

Development Management – Delegated Officer Report

Application Number: AWD/1454/25

Recommendation: GRANT PERM

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

Proposal: The removal of 2no. antennas and the installation of 2no. new antennas (5G) at roof level on the quadpod previously approved under application reference AWD/0265/24; The removal of 1no. antenna and the installation of 1no. new antenna (5G) at roof level on the northwest elevation; Replacement of 1no. existing cabinet with 1no. new cabinet at ground level on the northwest side; Installation of remote radio units (RRUs) bread out boxes (BOBs), combiners and GPS node; Removal of existing mast head amplifiers (MHAs); Associated apparatus and ancillary works.

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 to:-

- Remove 2no. antennas;
- Install 2no. new antennas (5G);

On the roof of the quadpod. (Quadpod previously referred to on plan and the description of previous approval AWD/0265/24 as ' New Support Steelwork')

Other works will include:-

- Removal of 1no. antenna;
- Installation of 1no. new antenna (5G)

At the roof level on the northwest elevation. (New antenna 16.0m replacing antenna 15.5m)

- Replacement of 1no. existing cabinet;
- Install 1no. new cabinet.

Ground level on the north west side.

Installation of:-

- Remote radio units (RRUs);
- Break out boxes (BOBs);
- Combiners and GPS node;

Removal of:-

- Existing mast head amplifiers (MHAs);
- Associated apparatus and ancillary works.

The application site is the flat roof of the mansard roof of an existing 3storey 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 Shoreham 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:

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

There have been many applications for the installation of various forms of telecommunications and Generations of technology. With the latest applications being for antennas and dishes for the facilitation of 5G.

This current application links with a previous application:-

AWDM/0265/24 Installation of 3no. proposed antennas (5G) on new support steelwork, relocation of 3no. existing antennas, installation of minor ancillary apparatus and associated steelwork. **Granted Consent 23.04.2024**

Consultation Responses:

Environmental Protection, Environmental Health & Licensing:

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday – Friday 08:00 – 18:00

Saturday 09:00 – 13:00

Sundays and Bank Holidays: No work permitted.

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area.

Representations

Objection: Mr Philipps: Member of Public from Worthing:

- Object to upgrade
- Lawful obligations extend beyond accepting the ICNIRP certificate

- Risks to individuals with metal or medical implants
- Cited various appeal decisions from across the country

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 16, 17 and 37
National Planning Policy Framework (2024) (NPPF)

NPPF

para. 122 b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection.

Para. 123 Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

ICNIRP DECLARATION

The application submits an “ICNIRP Declaration” which certifies that the proposed site shall be operated to be in full compliance with the requirements of the radio frequency (RF) guidelines limits of the International Commission on Non-Ionizing Radiation Protection (ICNIRP) for public exposure and UK legislation.

This ICNIRP declaration takes into account the cumulative effect of the emissions from the proposed installation and all radio base stations present at, or near, the proposed location.

All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation, or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.

Health & Safety

The application has submitted a health & safety document. Within the document it cites UK Health Security Agency (UKHSA) which replaces Public Health England. It says that that guidance relating to the health & safety of mobile phone base stations have been updated to reflect considerations relating to 5G mobile connectivity.

Further, it states that the UKHSA's main advice about radio waves from mobile base stations is that the guidelines of the ICNIRP should be adopted for limiting public exposure to mobile communication network apparatus.

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 3no. antennas which is offset by the removal of 3no. antennas on the roof. There will be other telecommunications apparatus installed on the roof and a base cabinet, which will replace a removed base cabinet.

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).

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 as 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: Eve Hearsey

Date: 29.01.2026

Authorised by: Peter Barnett

Date: 29 January 2026