

7	<p>DCCW2005/1521/F - PROPOSED 25M HIGH LATTICE TOWER EQUIPPED WITH 3 ANTENNAS, 2 NO. 600MM TRANSMISSION DISHES, 2 GROUND BASED EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO AT HEREFORD RUGBY FOOTBALL CLUB, BELVEDERE LANE, HEREFORD, HEREFORDSHIRE, HR4 0PH</p> <p>For: O₂ UK Ltd per Stappard Howes, 8 Windsor Court, Clarence Drive, Harrogate, North Yorkshire, HG1 2PE</p>
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Date Received: 9th May, 2005 Ward: St. Nicholas Grid Ref: 50295, 39531

Expiry Date: 4th July, 2005

Local Members: Councillors Mrs. E.M. Bew and Miss F. Short

1. Site Description and Proposal

- 1.1 The application site forms part of the playing fields and grounds of Hereford Rugby Club, which is located in the Broomy Hill area of the City of Hereford. The site lies within a Conservation Area.
- 1.2 The application seeks consent to erect a 25 metre lattice tower for O₂ to infill an area of identified poor coverage in their 3G service network. It is proposed to replace one of the lighting columns with the lattice mast, which will carry both the O₂ equipment and floodlights to serve the rugby club. Two ground based cabinets and other ancillary structures are proposed.
- 1.3 The supporting information includes a statement of ICNIRP compliance and an appraisal of why the application site has been selected.

2. Policies

2.1 National:

PPG8 - Telecommunications

2.2 Hereford Local Plan:

Policy ENV13 - Telecommunications
 Policy ENV14 - Design
 Policy H21 - Compatibility of Non-Residential Uses

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1 - Design
 Policy CF3 - Telecommunications

3. Planning History

3.1 None of relevance to this application.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Conservation Manager - no objection.

4.3 Traffic Manager - no objection.

4.4 Head of Environmental Health and Trading Standards - no objection.

4.5 Public Rights of Way Manager - no objection.

5. Representations

5.1 Hereford City Council - concerns about the presence of Redcap Prep School in Broomy Hill and the perceived health risk associated with the proximity of the equipment are raised.

5.2 A letter of objection has been received from John Roger on behalf of Broomy Hill Residents Association, summarised as follows:-

- Mast is too high.
- Possible health hazard.
- Mast design is unsightly.
- Should be sited elsewhere.
- If permitted limited hours of use should be imposed by condition, and the structure painted green.

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 principal considerations in determining this application are the impact on the character and appearance of the Conservation Area and the wider locality. Reference to health and safety issues will be made later in the appraisal.

Siting

6.2 Prior to submitting the application, the applicant considered other potential locations in the locality and identified two other sites, but on investigation these both proved to be

unsuitable. The first site identified, was a rooftop location in Barton Road, however the owner of the property did not wish to enter into an agreement to host the telecommunications equipment. The second site was a possible mast share on the Vodafone/Orange mast located on the sports ground, but more detailed investigation revealed that the operator has subsequently removed their mast from site.

- 6.3 Visually it is considered that the proposed location is well sited, as it is close to an existing group of mature trees as well as being co-located in close proximity to the buildings and associated equipment belonging to the rugby club. Therefore, it is not considered that the proposed mast will cause demonstrable harm to the visual amenity of the Conservation Area or wider locality. Furthermore, the siting would not overshadow or dominate any private residential property, the closest of which lies approximately 115 metres to the northwest.

Design

- 6.4 The mast is of a relatively standard design and in itself is not considered that it will be demonstrable harmful to the visual amenity of the locality, particularly since it will be seen within the landscape in association with the lighting columns sited around the rugby club grounds which stand at 20 metres in height, as well as being viewed against the urbanised area of Broomy Hill on higher ground to the north. Notwithstanding the views expressed by the Residents' Association, it is considered that the painting of the mast green would potentially draw more attention to its presence and as such the standard grey metal finish is regarded as being preferable.

Health and Safety

- 6.5 Although concern about the possible safety implications of the equipment has been raised in the consultations received, a statement of ICNIRP compliance supports the application, and Members are advised that the guidance given in PPG8 (Telecommunications) states that:-

"97. Health considerations and public concern can in principle be material considerations in determining applications for planning permission and prior approval. Whether such matters are material in a particular case is ultimately a matter for the courts. It is for the decision-maker (usually the Local Planning Authority) to determine what weight to attach to such considerations in any particular case.

98. However, it is the Government's firm view that the planning system is not the place for determining health safeguards. It remains Central Government's responsibility to decide what measures are necessary to protect public health. In the Government's view, 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 for planning permission or prior approval, to consider further the health and safety concerns about them."

- 6.6 In this case the relative distance of the mast from existing property, the presence of existing structures of equivalent height and the screening/backdrop provided by mature trees is such it will have a minimal impact on the perception of local residents. Therefore, it is considered that the issue of safety has been properly addressed in the application, in accordance with Government Guidance.

6.7 Overall the proposal complies with the relevant policies in the Hereford Local Plan and as such, approval is recommended.

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. **A06 (Development in accordance with approved plans).**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

Informative:

- 1. **N15 - Reason(s) for the Grant of PP.**

Decision:

Notes:

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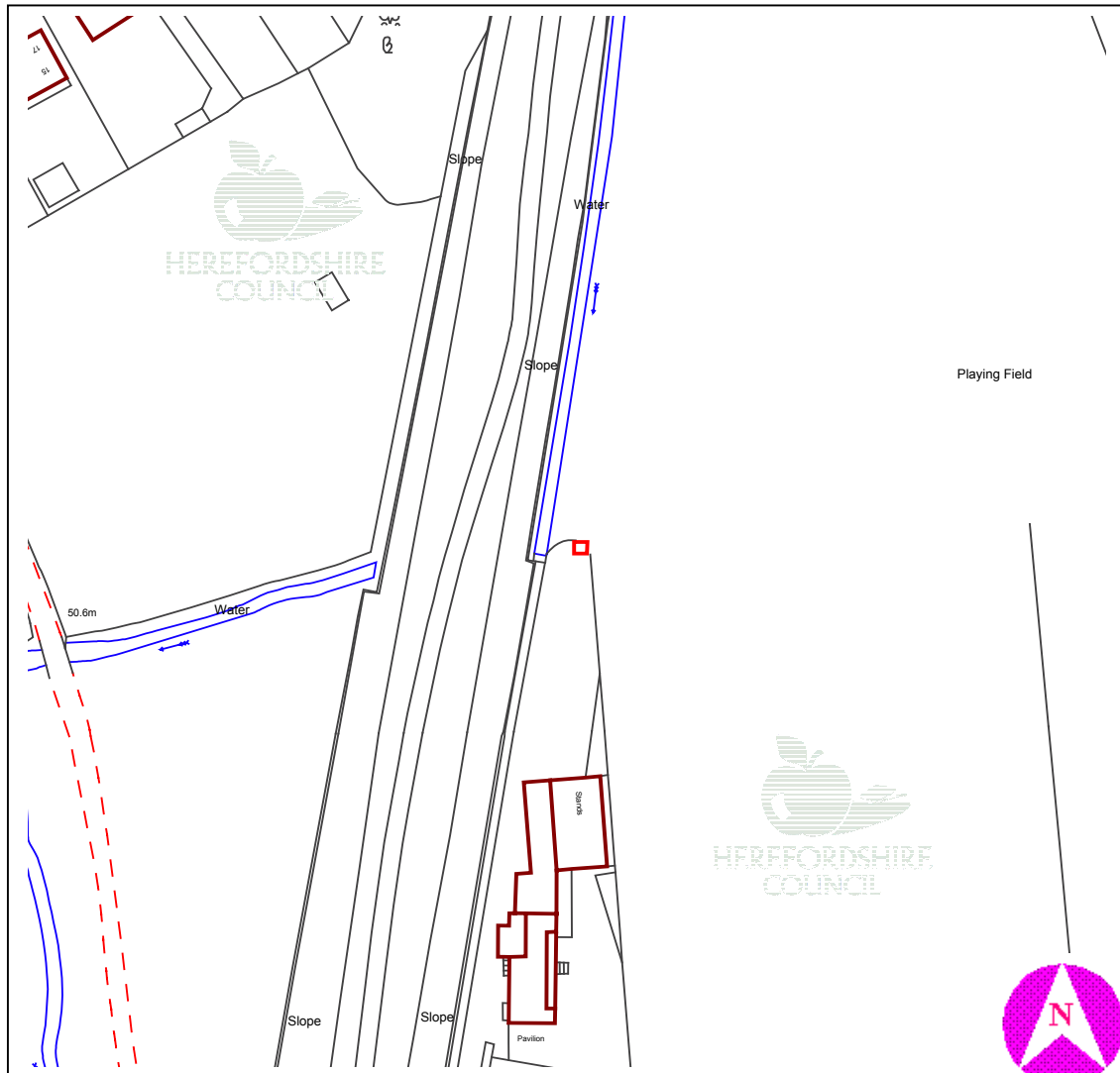
Background Papers

Internal departmental consultation replies.



Planning Services

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APPLICATION NO: DCCW2005/1521/F

SCALE : 1 : 1250

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