

8 DCCE2004/3470/T - ERECTION OF A 15M HIGH TELECOMMUNICATIONS MONOPOLE WITH 30CM TRANSMISSION DISH AND GROUND LEVEL CABINET. BULLINGHAM LANE, HEREFORD, HR2 7SA

For: Hutchison 3G UK Ltd, White Young Green, Ropemaker Court, 12 Lower Park Row Bristol, BS1 5BN

Date Received: 11th October, 2004 Ward: St. Martins & Hinton Grid Ref: 50873, 37835

Expiry Date: 5th December, 2004

Local Member: Councillors Mrs. W.U. Atfield, A.C.R. Chappell and R. Preece

1. Site Description and Proposal

- 1.1 The site is located on the west side of Bullingham Lane, directly opposite an existing road junction into the former Bradbury Lines Military Camp and some 30 metres north of a railway bridge which separates the site from the residential area beyond.
- 1.2 The properties forming Redhill Avenue and Bailey Brook Road are located some 120 metres to the north of the site but otherwise the immediate locality remains undeveloped. Outline planning permission has been granted, subject to the completion of a Section 106 Agreement for residential development on the land immediately to the west and east of the site.
- 1.3 The application seeks approval for the installation of a 15 metre high slimline telecommunications monopole with a 30cm transmission dish and cabinet.
- 1.4 The application is accompanied by documentation including network coverage plots and details of the application consideration of alternative sites.

2. Policies

2.1 Central Government Guidance:

PPG8 - Telecommunications

2.2 Hereford & Worcester County Structure Plan:

CTC9 - Development Requirements

2.3 Hereford Local Plan:

ENV13 - Telecommunications

H12 - Established Residential Areas – Character and Amenity

H21 - Compatibility of Non-Residential Uses

2.4 Herefordshire UDP (Revised Deposit Draft):

S2	-	Development Requirements
DR1	-	Design
DR2	-	Land Use and Activity
CF3	-	Telecommunications

3. Planning History

- 3.1 CE2004/3224/T - Erection of 15 metre high telecommunications monopole with 30cm transmission dish and ground level cabinet. Withdrawn 6th October, 2004.
- 3.2 Prior approval was refused for the same applicant at a site on Ross Road, Hereford pursuant to application reference CE2002/3677/T. Refused 6th February, 2003.
- 3.3 CE2001/2757/O - Mixed use development to provide housing, open space, community and local retail uses. Approved subject to the completion of a Section 106 Agreement 1 December, 2003.

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Head of Environmental Health and Trading Standards: The lateral extent of the ICNIRP Public Exclusion Zone is 5.1 metres, this would appear to impinge on the adjoining land. This exclusion zone would need to be taken into account. As there is no standby generator there should be no noise issue to consider.
- 4.3 Head of Engineering and Transportation: Raises no objection.

5. Representations

- 5.1 Hereford City Council raised no objection *'provided that this is an alteration to application DCCE2004/3224/TT)*. Attention is drawn to the planning history above. This confirms that the application referred to was withdrawn on the 6th October 2004.
- 5.2 A single letter of objection has thus far been received from the following source:

- Gough Planning Services, Mill Court, Mill Street, Stafford

The comments raised can be summarised as follows:

1. The Outline planning application for the Bradbury Lines redevelopment site includes a condition requiring that development be carried out strictly in accordance with the approved plans, which includes the Development Masterplan and Design Framework;
2. The Masterplan clearly identifies that the land to the east and west of Bullingham Lane, adjacent to the railway, is to provide housing;

3. The result of the above situation is that residential properties could be as close as 600mm from the mast and ground station;
4. By virtue of the height of the pole it will undoubtedly be overbearing.
5. The mast would be alien to the proposed streetscene, undermining the principles of the redevelopment of Bradbury Line;
6. The ground station and mast represent wholly inappropriate development in front of the proposed housing;
7. A strong phone signal is already available in this area;
8. A previous application for development within Bradbury Lines was refused and this application would be equally detrimental;
9. Other locations on Bullingham Lane were unsuitable due to tree cover. The redevelopment of Bradbury Lines will increase tree cover in this area.

5.3 The deadline for comments 4th November, 2004.

5.4 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 The application seeks prior approval for the siting and appearance of a 15 metre high slimline monopole with 30cm dish and associated ancillary cabinet and safety sign. The key issues for consideration in respect of the application is primarily the impact of the development upon the character and appearance of the locality. In addition to this guidance set out in PPG8 – Telecommunications and the policy criteria set out in Policy ENV13 of the Hereford Local Plan initially require a technical justification relating to the need for the equipment and information relating to the consideration of alternative sites.

6.2 In this case, the network coverage plots identify a clear gap in the applicant's network, which would be largely resolved by the approval of this application. On this basis and having regard to reasons for refusal relating to application no. CE2002/3677/T on the Ross Road, it would not be appropriate to challenge the need for this equipment in the locality.

6.3 Furthermore the applicant advises that in addition to the refused site on Ross Road, a further eight locations have been considered including the Grafton Depot, St Martin's Church, a site along the railway embankment and on the former military base. None of these sites have been pursued due to lack of interest on behalf of the site owners, technical failings or failure to meet safe fall distances. The Grafton Depot site was considered for possible co-location with an existing Vodafone site and permission was granted for this (CE2002/0531/T) but it is advised that the owner no longer wishes to progress with additional telecommunications equipment.

6.4 In view of the above the options for siting the necessary equipment are limited and it seems unlikely that further locations will come forward.

6.5 With regard to the size and design of the monopole it is recognised that at 15 metres it will appear taller than the average streetlight but this said its relatively inconspicuous location with regard to existing properties which are screened by the railway embankment and existing trees and its relationship to other street furniture including two lamp posts and a road sign are such that it is not considered that there will be a seriously detrimental impact upon the character and appearance of the locality and as

such based upon the supporting information it is considered that the proposal will comply with Policies ENV13 and H12 of the Hereford Local Plan.

6.6 Careful consideration has been given to the potential proximity of residential development not yet built, but agreed in principle, on the Bradbury Lines development (former SAS camp). The potential impact of this monopole upon the proposed development has been analysed and the Master Plan and Design Framework considered. Additionally, it is considered that on the basis of the current character of the locality, and the confirmation that the equipment complies with the ICNIRP guidelines on maximum public exposure levels, it is not considered that the impact upon the residential amenity of future occupiers of adjacent dwellings sufficient grounds for the refusal of planning permission. It is further pointed out that the final housing layout in this area has yet to be confirmed and as such the lateral extent of the Public Exclusion Zone may be taken into account in the final housing layout. In this case it is therefore considered that the proposal complies with Policy H21 of the Local Plan.

6.7 The siting of such equipment in close proximity to residential uses remains a sensitive issue but in view of the proven need, the lengthy site search and the existing characteristics of the locality it is recommended that the application be approved.

RECOMMENDATION

That prior approval be granted subject to the following conditions:

- 1 Prior to the installation of the equipment hereby approved, details of the external finish of the monopole and associated equipment shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure that the materials harmonise with the surroundings in the interest of visual amenity.

Informative:

- 1 N15 - Reason(s) for the Grant of PP/LBC/CAC**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.