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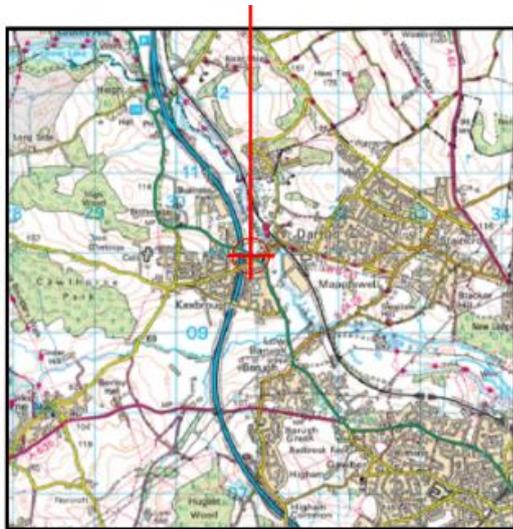
Applicant: CK Hutchinson Networks (UK) Ltd.

Erection of 15m high slimline telecommunications monopole, supporting 6no. antennas, 3no. equipment cabinets, and ancillary development (Prior Notification Telecommunications)

Address: Land to the North of Huddersfield Road, Darton, Barnsley, S75 5ND

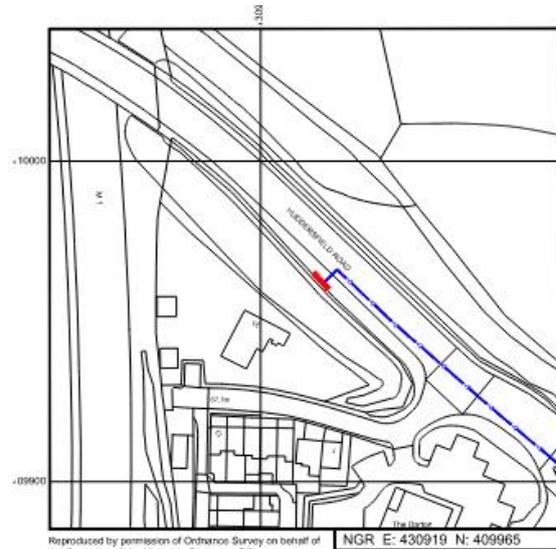
Site Description

The site is located on Huddersfield Road in Darton. The area is located on the side of the A637, in front of an area of trees behind existing bollards.



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SITE AREA PLAN
1:50,000



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NGR E: 430919 N: 409965

SITE LOCATION PLAN
1:1250

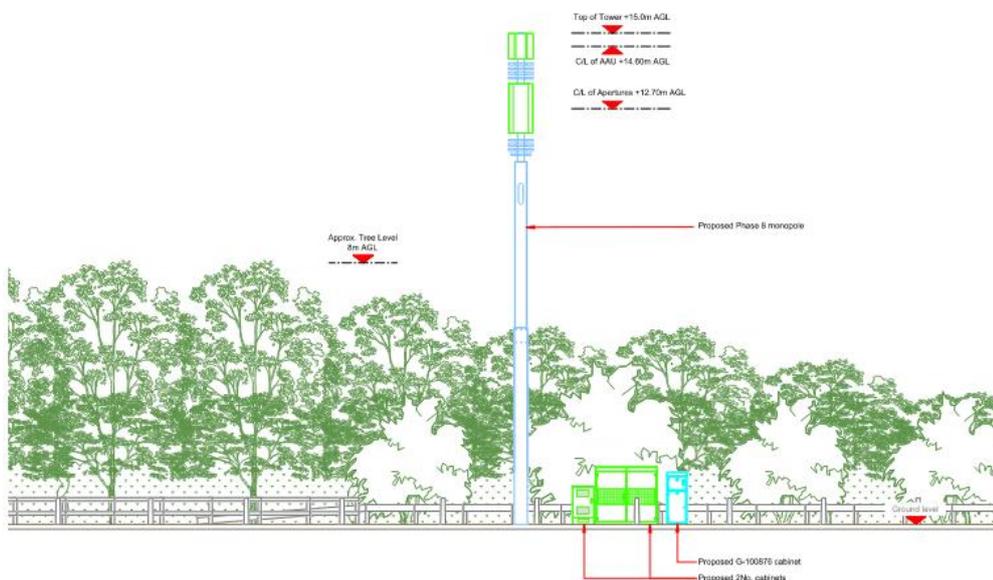
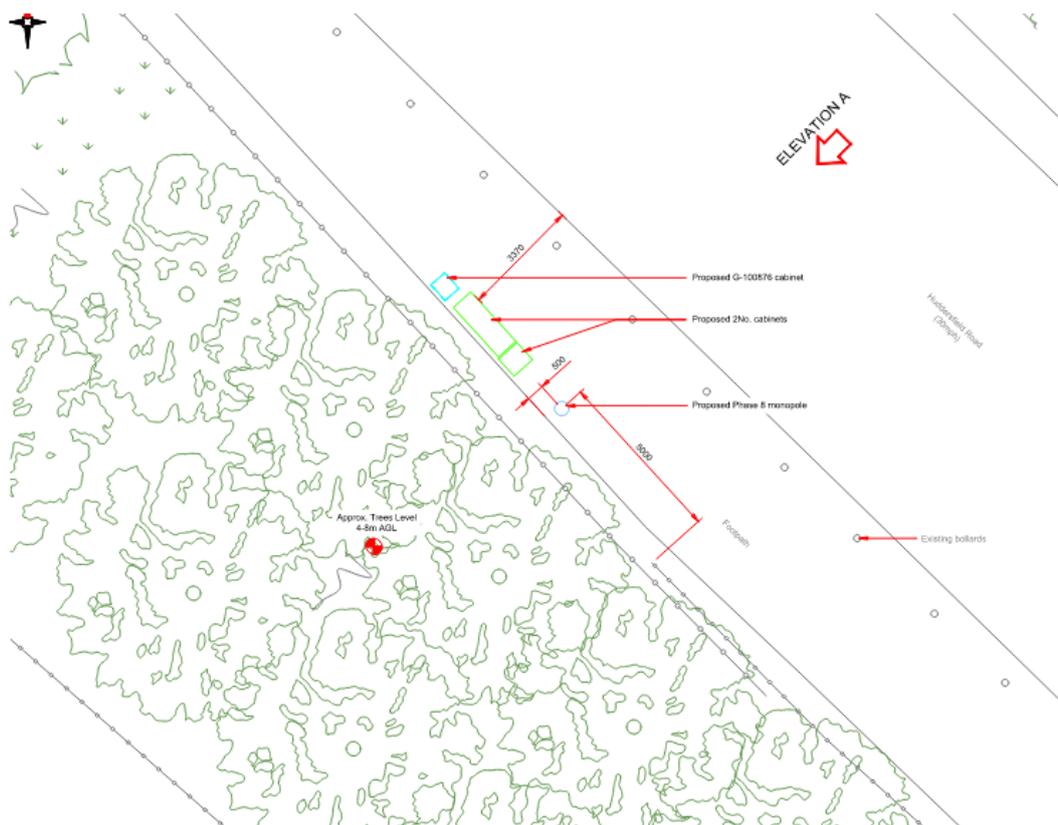
Site History

None

Proposed Development

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

- The installation of a 15m high slim-line monopole supporting 6 no. antennas
- The installation of 3no. new equipment cabinets and ancillary equipment.



Policy Context

Local Plan

The site is allocated as Green Belt

Policy D1 Design
 Policy GD1 General Development
 Policy GB1 Protection of Green Belt
 Policy T4 New Development and Transport Safety

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

Ward Councillors – No comments

Highways – No objections

Pollution Control – No comments received

Representations

No objections

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 on the A637, behind existing bollards and adjacent to a dense area of trees. The area proposed falls just within the green belt border and is located near the bridge over the M1 Motorway. The cabinets and pole will be positioned at the side of the road with the dense tree area located directly behind, and adjacent to existing bollards along Huddersfield Road. It is noted that there are other vertical structures within the immediate area such as lamp posts, telegraph poles and trees.

In terms of the design of the proposal, it consists of a slimline monopole with six simple antennas on top. It is akin to a number of monopoles evident across the borough and beyond. Although the proposal will be visible within the street scene, when viewed along with the existing street furniture and surrounding trees, the impact will be minimised. Furthermore, it should be noted that the proposal is also a reasonable distance from residential properties. Given the location of the site and the surrounding features it is observed that although the monopole will be visible within this setting, it will not be viewed as an isolated structure and it would not be overly prominent or dominant on the street scene to the detriment of visual amenity and in compliance with Local Plan Policy D1.

Due to the proposed location it is acknowledged that the monopole may be a minor distraction to passing drivers, however, given the existing street furniture and trees along this section of highway it is not considered of sufficient degree to adversely impact upon highway safety. Furthermore, the pedestrian pathway is wide enough to accommodate both the existing bollards and proposed

monopole and will not impede pedestrian movements nor interfere with any vehicular or pedestrian site lines in compliance with Local Plan Policy T4.

The proposal site is within the green belt therefore considerations to the impact on the green belt need to be made. The proposal would lead to a loss of openness within the green belt contrary to green belt policy. The proposal is by its very built nature is considered inappropriate development within the green belt and therefore very special circumstances are necessary to justify the development. However, Paragraph 112 of the NPPF advises that advanced, high quality reliable communication infrastructure is essential for economic growth and social well-being, and the expansion of such networks should be supported. The site is not on a 'green area' being on a hard surfaced footpath forming part of the highway. The proposal is not seen to be contrary to the five purposes of the Green Belt outlined in paragraph 138 of the NPPF and would allow the development of 5G technology in this location which is supported by the NPPF. Significant weight to the economic and social benefits providing and enhancing electronic communication infrastructure is therefore given.

The proposal would be inappropriate development in the green belt, however, in this instance significant weight to the economic and social benefits are given in favour of the proposal. Very special circumstances exist to justify inappropriate development in the green belt in accordance with Local Plan green belt policy GB1.

The applicants have provided the appropriate ICNIRP certificate for this location.

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 required and given