

2023/0365

Applicant: Three UK

Proposed 17.0m high telecommunications monopole, 2no. equipment cabinets with associated meter cabinet and ancillary development (prior approval telecommunications)

Address: Barnsley Road, Cudworth, Barnsley, S72 8TD

Site Description

The site is located on the corner of Barnsley Road and Rose Tree Avenue in Cudworth within a wide area of footpath. The siting is directly adjacent to a row of terraced properties within a residential area with some commercial properties evident just outside the town centre. This area of footpath has an existing monopole, cabinet, telegraph pole and bin. The street furniture is set back close to the car park boundary serving a healthcare centre to the rear. The boundary is defined by a mesh metal fencing with low shrubs.



Site History

2017/0894 Installation of telecommunications monopole (overall height of 15m including antenna) and associated equipment cabinet (Prior Notification Telecommunications) - Approved

Proposed Development

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

- 17.0m high telecommunications monopole, galvanised steel grey in colour
- 2 equipment cabinets
- 1 meter cabinet
- ancillary development

114. 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).

115. 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.

116. 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.

117. 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.

118. 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.

Chapter 16. Conserving and enhancing the historic environment

Proposals affecting heritage assets

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using

appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

197. In determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Consultations

Highways – No objection. Highways have advised that contact should be made with the Authorities Network Management Team prior to works being undertaken.

Ward Councillors – No comments

Pollution Control – No objections

Representations

The application was advertised by site notice and neighbour notifications:

2 Letters of objection received with the following comments:

- There is already phone mast \pole there. i object to another one ,over health concerns that these masts omitting, blight on our landscape
- The proposed mast will be obtrusive, ugly and incongruous with the surrounding character and appearance, resulting in detriment to the visual amenities of the area, as well as a harmful impact to the outlook of residential properties nearby.
- The mast will have an imposing and overbearing impact on the amenity of the nearby area causing local residents unnecessary upset and anxiety, especially the residents at

RoseTree estate and the patients attending the nearby Mental Health Clinic, impacting the quality of the local area.

- Health impacts
- Traffic disruption and impact to highway safety

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 Apperance:

The NPPF actively promotes the growth of telecommunication infrastructure as it is recognised as being essential to promoting sustainable economic growth and enhancing the provision of local community facilities and services.

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.

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 and is therefore permitted development, subject to an assessment on the siting and appearance.

In this case, the site is in a prominent position at the back edge of the footpath along Barnsley Road at the junction with Rose Tree Avenue. The siting of the monopole will be located amongst an existing 15m monopole and associated cabinet, telegraph pole and bin and directly adjacent to a row of terraced properties. The location plans and elevations clearly show the impact the development will have with the mast, antenna, and 3 associated cabinets greatly contributing to a cluttered appearance of the footway when viewed together.

Given the proximity, height, colour and design of the mast and associated equipment, the proposal would be extremely harmful in this setting towering above not only the adjacent terraced properties but also the existing monopole and telegraph pole, which would make it an overly dominant feature in a prominent location that would be wholly out of scale with its open surroundings

In addition to the height of the proposal, the circumference of the proposed pole and the size of the antenna head will visually dominate the existing street scene to the detriment of the visual amenity of the area in conflict with planning policy.

Given the comments above, and the concerns raised regarding the siting and appearance of the proposal, prior approval is required for the proposal and refused.

Recommendation

Prior Approval required and refused.