Development Management - Delegated Officer Report

Application Number:
AWDM/0126/14

Recommendation – Approval of details is not required

Site: **Vodafone Telecommunications Site, Southwick Football Club, Old Barn Way, Southwick**

Proposal: **Prior Notification for replacement of the existing 17.5 metre high monopole with a new 17.5 metre high monopole supporting 6 no. antennas and 2 no. transmission dishes, the replacement of the equipment cabin with 4 no. equipment cabinets and development works ancillary thereto.**

Date of site visit: 11 February

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This prior notification relates to the southernmost of 3 existing telecommunications masts at Southwick Football Club. The masts also act as floodlight columns for the football ground and there are 3 further floodlight columns, without masts, on the eastern side of the ground. Although quite well screened from the north by trees and the Leisure Centre, the masts and floodlight poles are visible from other directions.

The nearest residential properties are across the railway line to the south from which the masts are clearly visible. There is some screening to the south east although this most largely screens the mast from the large vacant office building.

The prior notification seeks to replace the existing monopole with another of the same height. At present, the existing mast appears to be the tallest of those on the site but also the slimmest. The proposed replacement mast would be more akin in width to the other 2 masts. It could continue to support the floodlighting for the football ground.

Relevant site history

Previous mast granted permission in 2007 (ADC/0452/07)

Consultations

None undertaken

Representations

None received

Relevant Planning Policies

National Planning Policy Framework (CLG 2012)
Adur Local Plan Policy AB29

Planning Assessment

Principle

Given that there are existing masts on the site as well as floodlight columns serving the football ground, it is not considered that there is an objection in principle to the proposals.

Visual amenity

Although the site is quite open in aspect to the south, west and east, the proposal is a replacement for an existing mast. Although slightly wider than the existing, its form would be of similar nature to the existing masts further to the north, and since there is no proposed increase in height, it is not considered that there would be any additional material impact upon the character of the area when compared to the existing situation.

Residential amenity

The site is clearly visible from Eastbrook Way and Westbrook Way and accordingly the replacement mast will be seen from those residential roads. However, in the context of the existing situation as described above, it is not considered that that such effect will be material and therefore not sufficient to consider the prior approval unacceptable.

Accessibility and parking

Existing arrangements are unchanged.

Recommendation

Approval of details is not required.

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

Case Officer:	Gary Peck	Date: 31 March 2014
Authorised by:	James Appleton	Date: 31 March 2014