

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City  
Council*  
Planning Department  
Development Control

## Committee Decision

TEAM MANAGER  
SIGN OFF SHEET

<b>Case No:</b>	08/01920/TCP	<b>Valid Date</b>	11 August 2008
<b>W No:</b>	TC/169	<b>Recommendation Date</b>	16 September 2008
<b>Case Officer:</b>	Lorna Hutchings	<b>8 Week Date</b>	<b>6 October 2008</b>
		<b>Committee date</b>	<b>01 October</b>
<b>Recommendation:</b>	<b>That no objection be raised</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** Installation of tri-sector antenna mounted at a height of 21.6m on existing plant room

**Site:** Hursley Park Hursley Park Road Hursley Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	N	N	N	N

ITEM SIGN OFF		
<p style="text-align: center; margin: 0;"><b>APPROVE</b></p> <p style="margin: 0;">Subject to the condition(s) listed</p>		
	<b>Signature</b>	<b>Date</b>
<b>CASE OFFICER</b>		
<b>TEAM MANAGER</b>		

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**AMENDED PLANS DATE:- none**

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**Item No:** 6  
**Case No:** 08/01920/TCP / WTC/169  
**Proposal Description:** Installation of tri-sector antenna mounted at a height of 21.6m on existing plant room  
**Address:** Hursley Park Hursley Park Road Hursley Hampshire  
**Parish/Ward:** Hursley  
**Applicants Name:** Vodafone Ltd  
**Case Officer:** Lorna Hutchings  
**Date Valid:** 11 August 2008  
**Site Factors:** None

**Recommendation:** That no objection be raised / prior approval be granted

### **General Comments**

This application is reported to Committee because it is for a type of telecommunications equipment (rooftop installations) for which the Head of Planning has no delegated authority.

Given the developed nature of the site and relatively modest scale of the proposed development, the Chairman of the Telecommunications Sub-Committee and the Chairman of the Planning Development Control Committee have agreed that the prior approval application will not need to go to a Telecommunications Sub-Committee and that it can be determined by the Planning Development Control Committee instead.

### **Site Description**

Hursley Park is a large site to the west of Hursley and home to IBM and the Grade II\* listed Hursley House.

The site is bounded by Hursley Park Road to the south, the main road running through Hursley to the east and open countryside to the west and north.

The land is generally flat in the area but rises towards the west; the Hursley Conservation Area is located to the east of the main road.

The site is bounded by a dense tree belt along the eastern boundary and the site is heavily tree'd within, surrounding its many car parks, access roads and large buildings.

The listed building is located to the north of the site towards the western side, with no buildings directly in front of it.

The building subject to the application is a curtilage building to the listed building.

The development is to be located upon an existing plantroom approximately 30m northeast of an existing O2 telecoms installation upon this rooftop.

### **Proposal**

One no. pole mounted tri-sector antenna, mounted on a 4.4m pole, at a height of 21.6m on the rooftop (existing building is 16.6m high).

Equipment housing is located with the building.

Ancillary development (cable tray and ladder).

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## Relevant Planning History

None specific to telecoms.

Various extensions and development within the grounds or other rooftop plant.

The O2 antenna is on a pole less than 4m high and therefore no prior approval application was required.

## Consultations

Conservation: Listed building consent is unlikely to be required as this is a new curtilage building. The proposal is unlikely to raise any adverse comments in respect of its impact on the listed building and its setting, or on the conservation area.

## Representations

Hursley Parish Council - No comments received.

No letters of support or objection have been received.

## Relevant Planning Policy

Hampshire County Structure Plan Review:

None

Winchester District Local Plan Review

DP14, DP3, CE4.

- PPS 1: Delivering Sustainable Development
- PPS 7: Sustainable Development in Rural Areas
- PPG 8: Telecommunications
- Stewart Report and Ministerial Statement.

PPG8 – the following summarises the guidance:

- The Government takes a proactive approach, asking Local Planning Authorities to facilitate development.
- Local Planning Authorities have to understand the requirements and needs of telecommunications operators.
- Mast and site sharing must be explored and justification for the site of the application must be included (this is discussed below).
- Health considerations and the public perception of danger can be taken into account (further advice on this is below).
- The Government's response to the recommendations of the Stewart Report has been adopted in the guidance.
- The Government advises Local Planning Authorities against implementing their own precautionary approach such as imposing a moratorium on telecommunications development.

## Planning Considerations

Principle of development

Telecommunications equipment is acceptable in principle under Policies DP14 and CE4

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of the Local Plan, which can allow for essential facilities and services in the countryside. This is a prior approval application to notify the Council of permitted development which only requires such notification as the antenna is on a pole over 4m in height on a rooftop. If it were less than 4m high, the installation would need no formal approval from the Local Planning Authority.

To clarify, the application is not for planning permission and only the 'siting and appearance' of the equipment can be considered.

Siting and appearance

As noted above, the amount of equipment is minimal, comprising one slim pole and tri sector antenna.

It is mounted in the middle of a rooftop already used for a similar pole-mounted antenna and this building is quite centrally located within a built up site.

In addition, the site is well screened from views from Hursley and the surrounding area due to the existing buildings on the site and tree belts. There are no public footpaths in the area from where the development would be readily visible.

It is therefore considered that the siting and appearance of the proposal will be acceptable and will not adversely affect the character of the countryside or the conservation area.

The building subject to the application is a modern building and there are two very large buildings in between the proposal and the Grade II\* listed Hursley House.

Therefore, no listed building application is required for the proposal on this curtilage building and it is also considered that it will not adversely affect the setting of the listed building or character of the building itself.

Mast and site sharing

The proposal is required to provide specific increased 2G and 3G coverage to the IBM Hursley Park complex. At present, the existing Vodafone network coverage in this area does not meet the business requirements of IBM employees and visitors and as such additional coverage has been requested. Therefore, no other site options were considered, which is acceptable in these circumstances. The utilisation of existing buildings and existing mast sites are also preferred options.

Electromagnetic radiation levels International Commission for Non-Ionising Radiological Protection (ICNIRP) codes

An ICNIRP certificate has been provided by the applicant to confirm that the proposed equipment conforms with the requirements of the radio frequency public exposure guidelines.

**Recommendation**

That no objection be raised.

**Informative**

The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Hampshire County Structure Plan Review:

Winchester District Local Plan Review 2006: DP14, DP3, CE4.

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