Development Management - Delegated Officer Report

Application Number: AWDM/0082/20 Recommendation – Approve

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

Proposal: Removal of the existing 14.7 metre high column with a new 20m column with additional cabinets and ancillary development.

Date of site visit: 30 January 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is a wide grass verge at the eastern side of the Holmbush roundabout which currently contains two telecommunications masts and numerous equipment cabinets. The application proposes to replace an existing mast, 14.7m high, with a new mast, 20m high, to facilitate 5G coverage. Existing cabinets are to be removed and replaced with new. The mast will be shared between H3G and EE and will be sited slightly further south than the current structure.

Relevant Planning History

AWDM/1552/18 – 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 - approved

Consultations

West Sussex County Council: The **Highways Authority** has no objection. The proposed column and equipment cabinets are to be located within highway boundary approximately 4.7m from the back edge of the carriageway. They are not anticipated to obstruct visibility for vehicles travelling along Kingston Broadway or for pedestrians who may be utilising or seeking refuge within the highway boundary.

Adur and Worthing Councils: The **Environmental Health** Officer has no objection.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 37
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing telecommunications stock located within the built up area and can be supported in principle subject to consideration of Policy 37 of the Adur Local Plan. It supports the expansion of electronic communication networks but 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.

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.

The NPPF also supports the expansion of electronic communications networks, including next generation mobile technology (such as 5G). Para 113 states that:

"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."

Visual amenity

This proposal will replace a smaller mast with a larger one on an established telecommunications site but will not result in an additional mast on the site. By mast sharing and replacing the existing mast the proposal complies with the policy requirements for minimising the number of installations.

It will be significantly taller (over 5m taller) and will have a greater visual presence than the existing mast but in the context of the number of lamp columns and other mast equipment in the locality, the proposal is not considered to result in serious visual harm. The colour is stated as being grey or green and it is considered that a grey colour would be preferable in order to blend in with existing street furniture, masts and the sky.

It should also be noted that planning permission was granted for a 20m mast in a similar location to that currently proposed in 2018 (AWDM/1552/18).

The new mast and cabinets need to be installed before the existing mast and cabinets are decommissioned in order to provide continuous coverage. This

will result in some of the new cabinets being sited further forward than others, bringing them closer to the road. However, there is a wide grass verge here and, while it is preferable to maintain the regular alignment of cabinets adjacent to the East boundary it is not considered that the siting of the cabinets in a non-aligned manner will cause serious visual harm.

Residential amenity

The site is sufficiently removed from residential properties to not cause harm to amenities. The application is accompanied by an ICNIRP declaration that the equipment is in full compliance with the requirements of radio frequency public exposure guidelines.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Existing pole/cabinet removed within 3 months of new equipment being installed and integrated.
4. Remove once redundant
5. Grey colour pole

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

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.

Informative
The applicant is advised to contact WSCC Highways to get formal approval for the works on the public highway and to agree the required traffic management (01243 642105).

Case Officer: Peter Barnett Date: 10 March 2020

Authorised by: Gary Peck Date: 12 March 2020