

**PLANNING DEVELOPMENT CONTROL (TELECOMMUNICATIONS) SUB-COMMITTEE****19 December 2005**Attendance:

## Councillors:

Bennetts (Chairman) (P)

Johnston (P)

Mitchell (P)

Read (P)

Officers in attendance:

Mr S Avery (Planning Officer)

Others in attendance:

Councillor Verney

---

1. **INSTALLATION OF RADIO BASE STATION: COMPRISING MONOPOLE SUPPORTING ANTENNAE (OVERALL HEIGHT 16.7 METRES), EQUIPMENT CABINETS AND ASSOCIATED COMPOUND WORKS - LAND AT LANE END DOWN, LONGWOOD, OWSLEBURY.**

The Sub-Committee met at the application site at Lane End Down, Longwood, Owslebury. The Chairman welcomed to the meeting Mrs Scott from Cheriton Parish Council, Mr Whetman from Beauworth Parish Meeting, Mr Button representing Winchester Ramblers and Mr Smith and Ms Marsden from AWA (representing the applicant "3"), Mr Walton from the Council for the Protection of Rural England (CPRE) and Mr Wilson as an agent for the landowner. Also present were approximately ten members of the public.

Mr Avery reported that a full planning application had been received from Hutchinson 3G UK Limited ("3") for a 16.7 metre high slimline monopole comprising of 3 flat panel flush-mounted antennas at the top and a 300 millimetre transmission dish below. An equipment cabin measuring 0.7 by 1.96 metres and 1.49 metres tall was also to be sited together with three small cabinets. The site was to be enclosed by a 1.2 metre high post and rail fencing. A certificate of ICNIRP compliance had been provided by the applicant.

Mr Avery explained that the site was situated within the East Hampshire Area of Outstanding Natural Beauty (AONB) and the proposed South Downs National Park and was located to the south of the A272, immediately to the east of the crossroads at Lane End Down. The site was on relatively high ground with levels dropping towards the north-east and south-east. Two existing masts were adjacent to the site although these were situated the north-east side of the two small banks of oak trees. Mr Avery explained that although the application was for a higher structure and would be more visible from the crossroads, he was satisfied that it would be partially

obscured by the trees when viewed from long-distances. He reported that the Council's Landscape Officer had no objection to the application subject to conditions of painting of the equipment and of planting around the fence with a mixed native hedge.

It was reported that a further six letters of representation had been received in addition to the 10 originally reported to Members. In summary, there was concern regarding proliferation of masts at the site and their visual intrusion in the AONB. Mr Avery confirmed that no comments regarding the proposals had been received from the AONB Board.

At the invitation of the Chairman, Ms Marsden and Mr Smith answered a number of questions. It was confirmed that the proposals could not be located immediately adjacent to the other masts due to necessary horizontal separation to prevent interference. Furthermore, the additional height over and above 15 metres required by the operator (compared to the adjacent masts) was mainly due to the surrounding undulating topography and trees. Ms Marsden explained that the alternative sites (including on an electricity pylon to the north-west of the site) investigated by the applicant had been discounted as would not gain the range of required coverage. It was also considered that utilising the pylon sited close to the A272 would result in the equipment cabins being much more visually intrusive. Finally, it was confirmed that sharing of an existing mast would result in a substantially larger and more visually intrusive mast. There would also be problems of access for maintenance.

At the invitation of the Chairman, Councillor Verney addressed the meeting as the Ward Member. He asked a number of questions regarding alternative siting of the proposals.

At the invitation of the Chairman, Mrs Scott from Cheriton Parish Council addressed the meeting. Following approval of the previous two masts, she was of the opinion that Members should not support further applications in such a visually sensitive area.

At the invitation of the Chairman, Mr Whetman from Beauworth Parish Meeting addressed the meeting. He suggested that there would be better locations for the mast to maximise coverage of the A272 and also for domestic use. He also expressed concern that approval of the proposals may set a precedent of taller masts in the vicinity. He also suggested that the application in this area was at odds with the Council's Landscape Assessment document.

Further to discussion of the proposals, Mr Avery acknowledged that although the proposals would be fairly prominent from the crossroads, he was satisfied that the mast would not be too visible from the important wider views.

At the invitation of the Chairman, Mr Walton from the CPRE addressed the meeting and suggested that the application represented development of the area 'by stealth'.

At the invitation of the Chairman, Mr Button from Winchester Ramblers reminded the meeting that the actual structure would be much more substantial than the slim demonstration mast.

At the invitation of the Chairman, several members of the public addressed the meeting.

Mr Techer-Jones reported that the intended coverage of the A272 may encourage illegal use of mobile telephones by drivers and had suggested that the opinions of the emergency services should have been sought regarding this matter. Furthermore, he suggested that previous assurances had been given that liaison would take place between the Council and appropriate representatives of Hampshire County Council regarding concerns that the electricity sub-station at the crossroads (and supplying necessary power to the masts) presented a traffic hazard. Finally, Mr Techer-Jones requested that should the application be approved, construction should not take place during the bird nesting season as so to avoid disturbance of rare species seen in the vicinity. Ms Marsden indicated that this would probably be acceptable.

The Chairman reported that although he appreciated that there had been concerns regarding the electricity sub-station compound, he reminded the meeting that this was not part of the planning application under consideration. However, the Chairman undertook to informally discuss issues raised by Mr Techer-Jones with the Portfolio Holder for Planning, especially if there had been a previous undertaking to do so.

Mrs Stanley sought clarification as to whether extensions to the mast would require planning permission and also whether there were immediate intentions of the operator for additional masts in the area.

In conclusion, Members agreed to support the application as it was considered that the proposals were unlikely to have additional impact on the visual amenity of the surrounding area. It was agreed that the mast should be painted a suitable matt colour and that that appropriate native planting take place around the perimeter of the compound and that the finalisation of the details of this be delegated to the Director of Development in consultation with the Chairman of the Sub-Committee. Furthermore, the applicant was requested to not commence construction during the bird nesting season. Members also agreed that officers investigate the possibility of placing preservation orders on the oak trees on site as it was considered that these were integral to the mitigation of the intrusiveness of the masts in this visually sensitive area.

**RESOLVED:**

That permission be granted subject to conditions:

**1 Conditions/Reasons**

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 In the event that the development hereby approved becomes redundant or otherwise not required for the purpose permitted, the mast and all associated equipment and enclosures shall be dismantled and permanently removed from the site, which shall be restored to its former condition.

02 Reason: In the interests of visual amenity.

03 All cabinets, pole and antennae attachments be painted BS381C – 224 Deep Bronze Green.

03 Reason: In the interests of visual amenity.

04 A plan be submitted for our approval before the mast is installed showing a mixed native hedge planted around and outside the compound, comprising a double staggered row of 60-90cm high Blackthorn, Hawthorn and Holly, (in the ratio 40:40:20) 450mm from the fence. All plants to be at 450mm spacing and mulched. The scheme approved shall be carried out in the first planting season following the completion of the development. If within a period of 5 years from the date of planting, any plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

04 Reason: In the interests of visual amenity.

05 No development shall take place on the site within the bird nesting season (from February to May).

05 Reason: In the interests of the preservation of wildlife.

The meeting commenced at 9.30am and concluded at 10.35am

Chairman