
2022/1060

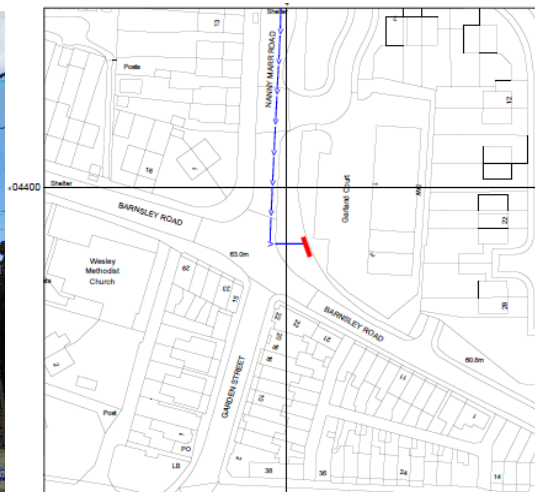
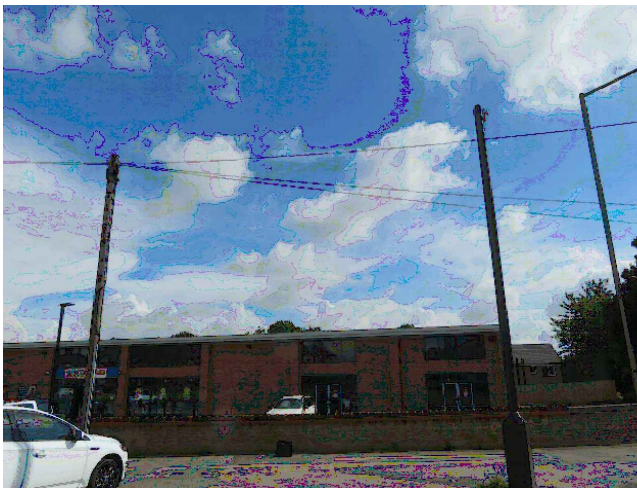
Applicant: CK Hutchison Networks (UK) Ltd

Erection of 15m high telecommunications monopole with associated equipment (Application to determine if prior approval is required for a proposed telecommunications installation)

Address: Nanny Marr Road, Darfield, Barnsley, S73 9AA

Site Description

The site is located close to the junction of Nanny Marr Road, Garden Street and Barnsley Road on the corner of Nanny Marr Road and Barnsley Road. The siting of the monopole will be located to the rear of the wide footpath serving the highway. The site is located within a predominantly residential area, however, to the rear of the site is the commercial development Tesco Express, and to the south of the site are several commercial properties on Garden Street.



Site History

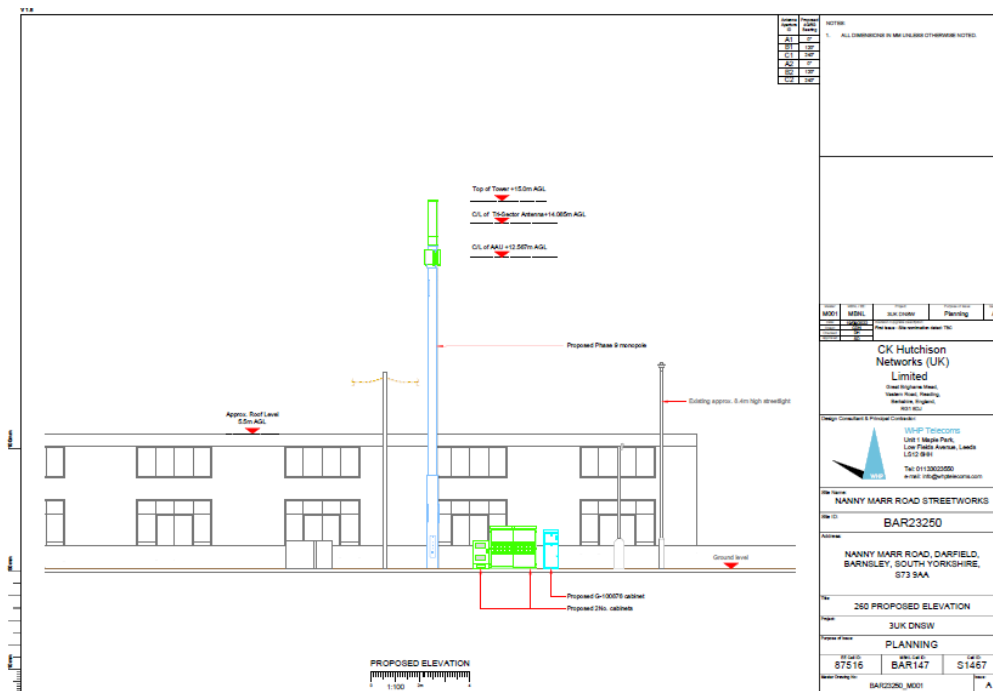
The site to the rear was previously The Foulstone School, which is newly developed with commercial and residential properties.

Proposed Development

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

- 15.0m SW (Street Works) monopole located on the adopted highways at Nanny Marr Road.
- associated ancillary works.

The cabinets are permitted development without Prior Approval and do not form part of the proposal from a planning consideration perspective



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 :

114. 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).

115. 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.

116. 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.

117. 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.

118. 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.

Ward & Parish Councillors – No comments

Pollution Control – No objections

Representations

The application was advertised by site notice and neighbour notifications; no comments have been received.

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 operator's electronic communications network.

Class A.1 (c) (ii) allows for the installation of a mast up to 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 15m will be located adjacent to a commercial area. Along with the mast will be the installation of three cabinets which will be located where the pavement is at its widest. The cabinets and pole will be positioned to the rear of the pavement against the wall and railings, therefore is not expected to pose a dominant feature nor present an obstruction to pedestrian movement.

It should also be noted that there are other vertical structures within the immediate area such lamp posts, flood lights and telegraph poles. The mast and associated equipment would be located in a gap between the existing poles and viewed in the same context.

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.

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 associated 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 given