

2023/0658

Three UK Ltd

Erection of 15.0m high telecommunications monopole and associated equipment (Prior Notification Telecommunications)

Commercial Road, Bolton Upon Dearne, Rotherham, S63 9AZ

Site Description

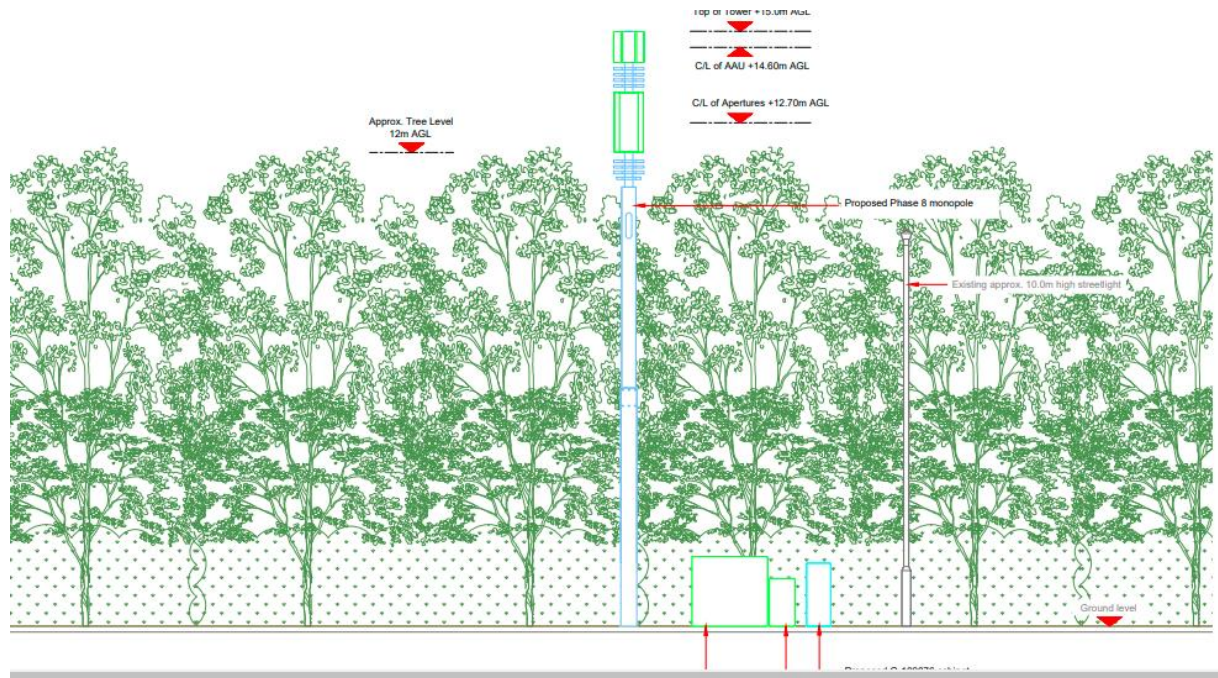
The application site consists of a grassed bank across from industrial units on Commercial Road, Bolton Upon Dearne. The immediate area is commercial/industrial in nature, with agricultural fields and trees to the north.

There are existing monopole-like structures in the immediate streetscene including streetlights. There are also trees adjacent to the site screening the agricultural fields to the north.

The nearest residential properties are over 100m away to the north-east of the site.

Proposed Development

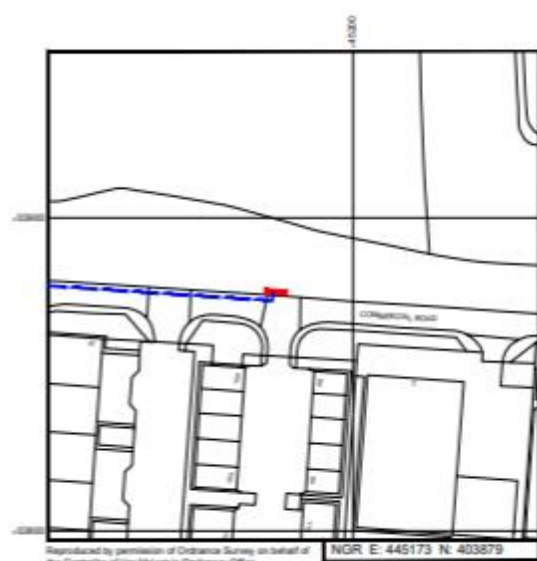
The applicant has submitted a prior notification application for the erection of a 15.0m high telecommunications monopole and associated equipment. The proposal monopole is of a thin design with a slim antenna head. The pole would be situated to the north of Commercial Road on a grassed bank area.





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SITE AREA PLAN
1:50,000



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SITE LOCATION PLAN
1:1250



SITE PHOTOGRAPH



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://goo.gl/maps/TweiUFyxSLahkzw7>

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy D1 High Quality Design and Place Making

Policy GD1 General Development
Poll1: Pollution Control and Protection
T4: New Development and Transport Safety

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. Sections of relevance to this application are as follows:

Section 10 – Supporting high quality communications of the NPPF, paragraph 114 states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G0 and full fibre broadband connections).

Paragraph 115 goes on to state that the number of electronic communications masts, and the site 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.

Paragraph 118 states that 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 – It is proposed to install telecommunications equipment within the grass verge (adopted highway) to the northern side of Commercial Road opposite an access to a number of industrial units.

The absence of a footway on the northern side of the road means that pedestrian movements are not affected by the proposals and it is considered that the proposed telecommunications monopole and equipment does not interfere with any vehicular sight lines/visibility nor would it constitute an undue distraction to road users.

As such, there are no objections from a highways point of view.

Pollution Control – No objections

Ward Councillors – No comments received

Representations

Neighbour notification letters have been sent to nearby buildings and the application has been advertised by the way of a site notice. No comments have been received.

Assessment

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 up to 25m above ground level on land which is on a highway.

In accordance with the above, the proposed development falls under permitted development rights. However, before beginning the development described in paragraph, 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

Commercial Road has a number of monopole-like structures including streetlights of approx. 10m in height and trees adjacent to the site. The streetlights are all relatively slim tall structures and the proposal would fit in with this characteristic. The antenna head is also fairly slim. The applicant has kept it to the minimum height of 15m which is consistent with the height of other telecommunication masts that have recently been approved in the borough under the prior approval process. The monopole has been sited away from residential properties and within a mainly commercial/industrial area which is acceptable.

In terms of siting it is considered that the proposed telecommunications monopole and equipment does not impede pedestrian movements nor interfere with any vehicular or pedestrian sight lines/visibility nor would it constitute an undue distraction to road users.

Existing trees also provide some mitigation screening of the proposal from the nearest houses to the north east, which are over 100m away from the site. Taking into account the existing structures on the streetscene, it is considered that the siting and design of the proposal is acceptable in this instance

Other matters

The Pollution Control Officer has been consulted and has no objection to the proposal.

Recommendation

Prior approval granted