

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 March 2008

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

**TEAM MANAGER
SIGN OFF SHEET**

Case No:	08/00313/TCP	Valid Date	8 February 2008
W No:	TC/165/02	Recommendation Date	26 February 2008
Case Officer:	Mr Simon Avery	8 Week Date	4 April 2008
		Committee date	13 March 2008
Recommendation:	That no objection be raised	Decision:	Committee Decision

Proposal:	Installation of 12.5 metre tall replacement slim-line pole telecommunications column with additional associated ground based equipment cabinet
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Site:	Telecom Mast Site Andover Road Winchester Hampshire
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Open Space	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	Y	N	N	N

DELEGATED ITEM SIGN OFF		
RAISE NO OBJECTION Subject to the condition(s) listed	RAISE OBJECTION for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

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Item No: 8
Case No: 08/00313/TCP / WTC/165/02
Proposal Description: Installation of 12.5 metre tall replacement slim-line pole telecommunications column with additional associated ground based equipment cabinet
Address: Telecom Mast Site, Andover Road, Winchester, Hampshire
Parish/Ward: Winchester Town
Applicants Name: O2 UK Ltd
Case Officer: Mr Simon Avery
Date Valid: 8 February 2008
Recommendation: That no objection be raised

General Comments

This application is reported to Committee at the request of Councillor Johnston, whose request is appended in full to this report.

Site Description

This site already contains a 10 metre tall mast in a street furniture style design, with a small ground cabinet. This is sited on the footpath on the south western side of Andover Road, just to the west of the bridge where Andover Road crosses the railway line. There are no buildings immediately adjacent to the site.

To the west, the nearest residential properties are the backs of the houses on Brassey Road which are approximately 50 metres away, with the rear gardens of the properties being 40 metres away at the nearest point. In between these gardens and Andover Road is a vacant area of land which forms part of the embankment to the railway line. To the northwest is the Jolly Farmer public house which is 75 metres from the site of the proposed mast. Fifty-five metres to the north of the site is North Hill Court. To the north east is Osborne School which is approximately 80 metres away. To the southeast are blocks of modern residential development.

The footpath on the south western side of Andover Road at this point is enclosed by 1.8 metre high wooden fencing. Behind this fencing and on either side of the railway bridge there are trees along the side of Andover Road. To the south west these trees partially screen views of the properties on Brassey Road. On the northeast of the road the planting is less dense and buildings and spaces beyond are more visible. The road bends round to the east of the bridge to run in a southerly direction. The footpath where the mast is proposed to be sited is 2.4 metres wide and there is no footpath on the northeast side of the road at this point. Along either side of the bridge is a 1.8 metre high brick wall. There is a street lamp (the same height as the existing mast) 5 metres to the northwest of the proposed siting.

Proposal

The proposal is to replace the existing 10 metre high mast with a 12.5 metre high mast of the same design. The existing mast is 245mm in diameter, and the new mast will be slightly wider at 325mm. A second cabinet, 1.5 metres high, 1.48 metres wide and 0.33 metres deep, will be located next to the existing cabinet.

Relevant Planning History

- **06/03005/TCP** - Installation of a 10m tall imitation street furniture style telecommunications column with associated ground based equipment cabinets at land at Andover Road, Winchester - Withdrawn - 13/11/06
- **06/03409/TCP** - Installation of a street furniture style communications radio base station -

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Approved - 12/01/07

Consultations

Engineers: Highways:

No objection.

Representations:

City of Winchester Trust:

No comments received

1 letter received objecting to the application for the following reasons:

- Concern about another mast in an area where young families and small children live and close to Peter Symonds College.
- Visual impact of mast

Reasons not material to planning and therefore not addressed in this report

- Impact of development on property value is not a planning consideration

Details of any further letters of representation will be reported to the Committee.

Relevant Planning Policy

Winchester District Local Plan Review

DP3, DP14

National Planning Policy Guidance/Statements:

- 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:

- 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

The main considerations in respect of this application are:

- Principle of development
- Siting and appearance of the mast
- Mast and site sharing
- ICNIRP
- People's perception/fear of adverse health impacts
- Other matters raised by representations

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Principle of development

This application is for prior approval and therefore only the siting and appearance of the proposal can be considered. If the Local Planning Authority fails to give a determination of this application within 56 days the proposal has 'deemed consent'. The Government takes a proactive approach, asking Local Planning Authorities to facilitate development. Policy DP14 in the Winchester District Local Plan Review allows telecommunications development, subject to certain criteria.

Siting and appearance of the mast and cabinet

The proposed mast comprises a 12.5 metre tall pole designed as a metal streetworks column. This will replace the existing mast which itself is in keeping with other street furniture along this section of Andover Road. The existing mast was considered by the Sub-Committee to be acceptable in 2007. Although the new mast would be taller and slightly wider, it is considered that it would not be significantly more intrusive. This part of Andover Road is relatively isolated from surrounding buildings, many of which are screened by planting. In the immediate vicinity of the site, the mast and cabinet would be seen against a backdrop of trees and fencing.

More distant views of the proposed mast from the southeast and northwest of Andover Road would be limited by the tree cover and the bend in the road. The tree cover would also significantly screen the mast from the views from surrounding buildings and land. Therefore, it is considered that the mast would not have any significant impact on the appearance or character of this area.

The proposed cabinet is approximately the same size as the existing one and would have little impact visually, as it will be no taller than the adjacent fence. Two cabinets are required in order to provide both 2G and 3G technologies. The alternative of housing this equipment in one cabinet would result in a larger structure, which is not acceptable in this location due to the width of the pavement.

Mast and Site Sharing

The applicant has provided details of 9 alternative sites and given details of why these sites are not suitable. This information is appended to the report. In this case, the Operator is seeking to use an existing O2 mast site by replacing the mast with a taller one, in order to remedy a deficiency in their network coverage. In these circumstances, the re-use of this existing site is considered to be an appropriate solution.

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

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. On the basis of this, Government guidance is that the Local Planning Authority should not consider health issues any further.

However, the issue of the perception or fear of adverse health impacts is a material consideration, although it is not an issue which would be likely to outweigh the other material considerations noted above. In this instance, with the proposed mast replacing an existing one in a position which is not immediately adjacent to residential properties, it is not considered that the perception or fear of adverse health impacts carries sufficient weight to warrant an objection being raised to this application.

Conclusion

It is considered that the siting and appearance of the proposed mast and cabinet are acceptable.

Recommendation

Raise No Objection, subject to the following conditions:

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Conditions

1 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.

Reason: In the interests of visual amenity.

2 The mast and cabinet hereby approved shall be painted matt black and retained in this colour hereafter.

Reason: In the interests of the amenity of the area.

Informatives

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

Winchester District Local Plan Review Policies: DP.3 and DP.14