

Applicant: Mr John Ewan

Description: Replacement of 15m high telecommunications street pole with 20m street pole, replacement equipment cabinet with ancillary works thereto (Application to determine if prior approval is required)

Address: Barnsley NW Pavement, Outside Barnsley District General Hospital, Gawber Road, Barnsley, S75 2PR

Site Description

The site is positioned within a grass verge on Gawber Road, adjacent to Barnsley Hospital. An existing 15m high pole and associated equipment already sits on the site. The verge is immediately adjacent to a low boundary wall associated with the hospital with a landscaping strip beyond containing grass and trees. The site is separated from the hospital buildings by a surface car park.

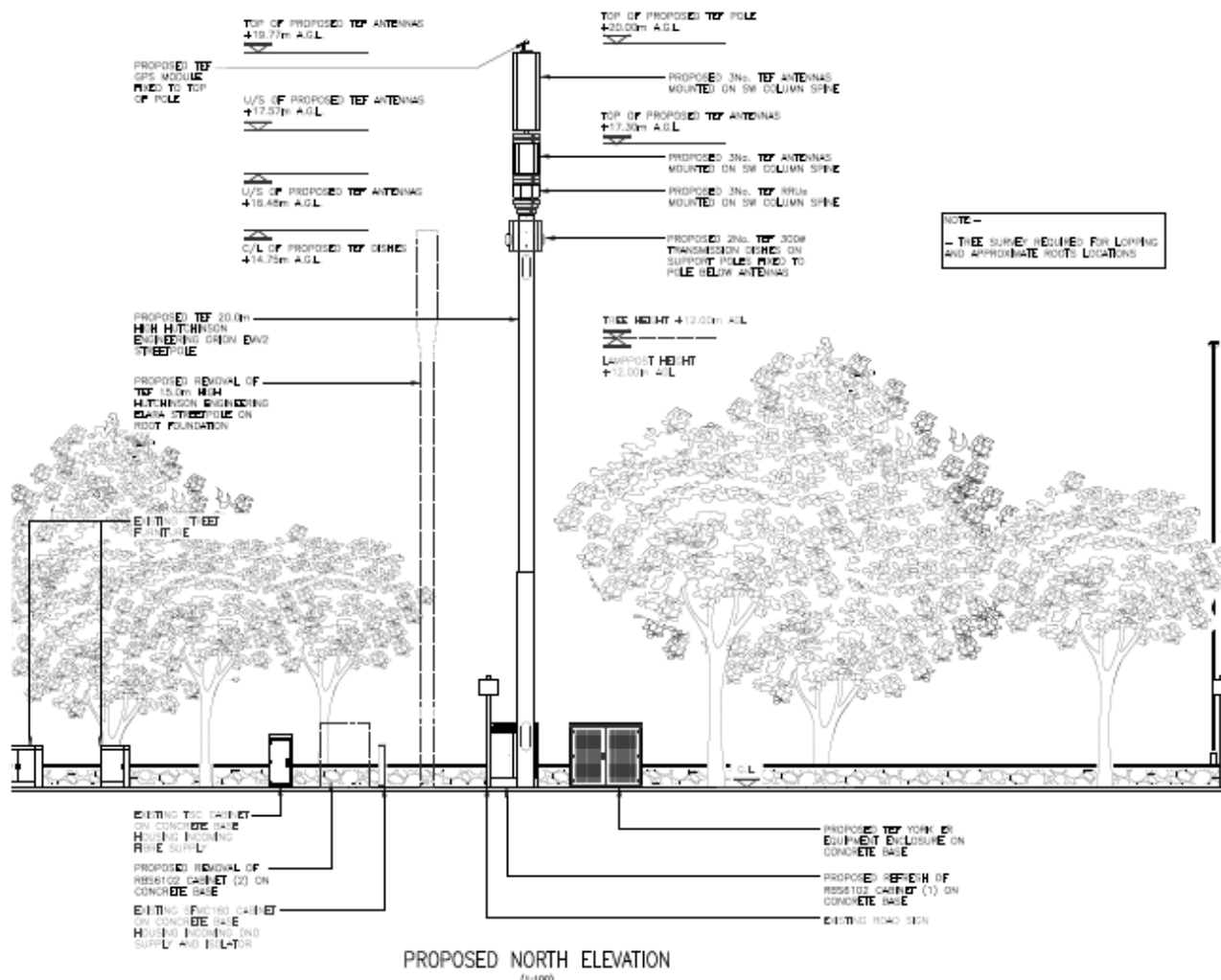
On the opposite side of Gawber Road are semi detached residential properties which are built on a lower level than the highway.





Proposed Development

Proposed 20m high 'Orion EMV2' Streetpole (colour Grey RAL7035) and replacement 'York' equipment cabinet (colour Green RAL6009) together with associated ancillary works.



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 Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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

Tree Officer – No comments

Ward & Parish Councillors – No comments

Representations

The application was advertised by site notice and neighbour notifications. No objections have been received.

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

However, the site is in a prominent position at the back edge of the footpath serving Gawber Road. This section of road is relatively straight and there are views of the site from Gawber Road, Greenfoot Lane, Pogmoor Road and beyond. The site is also adjacent to a busy signal controlled cross roads where standing vehicle would have views of the site. Furthermore, there are residential properties directly opposite the site on Gawber Road which are set on a lower level and have direct views.

It is noted that there is an existing pole and associated cabinets on the site, however, that pole is 15m high where as the proposal is 20m which is a significant increase. There are other verticle elements within the streetscene such as lampposts and trees, which currently reduce the impact of the existing pole, however, the proposed pole far exceeds the height of these and would result in a dominant and intrusive feature on the streetscene, to the detriment of visual amenity and contrary to Local Plan Policy D1.

In addition to the height the pole, the circumference of the proposed pole and the size of the antenta head are also greater than the ones they replace, which further adds to the visual dominance of the proposal and excaserbate the height increase further.

It is also noted that the site is adjacent to Barnsley Hospital which contains multi storey buildings which exceed the height of the proposed pole. However, the site is separated from the buildings by a surface car park, as such, there are only limited angles where the pole would be viewed against these larger buildings, instead it is viewed separately between the highway and the carpark.

When viewed from the residential dwellings on a lower level than the site, the views are against the more modest single storey/2 storey elements of the hospital. In anycase, the pole would be adjacent to the highway and tower above anything immediately adjacent.

Furthermore, it should be noted that there is to be a 20m high pole a short distance to the North West of the site on the same side of Gawber Road. That pole gained permission as a decision on the planning application was not issued within the required 56 days. Given the proximity of that site, the height of that pole and the number and position of required cabinets and ancillary works, when added to the works proposed as part of this application, there would be an undesirable cumulative impact as well as a negative impact on visual amenity given the prominence and associated street clutter, 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.