

9 DCSE2007/0191/F - 25M T-MOBILE MONOPOLE ACCOMMODATING TRI-SECTOR ANTENNA EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT AT RUARDEAN WORKS, DRYBROOK, HEREFORDSHIRE, GL17 9BH.

For: Daly International, Statesman House, Stafferton Way, Maidenhead, Berkshire, SL6 1AY.

Date Received: 23rd January 2007 Ward: Penyard

Grid Ref: 62896, 18365

Expiry Date: 20th March 2007

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 The site is located to the northeast of M.F. Freeman Ltd, Ruardean.
- 1.2 The site is located in open countryside designated as being of Great Landscape Value, adjacent to Ancient Woodland and a Special Wildlife Site. A public Right of Way, HM11, runs adjacent to the site.
- 1.3 This application proposes the erection of a 25 metre high telecommunications monopole mast with tri-sector antenna and equipment cabinets that will provide 3G coverage to the Ruardean area. The site will be enclosed by a 1.8 metre high chain link fence. The proposed mast will be some 31 metres south of an existing telecommunications mast.

2. Policies

2.1 Planning Policy Statement

PPS1 Delivering Sustainable Development
PPG8 Telecommunications

2.2 Herefordshire Unitary Development Plan 2007

Policy LA2	-	Landscape Character and Areas Least Resilient to Change
Policy NC3	-	Sites of National Importance
Policy NC4	-	Site of Local Importance
Policy CF3	-	Telecommunications

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.1	-	Development within Open Countryside
Policy C.8	-	Development within Areas of Great Landscape Value
Policy C.9	-	Landscape Features
Policy C.13	-	Protection of Local Nature Conservation Sites
Policy C.19	-	Ancient and Ancient Semi-Natural Woodlands

- Policy C.41 - Telecommunications Development
Policy C.42 - Criteria Guide to Telecommunication Development

2.4 Hereford and Worcester County Structure Plan

- Policy CTC2 - Development within Area of Great Landscape Value
Policy CTC4 SSSI's - Local Nature Reserves, Special Wildlife Sites and Section 39 Sites
Policy CTC6 - Development and Significant Landscape Features
Policy CTC9 - Development Criteria

3. Planning History

- 3.1 SE2001/2738/F Installation of telecoms pole - Approved
and equipment cabin in secure 12.12.01
compound

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager has no objection
- 4.3 Public Rights of Way Officer comments that the proposed development would not appear to affect public footpath HM11.

5. Representations

- 5.1 In support the applicant has said

- The site benefits from tree screening, helping to conceal the installation from residential and commuting views. The efficacy of the trees to screen the installation is quite clear from by the plans and ensures that the proposed site will not stand out in the landscape
- The monopole that is utilised by T-Mobile represents a slender and uncluttered design
- With respect to the visual impact, the proposed design represents the optimum option available that utilises the minimum height necessary to achieve the objective coverage
- The proposal will assimilate well into the surrounding environment and is considered highly preferable to a lattice tower
- It is considered the proposal will have minimal impact on visual amenity
- Declaration of conformity with ICNIRP public exposure guidelines is included

- 5.2 Hope Mansell Parish Council "finds itself unable to comment on this application."

- 5.3 Ruardean Parish Council - Feel this is yet another eyesore for the residents of Ruardean to look at on the escarpment of the hill in Herefordshire, over which they have no control.

This Parish Council rejected a previous application for a mast and consider they acted in the best interests of the local residents.

This proposed new mast is in direct line of the local school and is in close proximity to a populated area.

Whilst, this application states, "there is no general risk to health", it does not state categorically there is no risk to health.

Also the application states "the public, pedestrians, have no authorized access to the site but the local map records a public footpath within a few feet of the mast."

Ruardean Parish Council therefore, in the interests of the local community, would request that you reject this application but at the very least the location is reconsidered as if the mast were located further east or west, the magnetic field would impinge on a less populated area.

- 5.4 Forest of Dean District Council - Concern about proliferation of masts. It will appear above tree line. Mast sharing or fake tree preferred options. However, it is against a backdrop of trees. Fencing and ancillary equipment, if permitted should be appropriately coloured.
- 5.5 An objection has been received from R.E. Duberley, Twizling Farm, Hope Mansell:
- It will be an eyesore in this position, and residents have not requested it and do not want it
 - The applicants cannot confirm categorically that there are no effects on children's health
 - I have evidence that the effect on the bird population by radio waves is detrimental
 - The application states it is not accessible to the public, but there is a public footpath very near to the site
- 5.6 The full text of these letters can be inspected at The Hereford Centre, Garrick House, Widemarsh Street, Hereford, and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The proposed mast would be 25 metres in height, predominantly read against woodland when viewed from the northeast. Nevertheless the antenna will project above the tree line of the adjoining woodland. However, it is not considered given the slenderness of the antenna it would cause significant visual intrusion in the landscape. Also, the equipment compound will be viewed against the same woodland. It is not considered the proposal would cause damage to the adjoining Ancient Woodland.
- 6.2 Planning Policy Guidance 8: Telecommunications states that the sharing of masts is strongly encouraged, and that authorities will need to consider the cumulative impact upon the environment of additional antennas sharing a mast or masts sharing a site. In this case the nearest available mast is the adjoining monopole, the design of which makes it unsuitable for mast sharing as each set of equipment increases the structural loading on the mast. Line of sight factors for network data transmissions require structural stability, as instability will affect the signal.
- 6.3 With regard to health issues the applicant has advised that the equipment will be operated in accordance with the National Radiological Protection Board (NRPB) and

International Commission on Non-Ionising Radiation Protection (ICNRP) guidelines. A certificate confirming ICNRP compliance has been submitted with the application.

6.4 The concerns of Ruardean Parish Council are noted. However, Planning Policy Guidance 8: Telecommunications (page 10) states “if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a Local Planning Authority, in processing an application, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them”.

6.5 In conclusion, it is not considered the proposal would have an adverse affect on the surrounding area, the existing woodland provides effective screening to the site when viewed from the direction of Ruardean. However, to mitigate the impact of the of the ground works a condition is recommended requiring the planting of a native species hedgerow around the perimeter fence.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 The monopole, equipment cabins and fencing shall be finished a colour in accordance with a colouration/colour coat scheme to be submitted to and agreed in writing by the local planning authority prior to commencement of development. The installation shall be coloured in accordance with the approved details and maintained in perpetuity.

Reason: To minimise the impact of the development.

3 No development shall take place until details of hedgerow planting around the perimeter of the ground works compound have been submitted to and approved in writing by the local planning authority. The details shall include the following

Reason: To protect and enhance the visual amenities of the area.

INFORMATIVES:

1 N19 - Avoidance of doubt

2 N15 - Reason(s) for the Grant of Planning Permission

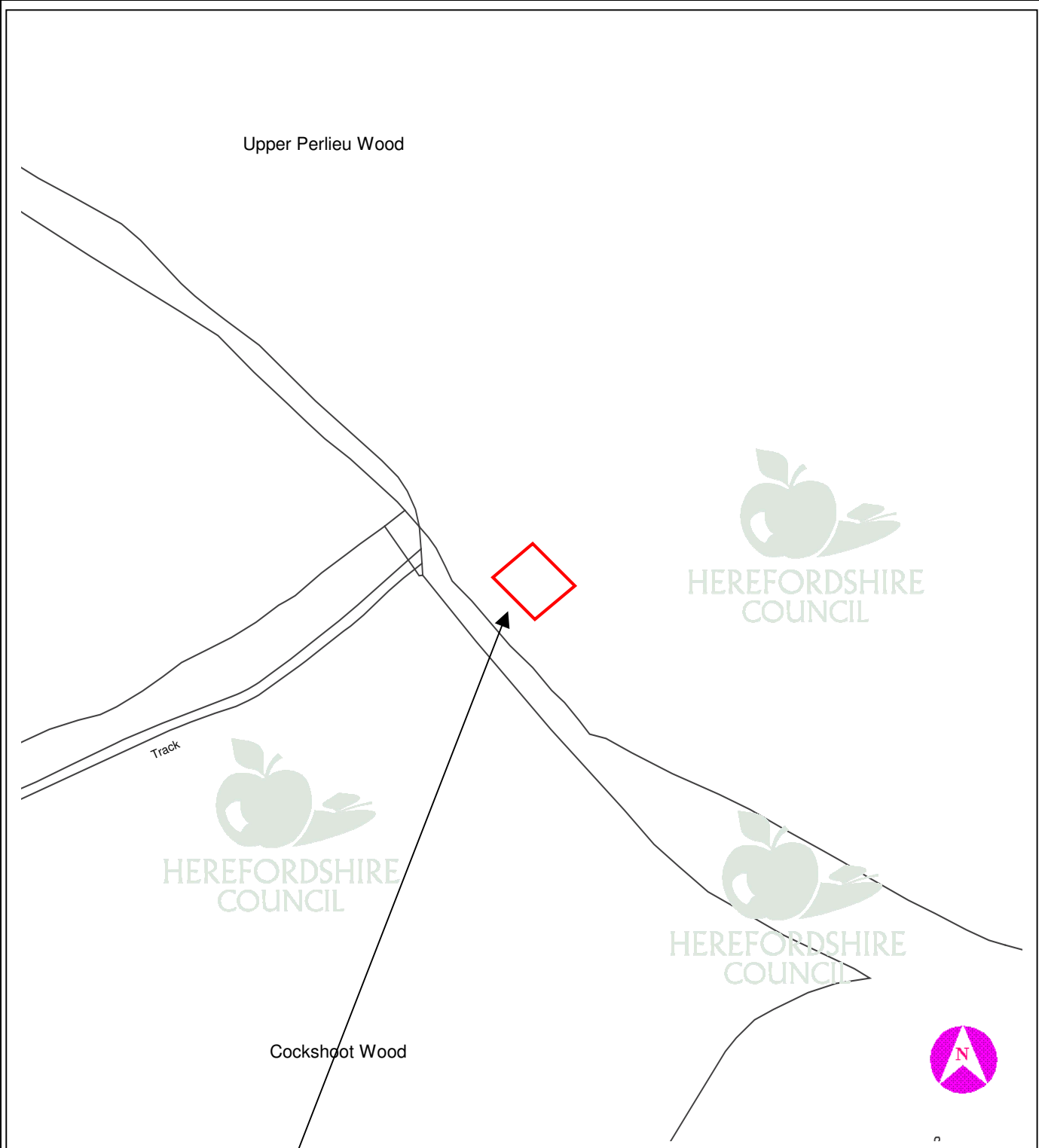
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/0191/F

SCALE : 1 : 1250

SITE ADDRESS : Ruardean Works, Drybrook, Herefordshire, GL17 9BH

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