Development Management – Delegated Officer Report

Application Number: AWDM/1560/23 Recommendation: GRANT PERMISSION

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

Proposal: 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.

Date of Site Visit: 27 November

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks full planning permission for a 2 metre extension to the existing headrame that is currently located on top of the Telephone Exchange in Tarmount Lane, close to the centre of Shoreham. Replacement antennas, dishes and a cabinet also form part of the proposal.

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:

Telecommunications equipment has been located on the roof of the building since 1994 with a subsequent approval in 2000. Applications were also refused in 2001 and 2002.

Consultations:

Adur Conservation Advisory Group: Recommend approval

Representations

17 letters of objection have been received on the grounds of:

- Adverse impact upon Conservation Area
- Proximity to listed buildings
- Adverse impact upon health
- Proximity to sensitive receptors including nursery
- Increase visual clutter
- Impact upon airport

5 of the objections are from addresses in Eastbourne, other representations have been received from Scotland, Birmingham, Woking, Storrington, Brighton, Lancing and Worthing. 1 of the objections gives a Shoreham address and 1 a Southwick address.

1 letter of support has been received stating that local reception is poor and the proposal represents much needed technology. This representation is from a Shoreham address.

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 east including from the attractive environs near St Mary's Church.

The proposal would result in an increase of 2 metres in height of the antenna and therefore would increase its visual impact still further.

In any assessment of telecommunications applications, part of the consideration 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 benefits of the proposal outweigh the adverse impacts of the proposal and accordingly permission should be granted.

Objections have been received on health grounds but the relevant ICNIRP Certificate has been submitted and government guidance is quite clear that applications should not be refused on such grounds as a result. The nearby proximity of sensitive receptors is noted but the site has been accepted as being suitable for telecommunications development for a number of years already. It is also noted that pre consultation took place with the Airport but in light of the limited increase in height on a building much lower than than the tallest in the town centre, it is not considered there would be any impact upon the operation of the Airport

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 December 2023

Authorised by: James Appleton Date: 22 December 2023