Expiry Date – 30/11

Development Control – Delegated Officer Report

Application Number: AWDM/1552/18 Recommendation – Grant

Site: **Telecommunication Site 975138, Grass Verge Kingston Broadway, Shoreham-By-Sea**

Proposal: **Removal of the existing 14.7 metre high Phase 4 monopole with diplexor box at base, the installation of a 20 metre high Alpha monopole with feeder cabinet at base and an RFC (Ver. D) cabinet, measuring 600 x 480 x 700mm, located at ground level, and ancillary development thereto.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18.10

Site and Surroundings

This application relates to the grass verge west of Kingston Broadway and the Next store car park at Holmbush roundabout. This site already houses two sets of telecoms equipment. It is not in a conservation area and nor is it within the grounds or adjacent to a listed building. The site is shared between EE and 3. There is a similar installation on the same verge to the north.

Proposal

Planning permission is required to replace an existing 14.7 metre high monopole with box cabinet at the base with a 20 metre high Alpha monopole, feeder cabinet and an RFC cabinet at ground level. The new pole and is positioned 7 metres further south on the verge.

Relevant Planning History

SU/176/05 - 14.7M Telecommunications Streetworks Monopole With Shrouded Antennae & GRND Cabinets (Revised App To Determine Whether Prior Approval Of Details Req'd). Granted 6.10.05

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2, 15 and 37

Planning Assessment

Principle

The principle of development can be supported as it upgrades an existing Telecomms installation in a non sensitive location.

Local Plan policy Policy 37states:

The expansion of electronic communication networks including high speed broadband connections will be supported. Proposals should 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.*

Applications for telecommunications development (including for prior approval) should be accompanied by the necessary evidence to support development, including evidence which demonstrates that the proposal is the least environmentally harmful option, and includes a statement that self-certifies that the cumulative exposure will not exceed the guidelines of the International Commission on Non-Ionising Radiation Protection.

All proposals for telecommunications development should ensure that siting and design of the equipment results in acceptable visual impact. Conditions or planning obligations may be used to secure landscaping as well as restoration of the site once operation has ceased.

Section 10 of The National Planning Policy Framework 2018 states:

10. Supporting high quality communications
112. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

113. The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites

are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

114. Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:

a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and

b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.

115. Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:

a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and

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; or

c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

116. 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.

Planning Consideration

The proposed development utilises an existing site where possible. As the site upgrades an existing site other sites were not considered.

The proposed pole is located 7 metres further south than the pole to be removed. This is to allow continuous coverage at this busy location. The existing monopole will only be removed once the proposed monopole has been integrated into the network, to ensure there is no loss of coverage.

The new pole is 5.3 metres taller than the one to be replaced. The applicant advises that this is to enable a stacked antenna design to keep the pole itself as slimline as possible. As standard the monopole comes with a feeder cabinet at the base. An existing 300mm dish is to be relocated onto the new pole and a new 600mm dish installed. At the base a further 600 x 480 x 700mm cabinet is to be stacked beneath an existing cabinet at ground level.

Equipment will be painted goose grey to blend with the skyline. The monopole and cabinet to be removed are goose grey.

It is not considered that this development is excessive or will be harmful to visual amenity.

The proposal has been designed within International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines and the relevant certificate has been submitted.

Conclusion

The expansion of electronic communication networks including high speed broadband connections will be supported. This is an existing site and it is not considered that the upgrade will be harmful to visual amenity. The redundant equipment should be removed as quickly as possible after the new equipment is integrated, within 3 months at the latest to avoid proliferation. An ICNIRP certificate has been submitted.

Recommendation APPROVE subject to the following conditions:

1. Approved Plan
2. 3 years
3. Existing pole/cabinet removed within 3 months of new equipment being installed and integrated.
4. Remove once redundant

Informative

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.

Is recommendation contrary to any representations? NO.

Case Officer signed: MOK Date: 30.11.18

Authorised and signed by: Peter Barnett Date: 30 November 2018