

Applicant: CK Hutchison Networks (UK) Ltd

Description: Erection of 20m high telecommunications monopole with wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works (Application to determine if prior approval is required)

Address: Vernon Road, Worsbrough, Barnsley, S70 5BB

Site Description

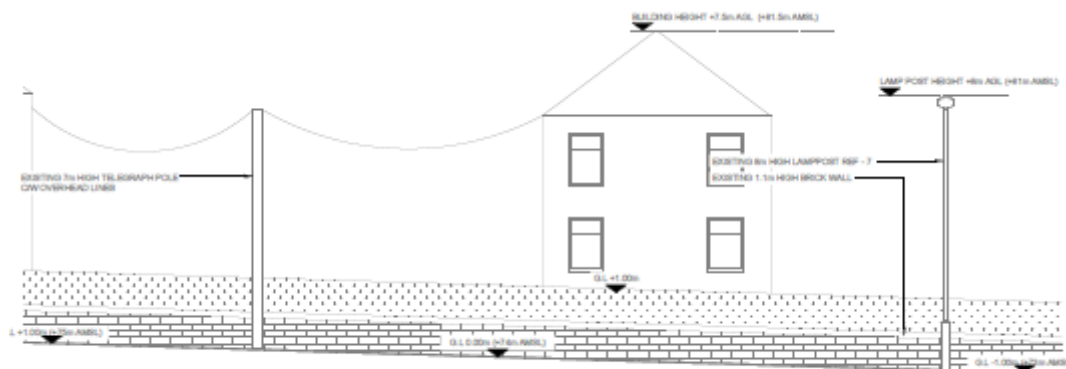
The application relates to a small grass verge to the East of Vernon Road. Vernon Road rises in level from South to North. The verge sits between the pavement and the highway and is mainly laid to grass and relatively open with the exception of intermittent lampposts. To the East of the site is a small stone retaining wall at the back edge of the footpath with a further grassed area and residential properties beyond. To the West of the site is a small wooded area with residential properties beyond.



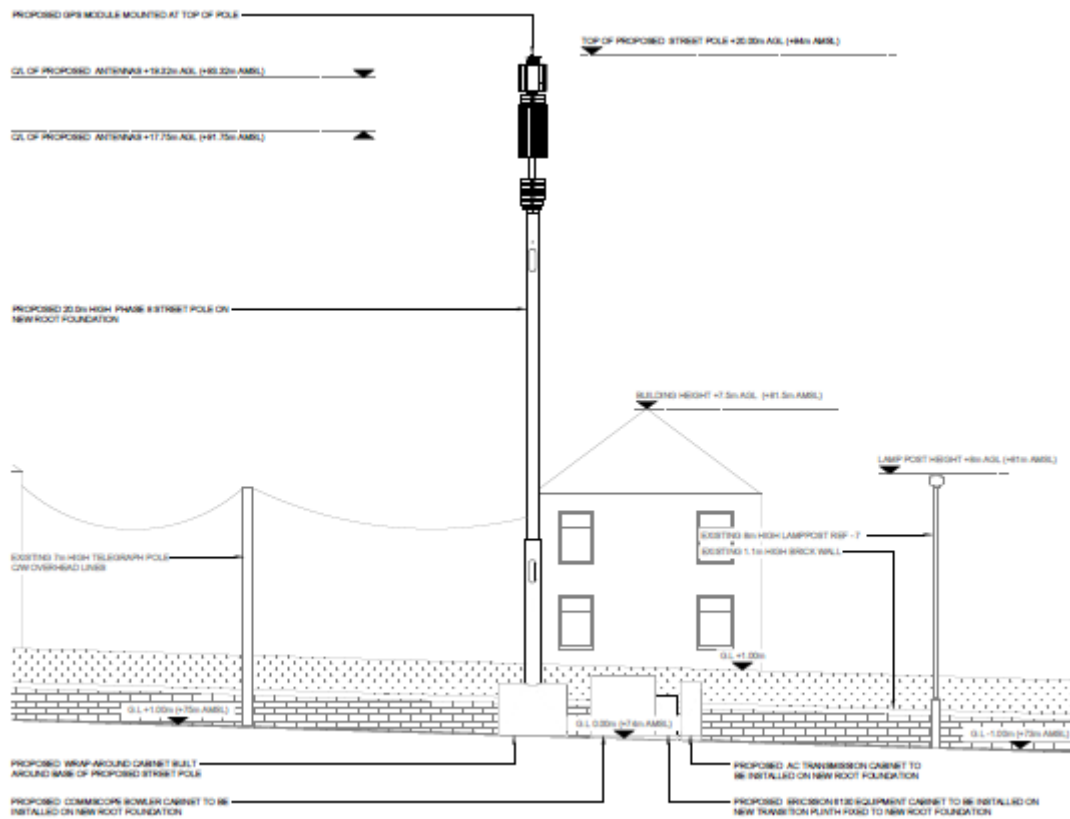
Proposed Development

The applicant seeks to determine if prior approval is required for a 20m phase 8 monopole with wraparound cabinet at the base. There are also 3no. additional ancillary equipment cabinets and associated ancillary works.

Existing Streetscene



Proposed Streetscene



Policy Context

Local Plan

The site is located in Urban Fabric.

Policy D1 Design

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 Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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

Tree Officer – No comments

SFSY – No comments

Representations

The application was advertised by site notice and neighbour notifications. 3no. letters of objection have been received. The main points of concern are;

- Negative impact on visual amenity
- Negative impact on residential amenity/enjoyment of home and garden

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.

Under Class A.1 (c) (ii) allows for the installation of a mast up to 20m in height (excluding any antenna) on land which is on a highway.

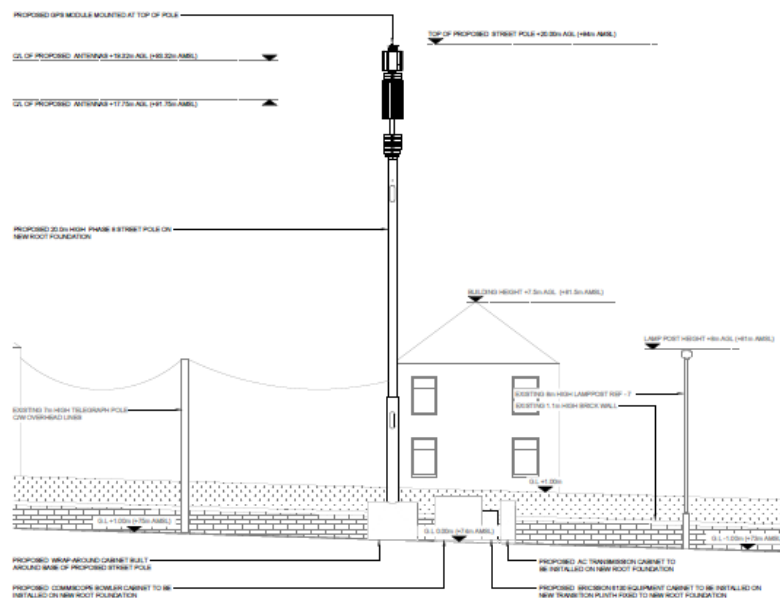
Under Class A.7 the installation of electronic communications apparatus is permitted if the structure does not exceed 1.5m²

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. 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 and is therefore permitted development, subject to adequate siting and apperance.

However, the site is in a prominent position on a small grass verge situated between Vernon Road and the footpath serving Vernon Road. There would be relatively uninterrupted views of the site along Vernon Road, especially from the South as the land levels rise from South to North. It is noted that there is a slight bend in the road at the application site, however, the proposed mast and associated equipment would be located on the outside of that slight bend.

There are some lampposts, trees and telegraph poles within the immediate area and the properties to the East side of Vernon Road are 2 storey properties and built on a higher level than the site. However, as can be seen from the streetscene below and above, the proposed 20m pole is significantly higher than any of these and would appear very prominent and overbearing within the streetscene, contrary to Local Plan Policy D1. Especially as the immediate area is not densely developed and the properties and buildings within the area are of a modest size and height, including a number of bungalows to the West of Vernon Road.



In addition to the height of the pole, the circumference of the proposed pole and the size of the antenna head are also greater than the existing lampposts and telegraph poles and further add to the prominence and dominance. Furthermore, there are 4no. cabinets proposed, 1no. wrap around at the base of the mast and 3no. standalone cabinets. As the site is between the pavement and the highway they would also be in a prominent location and not positioned against boundary treatments or landscaping as is often the case to reduce their prominence. Therefore, given their prominent and exposed location it would magnify their presence and result in a cluttered appearance, to the detriment of the visual amenity of the streetscene, contrary to Local Plan Policy D1.

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.