and they raised no concerns.

The Agent has been made aware of the comments made by Brighton City Airport and have been advised to liaise with the Airport regarding the radio transmissions to ensure that they do not cause any interference with the air traffic control equipment.

Recommendation

Prior Approval Required and Granted

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. The monopole and cabinet and any other incidental equipment shall be finished in green RAL6009 unless otherwise agreed in writing by the local planning authority.

3. All the telecommunication apparatus hereby approved shall be removed when redundant and the land shall be restored to its former condition or to a condition as may be agreed with the Local Planning Authority.

4. No new telecommunications apparatus shall be added to the approved apparatus without prior approval of Local Planning Authority.

5 Approved plans

Informative

1. The Applicant is recommended to contact WSCC Highways (01243 642105) to obtain formal approval and the necessary license from the highway authority to place the items within the public highway.

2. Please note that Brighton City Airport (Shoreham Airport) would like confirmation from the Applicant that the radio transmissions from the antennae are outside of the frequency bands used by Air Traffic Control and Air Traffic Control equipment/infrastructure and therefore will not cause interference to these.

   Alternatively, if the Applicant could provide a list of frequencies they wish to use, so Brighton City Airport can check them against their own equipment and advise accordingly.

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

Case Officer: Rebecca Tier Date: 25 May 2017

Authorised by: Jo Morin Date: 25.05.2017