

PLANNING DEVELOPMENT CONTROL (TELECOMMUNICATIONS) SUB-COMMITTEE**28 April 2004****Attendance:****Councillors:**

Bennetts (Chairman) (P)

Baxter (P)
de Peyer (P)Hatch (P)
Pearce (P)
Read (P)**Officers in attendance:**

Miss A Fettes (Senior Planning Officer)

Others in attendance:

Councillor Verney (Ward Member for Cheriton and Bishops Sutton)

1. **APPLICATION FOR 12.5 METRE HIGH MONOPOLE WITH TWO FOUR STACK ANTENNAE, ONE 300MM DISH AND ONE SMALL CABINET (MEASURING 1M BY 1M BY 4CM IN WOODEN STOCK PROOF FENCE AT LANE END DOWN, LONGWOOD, OWSLEBURY**

The Sub-Committee met at the application site at Lane End Down, Longwood. The Chairman welcomed to the meeting Mrs Scott from Cheriton Parish Council, Mr Whetman from Beauworth Parish Meeting and approximately 15 members of the public.

Prior to introducing the details of the application, Miss Fettes explained that some members of the public had reported that the application notification posters had not been displayed prominently prior to the meeting. Miss Fettes continued that the meeting of the Sub-Committee had been subsequently delayed by one week in order for those members of the public initially unaware of the proposals to make their representations to the Director of Development Services.

Following discussion, it was agreed that the Sub-Committee should recommend its decision to the next meeting of the Planning Development Control Committee scheduled for the 27 May 2004 for approval where Miss Fettes would provide an update on any additional representations received (by 19 May 2004).

There was some concern that there was no representative from the applicant Airwave MMO2 present at the meeting to answer technical queries.

Miss Fettes explained that an application had been received from Airwave MMO2 for a 12.5 metre high monopole with two four stack antennae, one 300mm dish and a small cabinet in a wooden stock proof fence. The total height of the proposals would

be 15 metres. In answer to a question, Miss Fettes explained that there needed to be a degree of horizontal separation from the adjacent existing Orange mast to prevent potential interference. The proposals were required to complete the mobile telecommunications network for emergency services in the area and this was demonstrated on coverage maps provided by the applicant. A certificate of ICNIRP compliance had been supplied.

Miss Fettes added that a previous application from Airwave MMO2 for the installation of a 22-metre monopole close to this site had been refused on the 12 January 2004 as it was considered that it would be too visually intrusive. Subsequently, a temporary mast measuring 18.5 metres had been erected by the applicant. Miss Fettes explained that the applicant had been in negotiations with the Council regarding its presence and it had been agreed that if permission was given for the proposals under consideration, the temporary structure would be removed.

Miss Fettes reported that she had received two letters of representation from members of the public and Cheriton Parish Council in opposition to the application regarding siting and design. The Area of Outstanding Natural Beauty Board advised that it did not object to the proposals as it was satisfied that issues regarding the prominence of the earlier application had been addressed and that the proposed smaller mast was more suitable.

Miss Fettes explained that officers were recommending approval of the application, as the mast was a considerably smaller slimline structure with less equipment on top than that previously proposed and therefore would not be overly prominent or visually intrusive. The antennae would be just visible above existing trees and that the monopole itself would be fairly well screened especially in the summer months.

Further to questions, Miss Fettes explained that to accommodate the MM02 equipment on the existing Orange mast would require the construction of a substantially larger and more visually intrusive structure.

At the invitation of the Chairman, Councillor Verney, as a Ward Member, reported that in his opinion, the structure and the proposed location were fairly acceptable.

At the invitation of the Chairman, Mrs Scott from Cheriton Parish Council stated that although it was understood why there had to be a degree of separation from the existing Orange mast, she suggested that the site was not appropriate for any further structures. In reply Miss Fettes stated that the capacity of the site was limited for any further applications for masts. Furthermore, any future proposals for an extension to or replacement of the proposals would require a new planning application.

At the invitation of the Chairman, Mr Whetman from Beauworth Parish Meeting addressed the meeting. He stated that although the location of this mast was probably the most appropriate, any subsequent approval should be conditioned with the painting of the structure an appropriate dark green colour. Mr Whetman also suggested that the trees in situ should be given some degree of official protection as they were vital to the screening of the structure.

A number of comments were made regarding the ancillary electricity transformer compound close to the crossroads at Lane End Down. The Chairman advised that although this equipment was undoubtedly an integral part of the operation of the masts, this had been erected on Highways Land and was not part the planning application under consideration. Miss Fettes added that the County Council Highway's Officer was currently in dialogue with the owner of the compound

regarding concerns of its intrusiveness on the landscape as well as highway safety issues. Furthermore, it was explained that removal or relocation of the compound could not be conditioned as part of approval of the application.

Further to questions from the public, Miss Fettes detailed the area of search undertaken by the applicant for potential sites. Due to the coverage required it was explained this had ruled out additional masts near Cheesefoot Head. Furthermore, it was explained that the masts had to be located on higher ground in this area due to the undulation of the land.

In conclusion, Members agreed to recommend approval of the application subject to conditions, as they were satisfied that the proposals would not be materially visually intrusive in an area of outstanding natural beauty. A condition was that the mast should be painted a suitable green colour (holly green). Furthermore, it was requested that officers should negotiate with the applicant for additional landscaping and the possibility of protection of existing trees. The applicant should also remove the temporary equipment (including equipment cabins) and the ground restored as soon as the new structure was operational.

RECOMMENDED:

That permission be granted subject to conditions:

1. 1FUL
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2. The mast and equipment be painted Holly Green unless otherwise agreed with the Local Planning Authority.

Reason: In the interest of visual amenity

3. The temporary equipment shall be removed within one month of the completion of the mast hereby permitted, and the ground restored to its former condition.

Reason: In the interests of visual amenity.

4. L050
L050R

INFORMATIVES:

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 materials considerations do not have sufficient weight to justify a refusal of the application. in accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: C1, C2, E7, TC1
Winchester District Local Plan Proposals: C1, C2, C7, EN5, EN7, FS4
Emerging Development Plan- WDLP Review Deposit and Revised
Deposit: C1, C7, DP3, DP17

The meeting commenced at 9.30am and concluded at 11.00am

Chairman