

11 DCSE2004/3028/F - INSTALLATION OF A 12M PHASE 1.5 MONOPOLE, 6 X ANTENNA, 2 X 600MM DISHES, RADIO EQUIPMENT HOUSING AND ANCILLARY DEVELOPMENT THERETO AT EDMO ENGINEERING LTD., OVERROSS INDUSTRIAL ESTATE, NETHERTON ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7QQ

For: Vodafone Ltd. per Stappard Howes, Unit 4, Sovereign Court 2, University of Warwick Science Park, Sir William Lyons Road, Coventry CV4 7EZ

Date Received: 26th August, 2004 Ward: Ross-on-Wye East Grid Ref: 60279, 25594
Expiry Date: 21st October, 2004

Local Members: Councillor Mrs. A.E. Gray and Councillor Mrs. C.J. Davis

1. Site Description and Proposal

- 1.1 Edmo Engineering Ltd occupy land at the north-west corner of the Overross Industrial Estate. There are a number of sizeable industrial buildings plus car parking and yard. Adjoining the site to the west is a wide strip of land along a stream that has been densely planted about 20 years ago. The applicant, Vodafone Ltd, propose to erect a telecommunications mast and ancillary equipment within the main car park next to the planted area referred to above.
- 1.2 The mast would be a 12 m tall monopole above which would project 6 antennae. Two cabinets for electrical and other equipment together with the mast would be positioned within a compound (5.25 m x 3.25 m) enclosed by a 2.1 m pallisade fence. The mast, antennae and cabinets would be painted olive green.

2. Policies

2.1 Planning Policy Guidance

PPG8 - Telecommunications

2.2 Hereford and Worcester County Structure Plan

Policy CTC1 - Development in Areas of Outstanding Natural Beauty

2.3 South Herefordshire District Local Plan

Policy C4 - AONB landscape protection
Policy C5 - Development within AONB
Policy C6 - Landscape and AONB
Policy C41 - Telecommunications Development
Policy C42 - Criteria to Guide Telecommunications Development

3. Planning History

- | | | | | |
|-----|------------|--------------------------|---|-------------------|
| 3.1 | SH930902PF | Extension to factory. | - | Approved 3.9.93 |
| | SH941462PF | Construction of canteen. | - | Approved 23.12.94 |

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultees required.

Internal Council Advice

- 4.2 Head of Engineering and Transportation has no objection to the grant of permission.
- 4.3 Head of Environmental Health has no adverse comment.

5. Representations

- 5.1 The applicant's agent has submitted a supporting explanation of the proposal, photomontages and details of correspondence with the Parish Council. The following is a summary of the applicant's case:

(1) The proposed installation is located in an Industrial Estate, away from populated areas and other sensitive land uses. The design proposed will be minimalistic to preserve local amenity and as such will be in keeping with the surrounding environment. The site also enjoys the provision of natural and artificial screening in the form of the existing tree lines and industrial building present.

(2) Discounted sites in the area include:

(a) John Kyrle High School & 6th Form Centre. There is an existing stub tower present, however discussions with the Herefordshire Council Estates Department revealed that there is a current moratorium on telecoms development at School sites. This site was therefore discounted from both an acquisition and planning perspective as it was considered there are preferred options available to Vodafone.

(b) T-Mobile Site Share at Williams and Williams Auctioneers. To share this existing structure redevelopment and extension would be required. It was considered that even minimal extension and redevelopment of this existing lattice tower would be overly intrusive on local amenity and that a second installation within the Industrial Estate would be a more acceptable solution from landscaping terms.

- 5.2 Ross Rural Parish Council has no objections to this application.

- 5.3 Brampton Abbots Parish Council has not yet responded.

- 5.4 Two letters expressing objections to the proposal have been received. In summary the following reasons are cited:

(1) The placing of these masts is controversial and the public should be notified and given all the facts in order to have a balanced opinion - in fact the site notice was

positioned in the wrong place, no members of public knew of the Vodafone open meeting as Ross Rural Parish Council were not notified until much later and local residents have not been notified.

- (2) The health arguments are still inconclusive - too close to secondary and primary schools and insurance companies are withdrawing product liability insurance.
- (3) If for benefit of Bridstow residents why is it not within Bridstow Parish?
- (4) Will encourage further masts on this site, making local area uglier and multiplying health risks to schools and residents.

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

6. Officers Appraisal

6.1 Policy C42 of South Herefordshire District Local Plan states that applications for development of telecommunications equipment will be “resisted which would have a detrimental impact on, or would adversely affect the character and quality of the Wye Valley AONB.” In this case the mast would be within an industrial estate and close to an area planted with shrubs and trees. The latter have reached about 11 m, according to the application, and appear to be growing vigorously. In addition there is established planting to the north of the application site. Consequently although the mast would not be fully screened, with the antennae showing above the tree tops and the mast and compound fully visible from Netherton Road, this would be sufficient to mitigate the visual impact in the wider landscape. It is considered therefore that there would not be significant harm to the natural beauty of the AONB.

6.2 The concerns of residents regarding health risks are appreciated. The proposal does however meet internationally accepted standards and the nearest houses are about 300 m from the application site. In view of Government guidance in PPG8 this concern is not sufficient grounds to refuse planning permission.

RECOMMENDATION

That planning permission be granted subject to the following condition:

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

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

Informative:

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

Decision:

Notes:

Background Papers

Internal departmental consultation replies.