

13 DCCW2006/2397/T - PROPOSED REPLACEMENT FLOODLIGHT COLUMN WITH NEW FLOODLIGHT INCORPORATING AN O2 INSTALLATION ANTENNA AT LAND AT HEREFORD WHITECROSS CLUB, SOLLARS CLOSE, HEREFORD, HR4 0LX**For: O2 (UK) Ltd. per FPD Savills, Wessex House, Wimborne, BH21 1PB****Date Received: 24th July, 2006****Ward: St. Nicholas****Grid Ref: 49461, 40476****Expiry Date: 17th September, 2006**

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 grounds of Hereford Whitecross Club, which is located at the end of a cul-de-sac on the southern side of Whitecross Road within an Established Residential Area on the western side of the City of Hereford.
- 1.2 The application for Prior Approval seeks approval for the erection of a 15 metre monopole mast which will replace one of the club's existing lighting columns and will carry both the O2 UK Ltd. equipment and replacement floodlights. Two ground based cabinets are proposed which will be sited at the base of the mast adjacent to the existing fence enclosing the tennis courts to the west.
- 1.3 The application is submitted on behalf of O2 UK Ltd. and is supported by a technical justification in the form of network coverage plots indicating a gap in coverage in respect of their 2 and 3G network.
- 1.4 The supporting information includes the standard ICNIRP compliance statement and an appraisal of why the application site has been selected and the operational need demonstrated in the supporting information is accepted.
- 1.5 Prior to submission the applicant considered 15 other potential sites in the wider locality, but on further investigation these proved to be unsuitable for a variety of technical or environmental reasons and were not pursued.

2. Policies**2.1 National:**

PPG8 - Telecommunications

2.2 Hereford Local Plan:

Policy ENV13 - Telecommunications

Policy ENV14 - Design

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 Traffic Manager: No objection.

4.3 Head of Environmental Health & Trading Standards: Comments awaited.

5. Representations

5.1 Hereford City Council: Request that this application be determined strictly in accordance with the approved development plan applicable to the area of the Parish of the City of Hereford. The City Council has no objection to this application for planning permission.

5.2 Six letters of objection have been received which are summarised as follows:

- Possible health hazard.
- Too close to neighbouring dwellings.
- Property values will fall.
- No one from the Club's Management Committee lives in the local area.
- Mast is visually intrusive from neighbouring dwellings and private gardens.
- Design is unsightly.
- Should be sited elsewhere.

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 This application for Prior Notification seeks approval for the erection by a telecommunications code operator of operational equipment not exceeding 15 metres in height, and it is considered that the proposal is capable of falling within Class A, Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

6.2 Having regard to the relevant policies, the primary issues in determining this application for Prior Approval are considered to be the visual impact on the character and appearance of the locality and the concerns relating to public health issues which will also be addressed in view of the nature of the objections received.

Siting and Design

- 6.3 It is considered that the selected location is well screened from wider public views being located at the end of a cul-de-sac, in close proximity to the club buildings. The mast itself will be read in the context of the remaining floodlights sited around the Tennis Club’s grounds.
- 6.4 Furthermore, the siting would not overshadow or dominate any private residential property, the closest of which lies approximately 30 metres to the east. The approximate distance to the remaining nearest dwellings being 50 metres. It is not considered that the proposed mast will cause demonstrable harm to the visual amenity of the wider locality, in terms of its siting and appearance.

Health and Safety

- 6.5 Although concern about the perceived risks to health arising from the operation of the equipment in relatively close proximity to the neighbouring dwellings has been raised in the representations 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.

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 For the reasons set out above, it is considered that the issue of public safety has been properly addressed in selecting the proposed site.
- 6.7 Overall it is considered that the proposal constitutes permitted development that can be determined under the Prior Notification procedure and approval of the siting and appearance is recommended.

RECOMMENDATION:

That Prior Approval is Not Required.

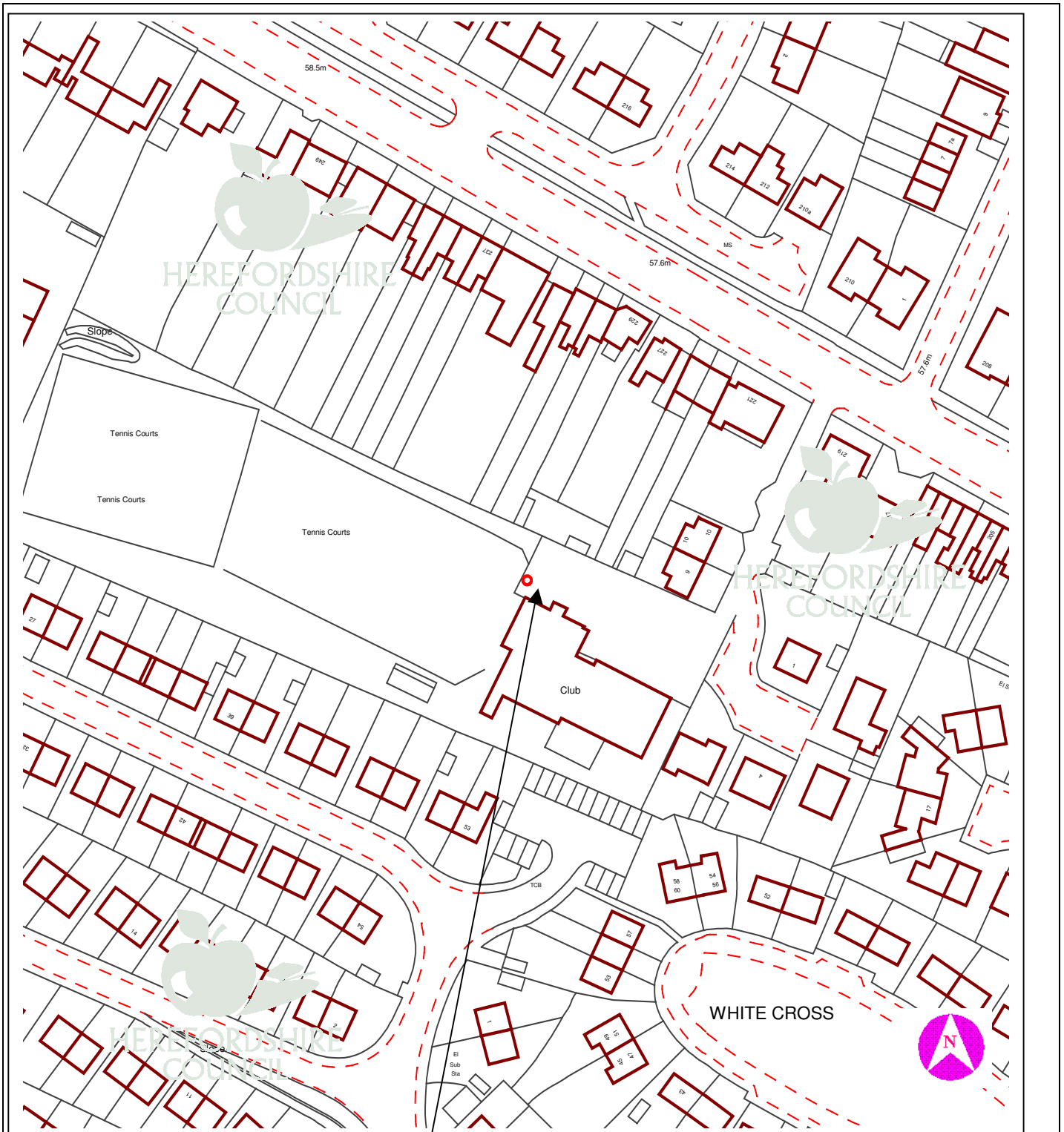
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCCW2006/2397/T

SCALE : 1 : 1250

SITE ADDRESS : Land at Hereford Whitecross Club, Sollars Close, Hereford, HR4 0LX

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005