

2021/0587

William Comery

Proposed 5G telecoms installation: 15m high slim line street pole and associated works including 3no ground based equipment cabinets (Application to determine if prior approval is required)

Somerset Street/Summer Lane, Barnsley, S70 2NW

Site Description

The application relates to part of the pavement at the junction of Somerset Street and Summer Lane, adjacent to an area of open space. The area is a mixture of commercial and residential properties on the fringe of the town centre.



Proposed Development

The applicant has submitted a Prior Notification application for the erection of a 15m high slimline mono pole and associated antenna and cabinets to provide 5G network coverage

Policy Context

Local Plan

The site is located in Urban Fabric.

Policy D1 Design

Policy GD1 General Development

NPPE

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Para 11 – Presumption in favour of sustainable development

Section 10 - Supporting high quality communications infrastructure

Consultations

Highways – No comments

Superfast South Yorkshire – Support

Ward Councillors – Support

Representations

The application was advertised by site notice and neighbour notifications. One letter of representation has been received. The comments raised were regarding parking of contractor vehicle and if the mast is to replace the existing phone pole which provides broadband to neighbouring properties.

Assessment

Schedule 2, Part 16 of the Town and Country (General Permitted Development) (England) Order 2015 (Amended 2016) sets out the permitted development rights for electronic communications code operator with regards to development for the purpose of the operators electronic communications network.

Under Class A.1 (a) allows for the installation of a mast up to 15m in height from ground level

Under Class A.1 (8), 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. No fencing is proposed around the cabinets which are all vandal proof.

This application is for prior notification and this assessment relates to whether or not the Council would seek a prior approval application for the proposed works. The proposed complies with these restrictions as set out in Schedule2, Part 16, Class A of the GPDO

(amended 2016) and is therefore permitted development, subject to adequate siting and appearance.

The proposed is not located in a sensitive landscape and whilst it is sighted next to the road where it will be visible to passers-by, it is modest in scale and design and will not appear out of place next to other street furniture. It is also sighted away from existing residential properties. There aren't any other masts near the site and so the development will not result in the proliferation of masts or associated cabinets. Furthermore, the location prevents interference with other structures located at the Premier Inn at Gateway Plaza. Therefore, the siting and appearance of the mast and electronic communications 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(c) of the GPDO.

Recommendation

Prior Approval – Not Required

Conditions

1. The development hereby approved shall be carried out strictly in accordance with the approved plans:

- BAR13806_PLANNING_REV_C – 215 PROPOSED SITE PLAN
- BAR13806_PLANNING_REV_C – 265 PROPOSED SITE ELEVATION

And specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.