
Ref. 2021/0840

Application for Prior Approval of the Local Planning Authority under Sch 2. Part 16 of the General Permitted Development Order

Applicant: CK Hutchison Networks (UK) Ltd

Proposal: The installation of a new 16m high monopole supporting 6 no. antennas with a wraparound equipment cabinet at the base of the column, installation of 3 no. new equipment cabinets and ancillary development (Application to determine if prior approval is required)

Address: Land at High Street, Dodworth, Barnsley, S75 3RN

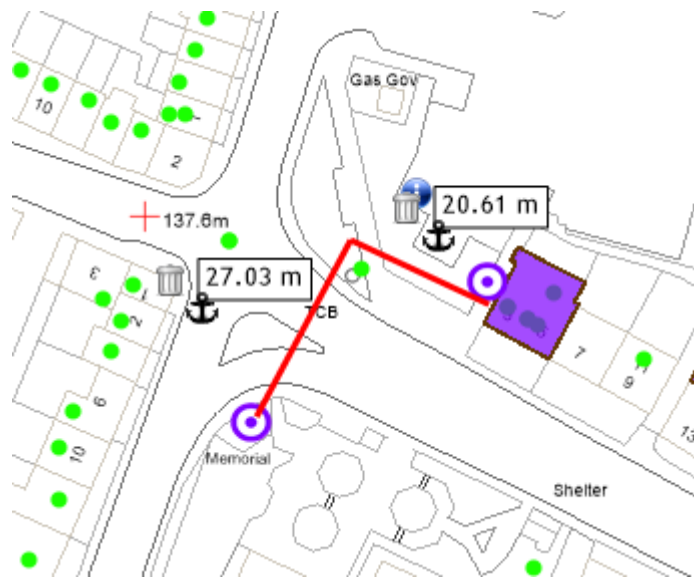
Site Location & Description

The site is a section of turfed highway verge at the cross-road junction formed by the convergence of Barnsley Road, Dodworth Green Road, Station Road and High Street. The site is designated as a part of the Local Centre in the Local Plan Policies Map and is adjacent to two Grade II listed buildings, one being Dodworth Old Hall (ID:1286383 – 20.6m away) and the First and Second World War Memorial (ID: 1151731 – 27m away). In terms of street furniture, immediately adjacent are a pair of pedestrian benches, a telecom cabinet, telegraph pole, street sign, zebra crossing and totem sign for the co-operative supermarket further north east. The totem sign is set within a landscaped area behind a dwarf wall with railings above and bushes behind. Two trees are also located next to the sign within the bushes.

Site Imagery



Distance to Adjacent Listed Buildings



Proposed Development

The applicant intends to erect the following equipment listed below between the benches and highway of High Street within the turfed area described above:

- 1no. 16m Phase 8 Street Pole on New Root Foundation
- 1no. wrap-around cabinet built around base of proposed street pole
- 1no. commscope bowler cabinet installed on new root foundation
- 1no. Ericsson 6130 equipment cabinet to be installed on new transition plinth fixed to new root foundation
- 1no. AC transmission cabinet to be installed on new root foundation

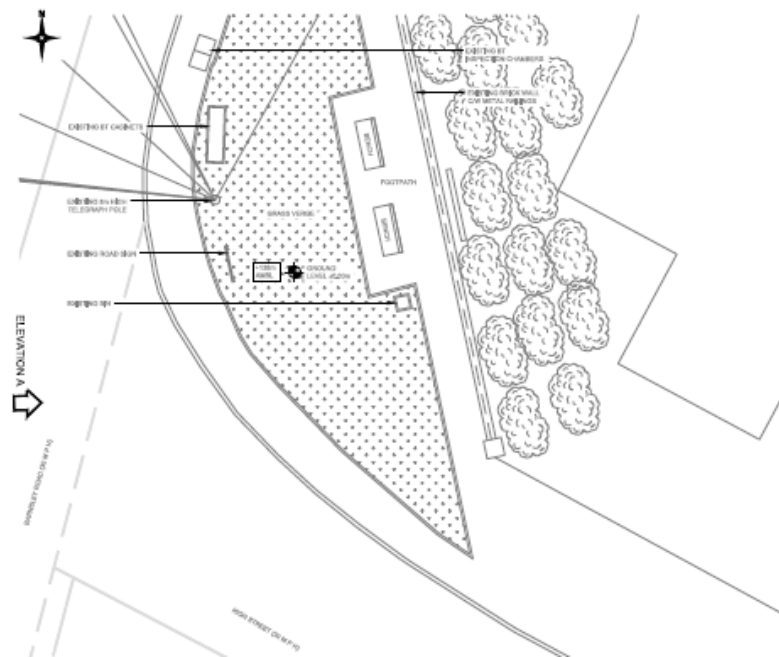
The applicant has stated the following in their cover letter in respect of the reason for submission:

The location enables the whole of the surrounding area to benefit from improved 5G network coverage and has been designed to be future proof, thus enabling other technologies to be deployed depending upon the demand required. This application has been prepared in accordance with the Code of Best Practice on Mobile Network Development (November 2016). The enclosed application is identified as the most suitable option that balances operational need with local planning policies and national planning policy guidance. It will deliver public benefit in terms of the mobile services it will provide.

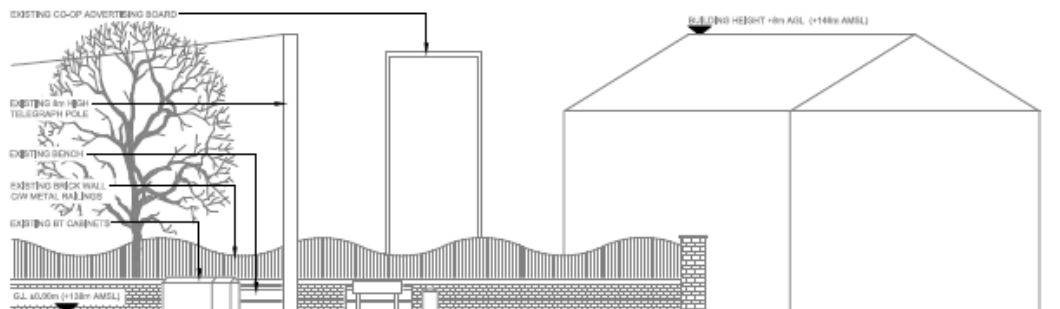
More justification has been provided within the applicant's Supplementary Information Document and the plans are pictured below:

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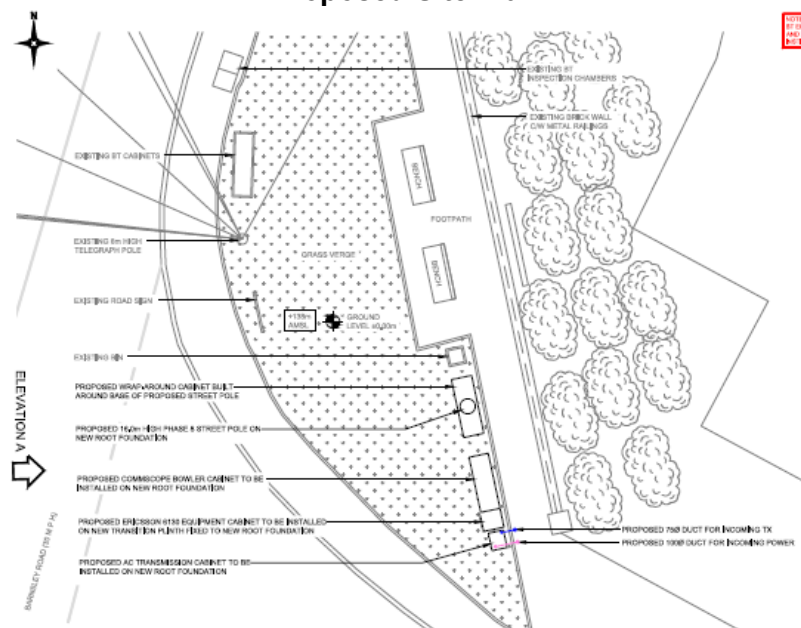
Existing Site Plan

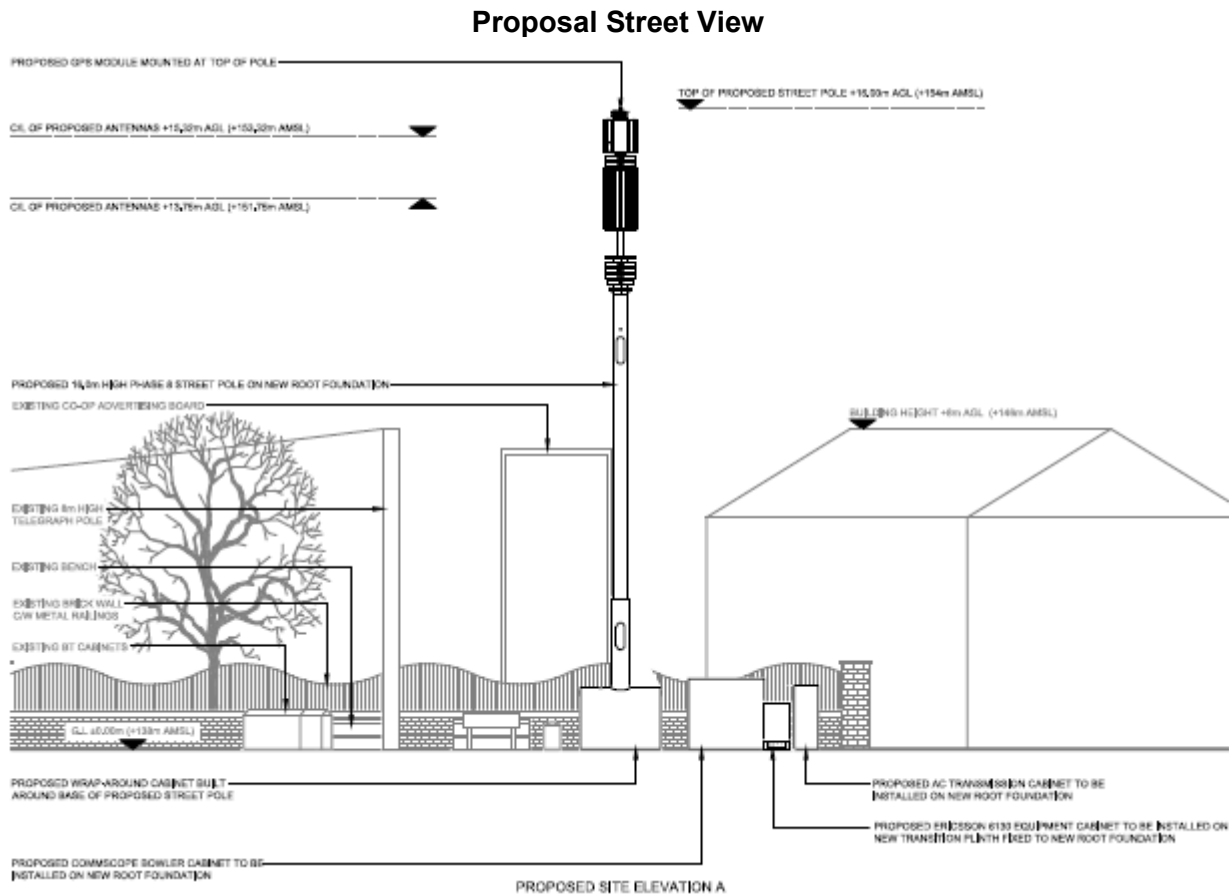


Existing Street View



Proposed Site Plan





Policy Context

The application has been submitted in accordance with the General Permitted Development Order 2015 (as amended) (GPDO) for prior approval of the Local Planning Authority as it is development that meets the criteria set out in Sch.2 Part 16, Class A (A2 (3) (i)) and subject to the application procedure under (A.3). Sub-paragraph (4) of A.3 within the Statutory Instrument states the following:

*(4) Before beginning the development described in paragraph A.2(3), the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the **siting and appearance** of the development.*

Given the above, the LPA is limited to reviewing the proposed development of a telecommunications mast on the basis of its siting and appearance. For the purpose of the above, 'siting' is interpreted in respect of the mast's spatial location and its resultant impact, in land use terms, upon material planning considerations borne out in case law such as, but not limited to: visual amenity, effects on listed buildings and conservation areas, highway safety/capacity, privacy, overbearance and light loss. As regards 'appearance', this is understood to dovetail with the material consideration of visual amenity and the impact of development on the aesthetic of the surrounding environment. The aforementioned approach is considered to be in the spirit and word of the legislation determining this prior approval procedure and therefore sound.

Local Plan

The Local Plan is the adopted development plan for the borough. It regulates how development is managed in Barnsley and has been found sound and in line with national policy. The local

development plan policies listed below are determined to apply to the 'siting' and 'appearance' requirements of the GPDO.

Relevant Local Plan policies applicable to this development include:

LG2 – The Location of Growth – Priority will be given to development in Urban Barnsley in accordance with the Settlement Hierarchy.

GD1 – General Development – There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents, and; development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

D1 – High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

HE3 – Developments Affecting Historic Buildings – Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. Proposals will be expected to respect historic precedents of scale, form, massing and architectural detail and the use of appropriate materials that contribute to the special interest of a building.

TC1 – Town Centres – Support will be given to maintaining and enhancing the vitality and viability of Local Centres, such as Dodworth. Local Centres serve smaller catchments and development here will be expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres. All retail and town centre development will be expected to be appropriate to the scale, role, function and character of the centres in which they are proposed.

T4 – New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

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.

Representations

The application was publicised via neighbour notification letters, a site notice and a press notice in the local newspaper. 74no. representations have been received from 67 separate addresses that provide the following summarised objections/support/comments:

Objections:

- Not 'in-keeping with the historic surrounding of the High Street, War Memorial or Mining Monument.
- Negative impact on village 'focal point' through installation of an 'eye-sore' where a high level of village activity is conducted. Similarly the impact will be felt in respect of the characteristics and appearance of the village/area and will significantly harm visual amenity.
- Proposal sited for economic reasons i.e. easiest and cheapest location with little consideration given to alternative locations.
- Negative impact on improvement scheme for the Council's principal towns initiative situated beside the library on the southern side of High St.
- Impact on enjoyment of benches used regularly by the community.
- The mast and base equipment will be a distraction to drivers and shall affect sight lines across the visibility splay adjacent to a pedestrian crossing and busy junction.
- 'Insult/disrespectful to the memorial'

- Inappropriate location in a busy part of the village, advances in technology need to be more discreetly located.
- Citing potential health issues due to people passing the area near to the mast, including children, churchgoers and those attending the memorial.

Support:

- No representations in support of the mast have been submitted to the LPA

Comments:

- Alternative locations suggested, such as the industrial/commercial estates i.e. Koyo, The Fairway Hotel etc. .

Consultation Responses

Ward Councillor – A response from all three ward members have been received, these are as follows:

Cllr Fielding –

Whilst I welcome any increased connectivity in Dodworth, I am concerned at the proposed location of this mast for the following reasons.

- 1. The proposed location is adjacent to a cross roads which already has visibility concerns and I fear that this large structure will impact adversely on sight lines. Its proximity to a pedestrian (zebra) crossing is also a concern.*
- 2. This substantial structure will inevitably impact on the street scene in this key area of the village. It will have an overbearing nature which is inappropriate directly opposite the war memorial and miners memorial.*
- 3. Substantial community work and Council investment through the principal towns scheme is transforming this area into an attractive focal point for the village. The forthcoming landscaping works in front of the library to create an attractive open space for public events will be negated by this structure.*
- 4. Community work and investment into the provision of benches at the junction again, will be negated by this structure.*

I feel sure that another location for this infrastructure can be found within the village which meets the developers needs but does not intrude on this vital part of the village as this proposal does.

Cllr Wright –

Thank you for the recent consultation on this application. I would like to raise my concerns/objection for the following reasons:

- 1. A 16m telecoms pole in this location would be discordant with the prevailing form and character/vernacular of this area of Dodworth*
- 2. It would dominate an area where existing development is on a much more residential scale, which is in keeping with their village centre location*
- 3. Is there a sequential test justification for this kind of development?*

4. *Dodworth High St contains some important heritage assets in close proximity of this proposal (Grade II Listed war memorial, Grade II Listed Dodworth Old Hall, and other historic building/shops) and the proposal would likely result in harming the significance of these*

5. *The proposal would lead to a loss of residential amenity for occupiers on Barnsley Rd resulting from a loss of outlook*

6. *Barnsley Rd crossroads are already a major concern locally in terms of highways safety and this proposal could exacerbate existing issues by limiting visibility*

7. *It's unclear whether there would be any noise/other pollution resulting from the proposal, which would also likely have a potentially significant detrimental effect on the residential amenity of neighbouring occupiers*

8. *A much more preferable location would be on Whinby Rd (Dodworth bypass, between Koyo and the Cazbar layby), as this area is already used for commercial and industrial uses with no residential uses in the immediate area*

Cllr Wray –

“With regards to the base station installation, and the subsequent 5G mast, I do have a question and a few concerns.

My question is with respect to the alternate proposed sites and the choices made. Every alternate place identified, when using the GRF #, makes a rough circle around the preferred site and each alternate is, perplexingly, always on a pavement with a clear limitation of space that would seemingly preclude them from being a site for such a mast and necessary infrastructure. Further to that, all other sites are either directly in front of, or at the side, of houses.

My question is to the selection process of these alternate sites and how they were made? Just from a quick glance at satellite data, and from knowledge of the area, sites with good access that would not have a detrimental impact on the community look as though they can be found. For

Example:

[E431079, N405709](#) (or, ideally, anywhere within that industrial land)

As for the proposed site, I have a few particular concerns. Some of which will echo what Cllr Fielding has already said.

- First and foremost is that it is a very busy junction and anything added to that, particularly such a large object, could result in more complications and potential RTA's.*
- The location of this will be very visible from nearby residences, especially due to the close proximity.*
- The site will be occupying part of the green area opposite the war memorial and library, an area that is scheduled to be developed into a village square. This would, undeniably, prove to be overbearing for any using such an area.”*

Every alternate location proposed was – literally – the pavement outside somebodies house and/or store, implying either sheer incompetence, or forethought from the developers to not seek out actual alternate locations, but just to do lip service to the requirement. My concerns against the location, as well as an alternate place, is indicated in the quote/previous email above.

Highways Development Control – No objections or observations.

Conservation Officer – Objection

Assessment

Principle of Development

In respect of NPPF paragraph 15 (c), this sub-paragraph requires development proposals for new masts (including those for prior approval) to have considered whether antennas could have alternatively been installed on other nearby buildings or structures. This exercise does not appear to have been carried out correctly as no buildings or structures have been considered and no information has been provided that justifies why these locations were considered initially in the first place. The following table (within Williams Acquisitions Ltd's pre-application correspondence -3rd June 2021) sets out the sites considered by the applicant for alternative locations:

Site	Site Name, Address, NGR, Site Type	Reason for not Choosing
GF	SW on High Street to east, S75 3RF (NGR: E431588 N405175)	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.
GF	SW on Barnsley Rd, S75 3RN (NGR: E431488 N405296)	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.
GF	SW on Station Rd, S73 3JA (NGR: E431403 N405273)	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.
GF	SW on Hawthorne Crescent, S75 3JP (NGR: E431452 N405380)	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.
GF	SW on Dodworth Green Rd, S75 3RP (NGR: E431446 N405187)	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason.

The LPA Case Officer has reviewed the above sites and can confirm that none meet the criteria of having been considered for installation on an existing building, mast or structure:

35 High Street:



This site location is directly in front of a residential property, not upon a building or other form of structure.

Adjacent to the Police Station on Barnsley Road



This site location is directly in front of the police station, not upon a building or other form of structure. The reason for discounting the site also states that the footway is too narrow but it appears as though a footway is wider in front of the Indian Restaurant next door.

Adjacent to Dodworth Tap Public House



The site location is not proposed upon a building or other structure.

Adjacent to 6 and 8 the Hawthorns



This site location is directly in front of a residential property, not upon a building or other form of structure.

Adjacent to 14 Dodworth Green Road



Lastly, the site location indicated is directly in front of a residential property, not upon a building or other form of structure.

Overall all of the considered sites are within 150m of the proposed location and none are proposed upon an existing building or structure. It is appreciated that no buildings may be suitable, but this has not been intimated and explained other than in bullet point 2 responding to a Local Ward Member which stated *'the only other location of any viability was someway to the north adjacent to a school'*. This response is vague and unspecific. Indeed there are a number of buildings nearby including a library, co-op store with other buildings further afield including a Holiday Inn (Hotel) and commercial buildings in Dodworth Business Park north west of the site and at Capitol Park directly north. Indeed these latter sites would appear especially suited to the type of infrastructure

proposed as both Dodworth Business Park and Capitol Park sit at a higher topography than the application site.

Likewise the Holiday Inn is also a relatively tall building compared to those within the local centre and it would appear capable of meeting the 16m height of the telecoms mast (through installation of a roof mounted antenna) while minimising the contrast in its height relative to the buildings adjacent to the proposed site. Is this the site that was discounted due to its proximity to Dodworth Primary School? Alas, the LPA have no information as to why any of the aforementioned locations were not reviewed and discounted. Similarly, there are multiple brownfield and greenfield locations adjacent to Dodworth Town Centre such as the substation opposite the Dodworth Tap and the Public Open Space south of Dodworth Library that also do not appear to have been considered. Overall this situation evidences that the proposal is contrary to the requirement of NPPF 115 (c) that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure.

Separately, it is understood that the Dodworth Primary School building (230m away) and its playing field (100m away) are near to the proposed site yet the Supplementary Information indicates that 'None are nearby in terms of the Code of Best Practice'. Yet [The Code of Best Practice on Mobile Network Development in England - 2016](#) states that '*there are no hard and fast rules for determining whether a base station is near a school or college for the purposes of pre-application consultation. The institutions concerned need to be considered on a case by case basis, in the light of local circumstances.*' Given that the other site was discounted for being next to a school, and that the 16m height of the mast would enable it to be seen from the School Play Field (in accordance with the second bullet point of the Code determining whether consultation should take place), then it is surprising that the school has not been consulted as a part of the pre-application or prior approval application processes. This lack of consultation would consequently appear to run counter to the requirement of NPPF paragraph 115 (a) in respect of consultations with organisations that have an interest in the proposed development and presents that the consultation has not been conducted properly despite awareness of the school being nearby.

The Supplementary Information document cites 'lack of 5G coverage' as a material consideration, however it should be recalled that the LPA can only make judgements on the application in respect of 'siting and appearance'. In respect of 5g and the more limited areas it can serve, siting of masts is undoubtedly a consideration, however this brings into sharper relief the need to have considered private land as well as that which is beside a highway to enable this type of development to come forward. Again, the only options cited to the LPA within the Supplementary Information were on highway footpaths adjacent to residential dwellinghouses. It is unsurprising that in a historic location such as this (the crossroads and local buildings pre-dating the 1850's OS Maps) that the footways are too narrow and no evidence has been provided for alternative buildings or structures which would serve as viable alternatives.

The LPA do not begrudge the installation of masts for the purpose of improving telecommunications within the borough. Indeed the LPA welcome such investment. However, the LPA do object to an unjustified development that lacks key information explaining why it has been sited where it has and which otherwise prevents the LPA from making a sound decision in respect of the prior approval process. The siting of a mast via prior approval should be the result of a comprehensive sequential assessment of alternative locations in accordance with the requirements of the NPPF which, in this case, has been avoided. Indeed Local Ward members are right to point out this shortfall in the assessment process.

On the basis of the above assessment, the development does not comply with NPPF Paragraphs 15 (a) or (c). Accordingly the development is considered unacceptable in respect of its siting as other locations have not been fully explored and the consultation process incorrectly administered.

Visual Amenity

The 2016 Code of Best Practice states the following in respect of telecommunication masts and the setting of listed buildings:

In all these matters listed above, consideration of the impact of the proposals on the setting of the heritage assets is just as important. Setting is defined in the National Planning Policy Framework as "the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral." As noted above, as significance can be harmed or lost through alteration of the heritage asset or development within its setting it is critical that there is an understanding of the asset, and following which the potential impact of the proposal on significance can be appropriately dealt with.

The applicant's Supplementary Information stated the following:

The site is not located within a conservation area or any other designated Article 2(3) land or within the setting of listed buildings.

This is manifestly incorrect. The height of the mast is 16m and thereby almost within falling distance of the listed asset Dodworth Old Hall. Again, it appears as though the assessment process for siting the mast has been incorrectly administered as the mast's scale would demonstrably put it within the setting of both the War memorial and the aforementioned Old Hall. The conservation officer has the following comments on the proposal:

The closest designated asset (1-3 High Street) is the former Dodworth Old Hall which is dated 1641. The building (although much altered) is a fragment of built heritage of post medieval Dodworth. Architecturally and historically it is of substantial local and national heritage significance which is recognised via the listing. Locally these two buildings together with the listed war memorial (WWI and WWII) are of high significance to the community of Dodworth. I accept the special interest of 1-3 has been somewhat eroded by recent changes to the fabric and the building frontage. I also accept developments within the setting have contributed to some erosion of the heritage significance. However overall, I would suggest this setting could not be more sensitive from a heritage setting perspective to this sort of development. The proposed elevations give a good sense of the impact of the proposed mast and antenna array. I've included a screen print of the proposed site elevation (A) towards the end of my consultation. In this there is wireframe of a building behind the pole and this is 1-3 High Street. What is immediately apparent is that although the telegraph pole and COOP advert board already intrude, the installation of the new pole and antennas would represent a step change in terms of visual intrusion and cumulative harm. The other infrastructure (boxes etc) are of little concern but I do feel the pole and antennas on top are harmful to the setting of the listed buildings. Given the very close proximity and the cumulative impact into the setting of the other assets a small distance away I would suggest this harm is likely to be substantial and I do not support the proposal.

As cited by the Conservation Officer, the profile of 1-3 High Street (Dodworth Old Hall) is provided on the Street View plan, it is therefore obvious that the signage is within the setting of this asset and, given the openness of the cross-roads, the War memorial as well. The LPA agree with the advice provided by the Conservation Officer, which accords with the widespread community view provided by the volume of representations on this application, that there would be harm to the heritage assets in this area. Likewise, the modern telegraph pole and totem sign are undoubtedly intrusive modern features within the locality but they are generally reflective of the prevailing height of the surrounding built environment. The Conservation Officer is again correct in stating that the height of the proposal would be a step change in terms of visual harm and cumulative impact as

16m is extraordinarily high for this Local Centre and its listed heritage assets as it would be 100% taller than anything else in close proximity.

It is appreciated that colour choices and the slimline nature of the mast attempt to attenuate for the visual impact, however the location itself has not been justified. No 'area of search' or 4g/5g coverage map detailing/evidencing a need for a new mast in this location has been submitted despite the Supplementary Information prompting such a submission. Instead the Supplementary Information, for the most part, appears to have been a cut and paste exercise and is vague enough to relate to any location within the country, not this particular site and why it has been selected. If there is a low signal/lack of coverage in this area, why is this particular location appropriate in a highly visible part of the local centre? No detailed area specific evidence has been submitted that answers this question. Again, the LPA would side with representations that allude to the likely minimal economic impact of citing the proposal in this location on highway authority land as opposed to on a building or other form of private land set away from a highway. Indeed the site selection detailed in the Supplementary Information is reflective of this as only highway land has been reviewed despite this being inconsistent with the requirements of NPPF Para 15 (c).

The social benefits of increased connectivity are obvious from a technological investment such as this, however the LPA are not able to take such factors into account as a material consideration given that weight should only be attributed to siting and appearance.¹

In respect of NPPF Paragraph 113, nothing on the plans indicates how the mast is to be camouflaged. It is noted that grey and green have been cited within the Supplementary Information but the submitted information neglects a visual impression of how this is going to be achieved which is essential for community buy-in. The ground cabinets are determined to be acceptable, it is simply the inclusion of the mast's scale of appearance and siting that warrant objection.

The proposal's siting and appearance does not respect the historic precedent of scale established in Dodworth's Local Centre. The location itself is an open cross-road and focal point within the village with both a listed War Memorial and listed post-medieval 'Old Hall' adjacent whose setting would be unduly impacted by the scale of the development sited in such close proximity to them. Similarly, and though there are numerous types of street furniture in this location, all are respectful of the prevailing built scale of the streetscene. The telecom mast, at 16m high, is double the height of surrounding buildings and street furniture and would therefore be an aberrant and detrimental element within the streetscene contrary to Local Plan Policies D1 – High Quality Design and Placemaking, TC1 – Town Centres and HE3 – Development Affecting Listed Buildings.

Residential Amenity

The proposal's slimline design is unlikely to yield a significant impact upon local residents further west on Dodworth Green Road and Barnsley Road in relation to overshadowing and overbearance. There are also no anticipated privacy implications from the proposal.

The development is therefore found to be in compliance with Local Plan policy GD1 relating to residential amenity.

Highway Safety

Despite Local Ward Member and representor citation of highway safety and driver distraction issues resulting from placement of the mast on the northern side of High Street adjacent to the cross-road junction, the case officer has verbally reviewed the siting location of the mast and its

¹ Social benefits of improved connectivity do not necessarily translate to an appearance or siting impact. Heritage issues on the other hand certainly focus upon appearance through evaluations of 'setting' and special 'group' interest. This is the distinction drawn by the LPA in respect of interpreting material planning considerations for this application.

base equipment with Highways Development Control colleagues who have found its impact unlikely to result in significant highway safety implications on account of it being set back significantly within the visibility splay with muted colours that are common upon similar street furniture throughout the borough and the country.

The proposal is therefore in accordance with LP Policy T4 – New Development and Transport Safety

Conclusion

In the opinion of the Local Planning Authority the siting and appearance of the telecommunications mast would be harmful to the setting of adjacent listed buildings while also being detrimental to the character of the Local Centre and its streetscene on account of its location and scale relative to the surrounding built environment thereby contrary to LP Policies HE3 – Development Affecting Historic Buildings, D1 – Design and High Quality Placemaking and TC1 – Town Centres which accord with the decision-making requirements of Sch.2 Part 16, Class A (A.3. (4)) of the General Permitted Development Order 2015 (as amended).

The submission for prior approval has been maladministered in respect of NPPF 115 (a) and (c) in that:

- 115 (a) - Evidence of consultation with organisations that have an interest in the development (Dodworth Primary School) has not been received by the Local Planning Authority despite being capable of being viewed from School grounds as recommended by the Code of Best Practice on Mobile Network Development 2016
- 115 (c) – No evidence has been submitted to the Local Planning Authority exploring the possibility of erecting antennas on existing buildings, masts or other structures.

Consequently it is the opinion of the Local Planning Authority that the siting of the telecommunication mast has not been conducted in accordance with national planning policy requirements that apply to Prior Approval submissions and the development is thereby refused approval.

Recommendation

Prior Approval - Refused