

8 DCSE2004/3422/F - MAST EXTENSION OF 2.5M, THE INSTALLATION OF 6 ANTENNAE AND A GROUND BASED EQUIPMENT HOUSING AT EXISTING CCI MAST, GREAT TREWEN FARM, WHITCHURCH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6ES

**For: Waldon Telecom Ltd. Beaver House York Close
Byfleet Surrey KT14 7HN**

Date Received: 4th October, 2004 Ward: Kerne Bridge Grid Ref: 53747, 18010

Expiry Date: 29th November, 2004

Local Member: Councillor Mrs. R.F. Lincoln

1. Site Description and Proposal

- 1.1 The mast of Great Trewen Farm is positioned some 250m south of Simmonds Trewen Farm and a similar distance to the south-west of the residential property known as Hilltop. The mast is 20m high with various sets of antennae. Just to the east is a lower triangular lattice mast. This application is to increase the 20 m tower by 2.5 m and install a further set of 6 antennae on a circular headframe. In addition two structures, an equipment cabinet and electrical metre cabinet would be sited within the compound at the base of the mast. The compound is secured by 1.8 m palisade fencing.

2. Policies

2.1 Planning Policy Guidance

PPG.8 - Telecommunications-

2.2 Hereford and Worcester County Structure Plan

Policy CTC6 - Development and Significant Landscape Features

2.3 South Herefordshire District Local Plan

Policy C1 - Development Within Open Countryside
Policy C41 - Telecommunications Development
Policy C42 - Criteria to Guide Telecommunications Development

3. Planning History

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|-----|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 3.1 | SE2002/0025/F | To install two H3G panel antennae at 12 m (mean), two 0.6m dishes and one 0.3 m dish, all at 12 m (mean), two H3G cabinets (1300 x 1300 x 790 and 1300 x 770 x 790) plus associated cabling. | Approved 6.3.04 |
| | SE2003/0826/F | One panel antenna | Approved 12.5.03 |

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Head of Highways and Transportation has no objection to the grant of permission.

4.3 Head of Environmental Health has no adverse comments on this proposal.

5. Representations

5.1 The applicant's agent has submitted coverage plots to demonstrate the need for the additional antennae, an explanation for choosing the site and an ICNIPP Certificate. In summary the following reasons are given:

- (i) Vodafone has a requirement for an installation to create a new cell as part of its current 2G national network in the area. In particular, it is seeking to provide additional coverage to the area west of Whitchurch, along the A40 and surrounding areas.
- (ii) This is necessary because of an effective gap in coverage from the network in the wider area, caused by a combination of factors, including attenuation or signal loss arising out of distance, topography and local factors such as the effect of buildings and other obstacles such as trees.
- (iii) Within this area, customers will be experiencing dropped calls and an inability to connect, the most frustrating aspects of mobile telephony. There is therefore a need to remedy this unsatisfactory situation to ensure reasonable customer demands for a high quality, consistent and reliable service can be met.
- (iv) The operator already has a requirement for a 2G installation on the site, but needs to carry out the development proposed to satisfy its 3G requirements also.
- (v) Plot 4 3G, illustrates how there is an effective gap in coverage over the area described above and Plot 3 3G shows how an installation at the application site should substantially remedy the situation.

5.2 The Parish Council objects to this application, which would be a growing eyesore within the AONB.

5.3 One letter has been received objecting to any further development on this site. In summary the following reasons are given:

- (i) The proposed planning of extension will surely be above trees on the skyline in full view of our property. We cannot understand why these applications are granted in an area of outstanding natural beauty.
- (ii) We are also concerned about radiation which is within 200 yards of our property. Over the past 3-4 years our health is causing concern to us and our family.

- (iii) We would also recommend that the existing site has a proper hardcore drive and signposted from the road. This will reduce the frustration of site workers using our drive to get to the site which must be stopped. Large vehicles reverse out onto main road; it is very dangerous.

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 The existing mast was originally required to provide coverage along the A40(T) corridor between Monmouth and Ross on Wye. This section of its trunk road follows the River Wye valley and hence the need for a mast on elevated land. The mast is close to a clump of trees but these do not effectively screen the mast, particularly viewed from the south. The submitted plots do indicate gaps in coverage in this immediate area with significant improvements that would follow the current proposal.
- 6.2 It is considered that there are reasonable grounds for improving the network. This proposal would meet this requirement and avoid the need for an additional mast. It is not within the Wye Valley Area of Outstanding Natural Beauty although it is visible from within it and from the nearest residential property. In view of the limited extra height however it is considered that the proposal would not be unduly intrusive in the landscape or seriously harm the amenities of neighbours.
- 6.3 The application includes an ICNIRP Certificate. This means that the proposal meets internationally accepted standards with regard to exposure to electromagnetic fields and there is no cogent reason therefore to conclude that the telecommunications mast is prejudicial to the health of people living nearby.
- 6.4 There are two masts at Great Trewen Farm used by several companies. The problems of access raised in the representations may not therefore be the responsibility of the applicants. Nevertheless they have agreed to investigate this matter and take such steps as they are able to minimise future problems.

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 G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

3 G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

- 4 Notwithstanding the approved drawings no development shall take place until details of the fencing, cabinets and gantry including design and colour of finish have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the area.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.