

PLANNING DEVELOPMENT CONTROL (TELECOMMUNICATIONS) SUB-COMMITTEE**10 June 2005**Attendance:

Councillors:

Bennetts (Chairman) (P)

Busher (P)
Davies (P)
Pearson (P)Read (P)
Sutton(P)Officers in attendance:

Mrs J Pinnock (Senior Planning Officer)

INSTALLATION OF 15 METRE MONOPOLE WITH 6 NO. ANTENNAE, 2 NO. MICROWAVE DISHES, EQUIPMENT CABINETS AND ASSOCIATED WORKS (RESUBMISSION OF W01549/08) – MAYBUSH, OLIVERS BATTERY GARDENS, OLIVERS BATTERY, WINCHESTER, HAMPSHIRE

The Sub-Committee met at the application site at land at Maybush, Olivers Battery, Winchester.

The Chairman welcomed to the meeting Mr Hewat, from the applicant's agent, Waldon Telecommunications. Also present was Mr Sharman from Olivers Battery Parish Council and three local residents.

The application site was accessed via Olivers Battery Gardens and formed agricultural land associated with the residential dwelling 'Maybush'. The site already contained 2 existing masts. The mast was to be located to the rear of a field close to trees and it was noted that the proposal was to be approximately one metre higher than the existing masts.

Mrs Pinnock explained that a full planning application had been received from Vodafone UK for the erection of a 15 metre high monopole with 6 antennae (of which 3 would be intended for implementation on the mast in the future), 2 microwave dishes together with two small equipment cabinets and associated works. The proposal was to be housed in a compound measuring approximately 4.2 metres x 3 metres and to be enclosed by a 1.8 metre chain-link fence topped with barbed wire. The total height of the mast, including antennae, would be 17.7 metres.

Mrs Pinnock demonstrated the exact positioning of the proposal and advised that it was adjacent to a public right of way. The mast would also be approximately 200 metres away from Olivers Battery Primary School to the north west. To the west of the site were South View Park Homes. To the west and north of the site were residential properties in Olivers Battery. Mrs Pinnock reported that the mast would be visible from views from the south including from Badger Farm Road, especially in the winter when tree cover was limited.

Mrs Pinnock detailed the planning history for telecommunications equipment at this site in the context of this application. It was explained that the proposal was a

resubmission of an application for a 16 metre high cypress tree style mast considered by Members on 7 January 2005. Although planning permission had been granted, this was on condition that the mast should be for a pine tree style as this was more suitable in this area. However, since this time, the operator had discovered that for operational reasons this could not be achieved and they had therefore resubmitted the application, slightly moderated, for a monopole.

Mrs Pinnock reported that the application was in accordance with national and local planning policies and that the applicant had submitted certification of ICNIRP compliance for the cumulative effect of the masts on this site.

Mrs Pinnock reported on representations received and consultations undertaken. The Council's landscape architect had made no objection although suggested that the monopole should be painted 'Van Dyke Brown'. The County Council's Rights of Way Officer had no concerns. Olivers Battery Primary School had been informed of the proposals but had not responded. Three letters of representation had been received from local residents. Two of the letters detailed objections including visual intrusion, industrialisation of the site and health concerns while one letter was in support of the proposals. At the conclusion of her presentation, Mrs Pinnock stated that officers considered that the proposed mast would not be excessively visually intrusive as it would be viewed against the existing tree line and therefore recommended that the application be approved.

With the permission of the Chairman, Mr Sharman (representing Olivers Battery Parish Council) advised that the Parish Council considered that this was the best site for the location of a new mast.

At the invitation of the Chairman, Mr Hewat responded to technical questions including the direction of the dishes to gain the required coverage. Furthermore, he clarified that the positioning of the monopole would not damage the root systems of nearby trees.

At the invitation of the Chairman, Mr and Mrs Bristow and Mr Shackleton (residents of Olivers Battery) addressed the Sub Committee. Mr and Mrs Bristow were opposed to the application as they considered that it would be visually intrusive and that there was too many masts at this site. Responding to a question, Mr Hewat advised that only 3 antennae and 1 dish would be implemented initially, the remainder at a future date. He also explained why alternative sites outside of this area would not be suitable to gain the coverage required. Mr Hewat also confirmed that the proposal was intended to improve coverage to areas of Winchester including the Olivers Battery area.

Following discussion, Members agreed that landscaping of the proposals should include a planting condition and that the proposed chain link fence be replaced with a wooden fence. Members also raised concerns over the use of Van Dyke Brown at this location given the greener colouring of the two existing masts. It was agreed that negotiations regarding landscape and boundary treatment and the colouring of the mast, be delegated to the Director of Development in consultation with the Chairman. In conclusion, the Sub-Committee unanimously agreed to support the recommendations of officers, subject to these negotiations. Subsequent to the meeting the Chairman in consultation with the Director of Development agreed to the conditions as set out below.

RESOLVED:

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

01 The development hereby permitted shall be begun before the expiration of five 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.

02 The mast, antennae, satellite dish and equipment cabins shall be painted a suitable dark green colour to be agreed in writing by the local planning authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.

02 Reason: In the interest of the visual amenities of the area.

03 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or 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.

03 Reason: To improve the appearance of the site in the interests of visual amenity.

04 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design and materials of the boundary treatment to be erected. The boundary treatment shall comprise a timber fence, which shall be erected upon completion of the development hereby approved. Development shall be carried out in accordance with the approved details.

04 Reason: In the interests of the visual amenities of the area.

Informatives

01. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: TC1

Winchester District Local Plan Proposals: FS.4, EN.5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, DP.17

The meeting commenced at 9.30am and concluded at 10.15am.

Chairman