
Ref 2022/0718

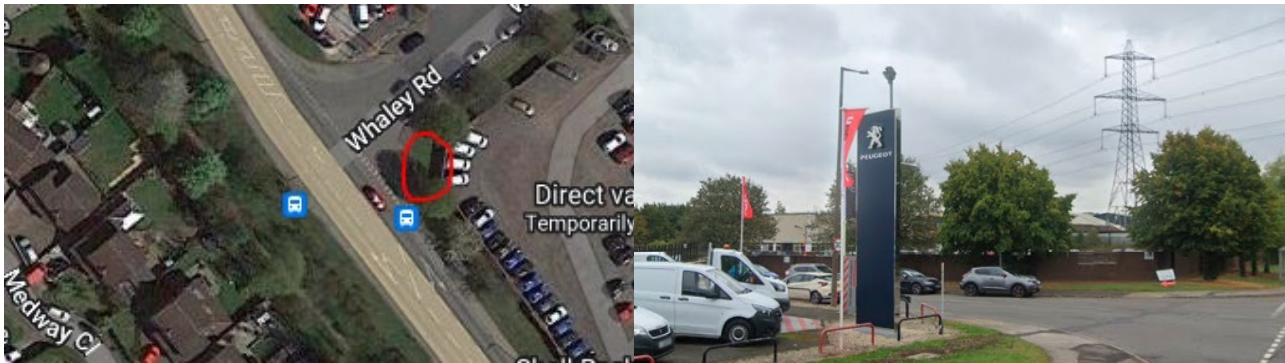
Applicant: CK Hutchison Networks (UK) Ltd

Erection of 16m high monopole with equipment cabinet at base and associated ancillary works (Application to determine if prior approval is required for a proposed telecommunications installation)

Address: Claycliffe Road Streetworks, Claycliffe Road, Barugh Green, Barnsley, S75 1HR

Site Description

The application relates to a grass verge located on the corner of Claycliffe Road and Whaley Road. The grass verge is located to the rear of the footpath serving the highway. To both sides of the proposed site, and within the grass verge, are mature trees. The site is immediately adjacent to a commercial premises to the East and South East and is opposite a car sales garage to the North. To the South, West and North West of the site, beyond Claycliffe Road and a grass verge containing trees, are residential properties on Medina Way, Medina Close and Kelby Croft.



Site History

2021/1206 - Erection of 18m high telecommunications monopole combined and associated ancillary works including ground based equipment cabinets (Application to determine if prior approval is required). – Prior approval given, however, following the approval the scheme was deemed unbuildable. The approval was in a slightly different location to the south of the site on a verge between Alsi and Claycliffe Road.

Proposed Development

The applicant is seeking prior approval for the erection and installation for the following:

- 16.0m SW (Street Works) monopole located on the adopted highways at Claycliffe Road.
- Proposed Phase 8 Monopole C/W wraparound Cabinet at base
- associated ancillary works.



Policy Context

Local Plan

The site is allocated as Urban Fabric.

Policy D1 Design

Policy GD1 General Development

NPPF

The paragraphs below are extracted from Chapter 10 'Supporting High Quality Communications' of the National Planning Policy Framework (Feb 2019):

112. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

113. The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

114. Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:

- a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and

b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.

115. Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:

a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and

b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or

c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

116. Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

Consultations

Highways – No objection. Highways have advised that contact should be made with the Authorities Network Management Team prior to works being undertaken.

Tree Officer – No comments

Ward & Parish Councillors – No comments

Representations

The application was advertised by site notice and neighbour notifications; 1no comment has been received objecting to the proposal, raising concerns with the following elements:

- Loss of outlook from home and garden

Assessment

Principle of Development:

Schedule 2, Part 16 of the Town and Country (General Permitted Development) (England) Order 2015 sets out the permitted development rights for electronic communications code operator with regards to development for the purpose of the operators electronic communications network.

Class A.1 (c) (ii) allows for the installation of a mast upto 25m above ground level on land which is on a highway.

Under Class A.7 the installation of electronic communications apparatus is permitted if the structure does not exceed 1.5m²

Under Class A.9 the installation of radio equipment housing is permitted where the development is ancillary to other electronic communications apparatus and the cubic volume does not exceed 90m³.

In accordance with the above, the proposed development falls under permitted development rights. However, paragraph A.3 (4) states that before beginning the development described in paragraph A.2(3), the developer must apply to the LPA for a determination as to whether prior approval of the authority will be required as to the siting and appearance of the development. This is explored below.

Siting and Appearance:

The proposed mast at 16m is considerably lower than the 25m allowed under permitted development rights and is also lower than the 18m mast previously approved on Claycliffe road under application 2021/1206. The mast and associated equipment would be located in a gap between mature trees and viewed in the same context of the trees. As shown on the submitted drawings the proposed mast would only stand circa 1m above the tree canopy.

It should also be noted that there are other vertical structures within the immediate area such as lamp posts, flood lights and flag poles. Furthermore, to the South East and South West of the site are large lattice steel pylons which are far greater in height than the proposed mast. The proposed mast would be seen within the context of the pylons from the surrounding area.

In terms of the design of the proposal it consists of a relatively slender monopole with a simple antenna on top. It is akin to a number of monopoles evident across the borough and beyond. Given the location of the site and the surrounding features it would not be overly prominent or dominant on the streetscene to the detriment of visual amenity.

In terms of the cabinets they would be limited to a wrap around at the base of the monopole with additional cabinets immediately to the South West. The cabinets would be viewed against the existing brick wall immediately to the rear of the site and would sit below the top of that wall. Views of the cabinets would also be obscured by the mature trees wither side of the site. In any case, the cabinets are relatively modest in size and simple in design, similar to numerous equipment cabinets evident adjacent to the highway within the immediate area and beyond.

In terms of the trees, the site sits within a gap between the trees and the development would be set away from their associated canopies.

There are no other masts near the site and so the development will not result in the proliferation of masts or associated cabinets. The permitted development regulations make it clear that the visual impact of such development on the surrounding area must be minimised so far as practicable.

Given the above, the siting and appearance of the mast and electronic communications apparatus to be installed is such that the visual impact of the development on the surrounding area is minimised, so far as practicable, in accordance with the conditions of Class A of the GPDO.

Recommendation

Prior approval required and given