2021/0989

CK Hutchison Networks (UK) Ltd

Proposed 15m high 5G telecommunications mast with 3no. cabinets and associated works

Houghton Road, Thurnscoe, Rotherham, S63 0SA

Site Location and Description

The site is located on the periphery of Thurnscoe, adjacent to the Green Belt boundary at the junction of Houghton Road, Common Road and Rectory Lane.

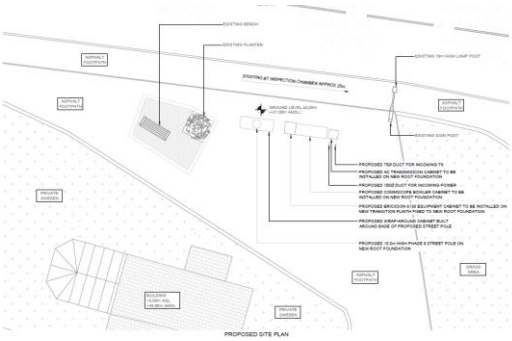
The convergence of these roads results in a wide footpath and a small grassed verge, within the footway a street lighting column, a bench and planter are located which are adjacent to the side elevation of 2a Rectory Lane.

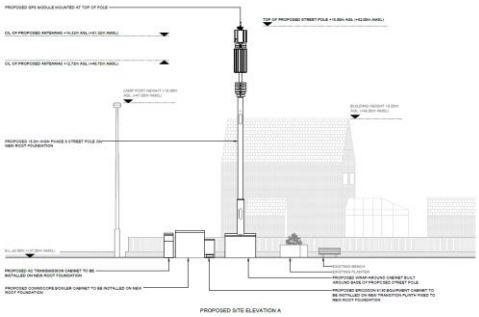




Proposed Development

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

Planning decision 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 at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law

terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

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

NPPF

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 there are no relevant development plan policies, or the polices which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

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.

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 form the International Commission guidelines for public exposure.

Consultations

Highways DC – No comments received
Pollution Control – No objections
Ward Councillors – No comments received

Representations

Neighbour notification letters have been sent to surrounding properties and the application has been advertised by the way of a site notice; no representations have been received.

Assessment

Schedule 2, Part 16 of the Town and Country (General Permitted Development) (England) Order 2015 (as amended) 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 –electronic communications code operators
Permitted development
A. Development by or on behalf of an electronic communications code operator for the purpose of the operator's electronic communications network in, on, over or under land controlled by that operator or in accordance with the electronic communications code, consisting of—
(a) the installation, alteration or replacement of any electronic communications apparatus,
(b) the use of land in an emergency for a period not exceeding 18 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for the purposes of that use, or
(c) development ancillary to radio equipment housing

Development not permitted: ground-based apparatus
A.1-(1) Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than on a building) is not permitted by Class A(a) if—
(a) in the case of the installation of electronic communications apparatus (other than a mast), the apparatus, excluding any antenna, would exceed a height of 15 metres above ground level;
(b) in the case of the alteration or replacement of electronic communications apparatus (other than a mast) that is already installed, the apparatus, excluding any antenna, would when altered or replaced exceed the height of the existing apparatus or a height of 15 metres above ground level, whichever is the greater;
(c) in the case of the installation of a mast, the mast, excluding any antenna, would exceed a height of—
(i) 25 metres above ground level on unprotected land; or
(ii) 20 metres above ground level on article 2(3) land or land which is on a highway; or
(d) in the case of the alteration or replacement of a mast, the mast, excluding any antenna, would when altered or replaced—
(i) exceed the greater of the height of the existing mast or a height of—
(aa) 25 metres above ground level on unprotected land; or
(bb) 20 metres above ground level on article 2(3) land or land which is on a highway; or
(ii) together with any antenna support structures on the mast, exceed the width of the existing mast and any antenna support structures on it by more than one third, at any given height.

Development not permitted: radio equipment housing
(9) Development consisting of the installation, alteration or replacement of radio equipment housing is not permitted by Class A(a) if—
(a) the development is not ancillary to the use of any other electronic communications apparatus;

(b) the cumulative volume of such development would exceed 90 cubic metres or, if located on the roof of a building, the cumulative volume of such development would exceed 30 cubic metres; or
(c) on any article 2(3) land, or on any land which is, or is within, a site of special scientific interest, any single development would exceed 2.5 cubic metres, unless the development is carried out in an emergency.

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 Schedule 2, Part 16, Class A of the GPDO (as amended) and is therefore permitted development, subject to adequate siting and appearance.

The site is located on the edge of the settlement, adjacent to the Green Belt boundary. The alternative options put forward, whilst may be considered more appropriate in terms location away from residential properties, do pose other restrictions.

The proposed site is not located in a sensitive landscape and whilst it is sited 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, which includes a number of streetlights, especially given its slimline appearance. Whilst it is located adjacent to a residential property, it is located adjacent to the side elevation which lessens the impact on the property. There aren't any other masts near the site and so the development will not result in the proliferation of masts or associated cabinets.

Given the above, 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
The development hereby approved shall be carried out strictly in accordance with the approved plans:
BAR17756_PLANNING_REV_A – 215 PROPOSED SITE PLAN
BAR17756_PLANNING_REV_A – 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