
Ref 2022/0796

Applicant: MBNL

Proposed replacement of existing 11.8m high EE/H3G L30 Lamp post. Proposed EE/H3G 20m high AGL Phase 7 monopole complete with wraparound cabinet to be installed on root foundation and associated ancillary works (Application to determine if prior approval is required for a proposed telecommunications installation)

Address: Salisbury Street, Junction of Salisbury Street, Huddersfield Road, Barnsley, Wilthorpe, S75 1AH

Site Description

The application relates to a triangular area of hardstanding located to the North of Salisbury Street and adjacent to Huddersfield Road. There is no vehicular access from Salisbury Street to Huddersfield road and metal railings and a pavement separate the two. There is an existing 11.8m high monopole located immediately to the West of the site with associated cabinets. There are cabinets already on the application site associated with the adjacent traffic signals.

There are detached dwellings to the East and South West of the site taking access from Salisbury Street and immediately to the West is an area of Green Space with a number of mature trees. There is also a highway tree immediately to the East. Opposite Huddersfield Road to the North of the site are the grounds associated with residential apartments located within the former Barnsley 6th Form College building, which is Grade II listed .

The site is not within, but immediately adjacent to, the Huddersfield Road Conservation Area.

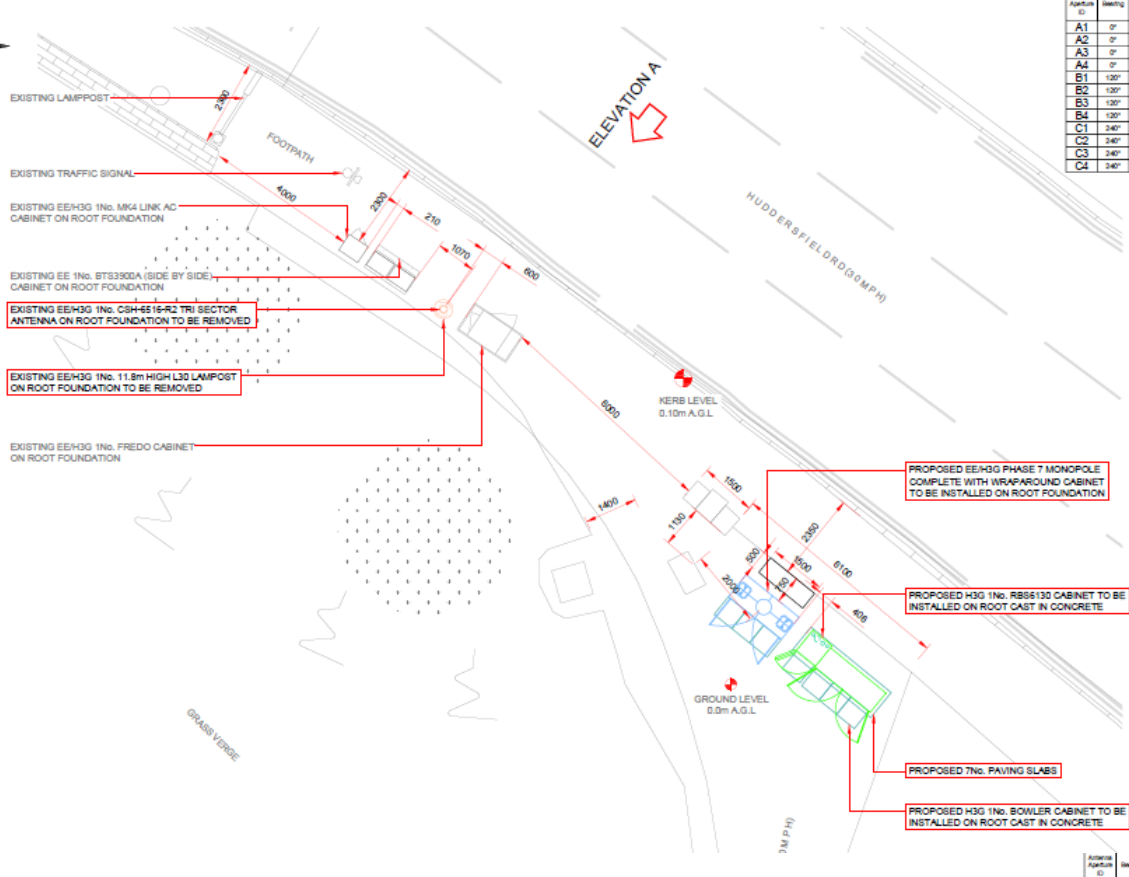


Proposed Development

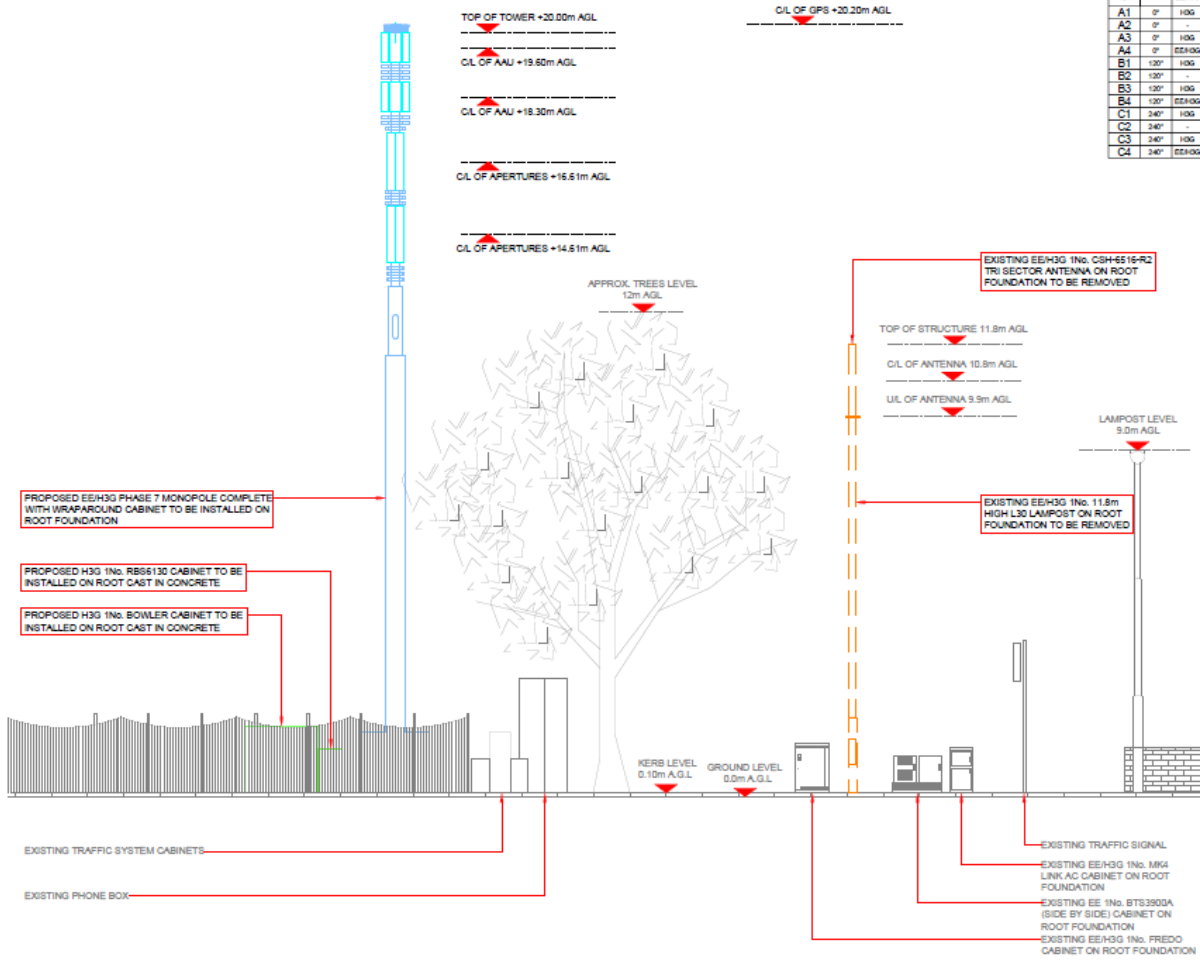
The applicant is seeking prior approval for the erection and installation for the following:

- 22m phase 7 monopole complete with wraparound cabinet installed on root foundation
- 1no. H3G cabinet
- 1no. bowler cabinet

The existing 11.8m high monopole would be removed but the cabinets would be retained.



Aperture ID	Height	Quantity
A1	0'	100
A2	0'	-
A3	0'	100
A4	0'	100
B1	120'	100
B2	120'	-
B3	120'	100
B4	120'	100
C1	240'	100
C2	240'	-
C3	240'	100
C4	240'	100



Aperture ID	Height	Quantity
A1	0'	100
A2	0'	-
A3	0'	100
A4	0'	100
B1	120'	100
B2	120'	-
B3	120'	100
B4	120'	100
C1	240'	100
C2	240'	-
C3	240'	100
C4	240'	100

Policy Context

Local Plan

The site is allocated as Urban Fabric, however, it is immediately adjacent to the Huddersfield Road Conservation Area. The following policies are therefore relevant;

Policy D1 Design
Policy GD1 General Development
Policy HE1 The Historic Environment
Policy HE3 Developments affecting Historic Buildings

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.

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

130. planning policies and decisions should ensure that developments function well and add to the overall quality, are visually attractive, are sympathetic, maintain a strong sense of place, accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible.

199. great weight should be given to the designated heritage assets conservation.

200. any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

201. Where a proposed development will lead to substantial harm LPA's should refuse consent unless it can be demonstrated it is necessary to achieve substantial public benefits.

Consultations

Highways – No comments

Tree Officer – No comments

Conservation Officer – Objects due to the size increase and the harm to the setting and significance of the adjacent designated heritage assets due to visual intrusion.

Ward & Parish Councillors – No comments

Representations

The application was advertised by site notice and letters were sent to 11 no. neighbour properties. No objections or 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 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:

It is acknowledged that there is an existing monopole within the immediate vicinity which is proposed to be replaced by the proposed monopole. However, the existing monopole has a relatively slender and uncomplicated design with a maximum height of 11.8m. That sits comfortably with the existing 9m high lamppost and 12m tall trees to each side.

The proposed monopole has a height of 20m which sits significantly above the existing vertical feature within the streetscene and also has a significantly wider column and wider, more cluttered antennae atop. The position of the proposed Monopole is also more exposed located at the head of Salisbury Street and immediately adjacent to Huddersfield Road, as such, it would be highly visible from several public vantage points. It should also be acknowledged that the density of development in the immediate area is relatively low with an area of Green Space on the corner of Huddersfield Road and Salisbury Street immediately to the West and the landscaped garden areas associated with the former 6th form college, now apartments, immediately opposite Huddersfield Road to the North. That only adds to the prominence and dominance of the proposed monopole within the streetscene, to the detriment of visual amenity and contrary to Local Plan Policy D1.

Although the site does not fall within the Huddersfield Road Conservation Area, it is literally adjacent to the boundary. As such, the proposal would have an impact upon it and would be viewed from within the Conservation Area and against it. In addition, the former 6th form college building immediately to the North of the site is Grade II listed, as such, the proposal would have an impact on its setting. The Conservation/Listed Buildings Officer has been consulted on the application and has raised significant objections. The main area of concern is the size and design of the proposed monopole and its prominent location. This would harm the setting and significance of the adjacent designated heritage assets due to visual intrusion, contrary to Local Plan Policies D1, HE1 and HE3.

Recommendation

Prior approval required and refused

In the opinion of the Local Planning Authority, the development would materially harm the visual amenities of the locality by virtue of its height, width and unsympathetic design. The development would therefore form an overly dominant and prominent feature in the street scene, to the detriment of visual amenity. Furthermore, the site sits immediately adjacent to Huddersfield Road Conservation Area and opposite a Grade II listed building, therefore, the development would harm the setting and significance of the adjacent designated heritage assets due to visual intrusion. The replacement mast is therefore wholly out of character with the immediate area, contrary to Local Plan Policies GD1: General Development, D1: High Quality Design and Place Making, HE1: The Historic Environment and HE3: Developments affecting Historic Buildings in addition to paragraphs 126, 130, 199, 200 and 201 of the NPPF.