

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 7 September 2005

**Item No:** 02  
**Address:** Fairfield House East Street Hambledon Waterlooville Hampshire PO7 4RY

**Parish/Ward** Hambledon

**Proposal Description:** 9 metres light wooden telecommunications pole with associated wires and fixtures

**Applicants Name** British Telecommunications Plc

**Case No:** 05/01797/TCP

**W No:** WTC/160

**Case Officer:** Mr Simon Avery

**Date Valid:** 19 July 2005

**Delegated or Committee:** Committee Decision

**Reason for Committee:** Delegated powers for telecommunications apply only to masts under 3 metres high

**Site Factors:**  
Area of Outstanding Natural Beauty  
Within 50m of Listed Building

### **Site Description**

- Fairfield House is a grade II Listed Building set back off East Street in Hambledon
- It is on the eastern edge of the village and although there are other dwellings in the immediate area it is actually outside the development boundary and in designated countryside
- The main house is not visible from the street but curtilage buildings are sited close to the entrance
- The entrance is enclosed by a brick and flint wall of approximately 2½ metres in height
- To the west of this, running along the curtilage, is a lower flint wall and there is very tall, dense planting behind this
- To the east the lane leads out into open countryside
- Opposite the site are cottages, most of which are sited close to the highway
- Generally the street has a very rural, leafy character
- There is another telegraph pole adjacent to the southern side of East street about 50 metres to the west of the proposed new pole

### **Relevant Planning History**

- None

### **Proposal**

- As per Proposal Description
- The pole is to be sited to the west of the entrance to Fairfield House within the tall planting along this boundary

### **Consultations**

- None

### **Representations:**

#### Hambledon Parish Council

- No comments received at time of writing report

#### Letters of representations

- None received at time of writing report

### **Relevant Planning Policy:**

#### Hampshire County Structure Plan Review:

- C1, C2, TC1

#### Winchester District Local Plan

- C1, C2, C6, FS4, EN5, EN7

#### Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP7, DP17, C1, C5

#### National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPS7 Sustainable Development in Rural Areas
- PPG 8 Telecommunications
- PPG 15 Planning and the Historic Environment

## **Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene

### Principle of development

- The pole is required to serve Fairfield House
- Its height of 9 metres is due to EU regulations which require a minimum height now of 5.9 for all such apparatus and due to the need to locate the overhead cables above the surrounding trees and the existing road crossing cables
- Policy FS4 of the Local Plan allows telecommunications development subject to certain criteria, the relevant ones being:
- The impact should be minimised through such means as siting, materials and colours, especially if the site is within the setting of a Listed Building and within the countryside
- A satisfactory landscape/restoration scheme is included

### Impact on the character of the area

- The telegraph pole is to be sited within the dense planting around the curtilage of this site adjacent to the road
- At 9 metres tall, the top of it will extend above the tallest trees, but the majority of the pole will not be visible
- Therefore, due to the existing planting it will have no impact upon the street scene or the setting of the Listed Building

### Landscaping

- Further details are required in terms of a tree survey to ensure that these trees are not damaged and a condition requiring the submission of a tree survey is attached

### Conclusion

- In conclusion your officers consider that this proposal will not be intrusive and the application is recommended for approval

## **Recommendation**

**APPROVE – subject to the following conditions:**

### **Conditions/Reasons**

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, as amended, or any Order revoking and re-enacting that Order, no development permitted by Part 24 of Schedule 2 of the Order shall be undertaken without the prior approval, in writing, of the Local Planning Authority.

02 Reason: In the interests of visual amenity.

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03 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.

03 Reason: 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 showing the location of each existing tree on the site within 10 metres of the proposed pole which has a stem with a diameter measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree in relation to the siting of the telegraph pole.

04 Reason: To enable proper consideration to be given to the impact of the proposed development on existing trees.

### **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: C1, C2, TC1

Winchester District Local Plan Proposals: C1, C2, C6, FS4, EN5, EN7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, DP17, C1, C5