2021/1589

Cornerstone

Removal of existing 15 metre high column with 3 no antennas: 1no GPS module together with the removal of 2no. existing equipment cabinets and 1no electrical meter cabinet followed by the installation of a replacement 20m Column supporting 6 no antennas; 1no GPS Module and 3no. remote radio units (RRUs); 1no.replacement equipment cabinet at the base and ancillary development

New Street/Wood Street, Barnsley, S70 1LP.

Site Location and Description

The proposed mast is to be erected in a mixed commercial and residential area on the highway verge of a side road. It will replace the existing mast which can be seen in the following photos. Behind the mast as viewed below is a surface car park. On the opposite side of Wood Street are bungalows, and further up the street, houses. The nearest school is approximately 680 metres away (Shawlands Primary School – distance measured to site boundary)

Existing monopole and four cabinets viewed from Wood Street.



Wider views of the existing monopole

View from higher up Wood Street



View from lower down Wood Street



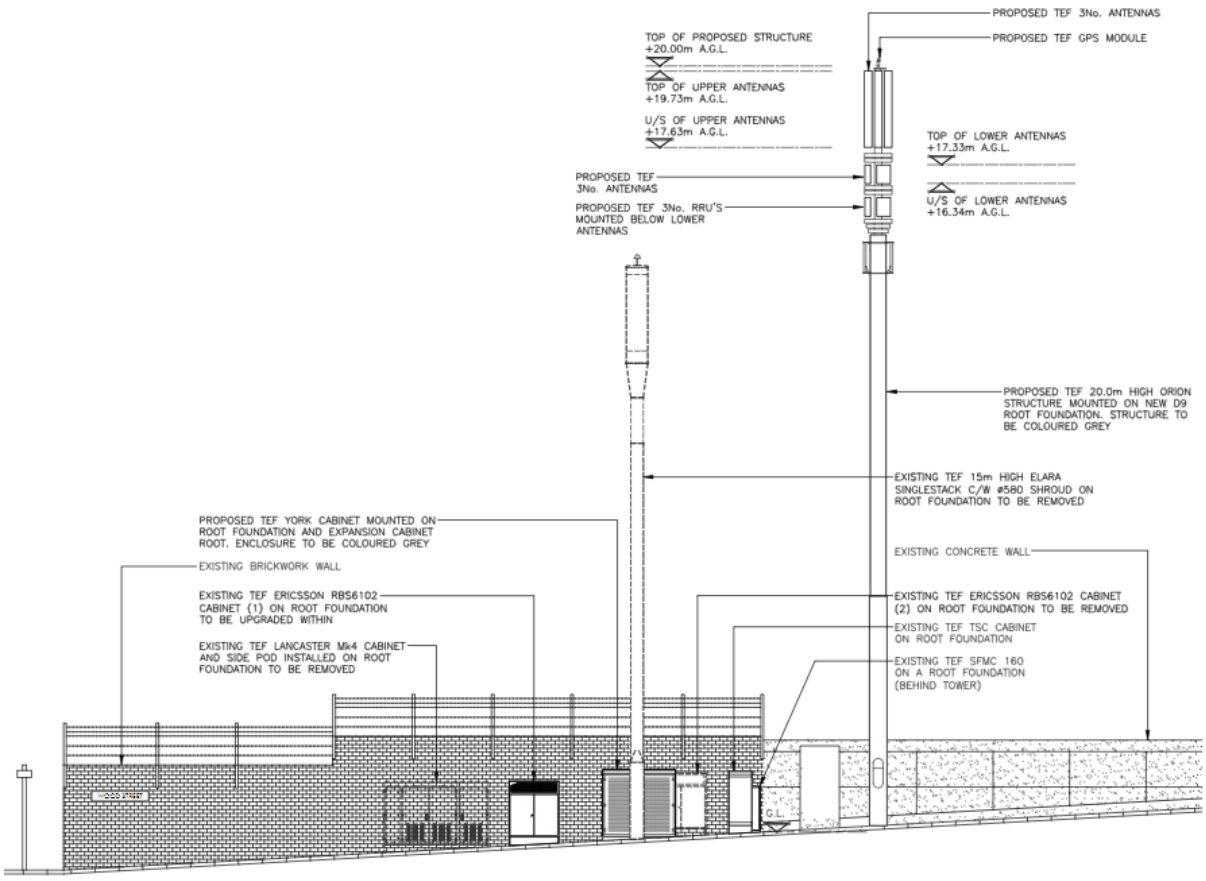
Site History

2015 0075 – Upgrade telecommunications radio base station (prior notification) (remove 13.8m pole and replace with 15m high monopole) – prior approval granted.

2010 0782 – replacement of existing telecommunications equipment with 13.8m high pole with antennas and associated equipment cabinet (prior notification) – prior approval granted.

Proposed Development

The proposal is for the erection of a 20m high column and associated antenna to replace the existing 15 metre high monopole to provide 5G network coverage. The replacement column will support six antenna for the operator Telefonica, and the proposal requires the removal of one of the existing cabinets and its replacement with a larger cabinet, measuring 0.6 m by 1.9m by 1.75m (high) such that there will still be four cabinets. The column and cabinet will both be coloured grey, as the existing column and cabinets.



The applicant has submitted a number of reports in support of the application which confirm that the proposed equipment is designed to be in full compliance with the requirements of the radio frequency guidelines of the International Committee on Non-Ionizing Radiation Protection (ICNIRP). It is also accompanied by a Supplement Information document which addresses the site specific issues raised by the proposal and amongst other things states:

- The proposal will enable enhanced 2G, 3G and 4G coverage and capacity as well as new 5G service provision
- The existing radio base station has been in situ on Wood Street for a number of years and has become an established part of the streetscene. The replacement column is required to facilitate the date required to be carried for mobile superfast broadband. In particular, 6 antennas are required which cannot be supported on the existing monopole. The additional height (20m compared to the current 15m) is required to ensure that the 5G radio frequencies are achieved at the desired coverage footprint.
- Alternative sites have not been considered because it is considered that this is not required for an upgrade to an existing site; and that the sequential approach to site selection indicates that an upgrade to an existing base station is the preferred option
- There are a number of semi-mature trees in the immediate locale which will help soften the visual impact of the proposal on the streetscene. The replacement column will assimilate well with the existing vertical structures already in situ in the immediate locale

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
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.

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.

Paragraph 117 states that applications for communications development (including applications for prior approval) should be supported by the necessary evidence to justify the proposed development including:

- The outcome of consultations with organisations with an interest in the proposal (noting where a mast is to be installed near a school/college or within a statutory safeguarding zone)
- A statement that self-certifies that any cumulative exposure arising from and addition to an existing mast/base station will not exceed international commission guidelines (ICNIRP)
- For a new mast, 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 international commission guidelines will be met.

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 form the International Commission guidelines for public exposure.

Consultations

Highways DC – No comments received
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 (14 December – 7 January); no representations have been received.

Assessment

National planning policy indicates significant support for communications infrastructure and states that planning decisions should support the expansion of electronic communications networks including 5G. the number of radio and electronic communications masts 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.

The location for this replacement telecommunications column and cabinet is in a mixed residential area, Wood Street being the boundary of the town centre (to the east) and residential development, the closest dwellings being bungalows. The requirement for a mast in this location is justified subject to assessment of residential and visual amenity, and highway safety

<u>Residential Amenity</u>

The surrounding area being in mixed residential and commercial use, although the replacement mast is a tall structure it is unlikely to have any significantly detrimental effect in terms of overshadowing or overbearing. The proposal is therefore considered acceptable in this regard.

<u>Visual Amenity</u>

The proposed new mast will be of a much larger scale and height than the existing 15m monopole, as it will be wider and 5m higher. It will however be situated in close proximity to an existing monopole in an area of mixed residential and commercial character. Given that use of an existing site is encouraged by the code of best practice and the NPPF as it minimises the proliferation of telecommunications masts, it is considered that the proposal

represents an appropriate solution to the need to secure improved network coverage including 5G. The replacement mast will not represent a significantly dominant or intrusive feature within the street scene and it is concluded that the proposal will not be detrimental to visual amenity in compliance with Local Plan Policy D1. Conditions are recommended to ensure that the development takes the form shown in the approved plans, and to require removal of the existing mast within three months of the new mast being erected.

Highways Safety

No advice has been received from Highways Development Control. However, the proposal sits discretely on the highway verge and would not conflict with users of the footway or road. On a previous application for the resiting of this mast (withdrawn because it would foul underground equipment) Highways Development Control advised that '*The proposals do not adversely impact upon the highway and as such there are no objections from a highways point of view. However, I would make the applicant aware that contact should be made with the authorities Network Management team prior to works being undertaken. Contact should be made via streetworks@barnsley.gov.uk'* It is concluded that there will be no harm to highway safety, but a note is proposed as requested.

Recommendation
Grant planning permission subject to conditions