
Ref 2021/1181

Applicant: Mr John Ewan

Description: Replacement of existing 15m Streetpole with new 20m high Streetpole and replacement equipment cabinets together with ancillary development (Telecommunications)

Address: Wilthorpe Road SW, Wilthorpe Road, near Innovation Way, Barnsley, S75 1JL

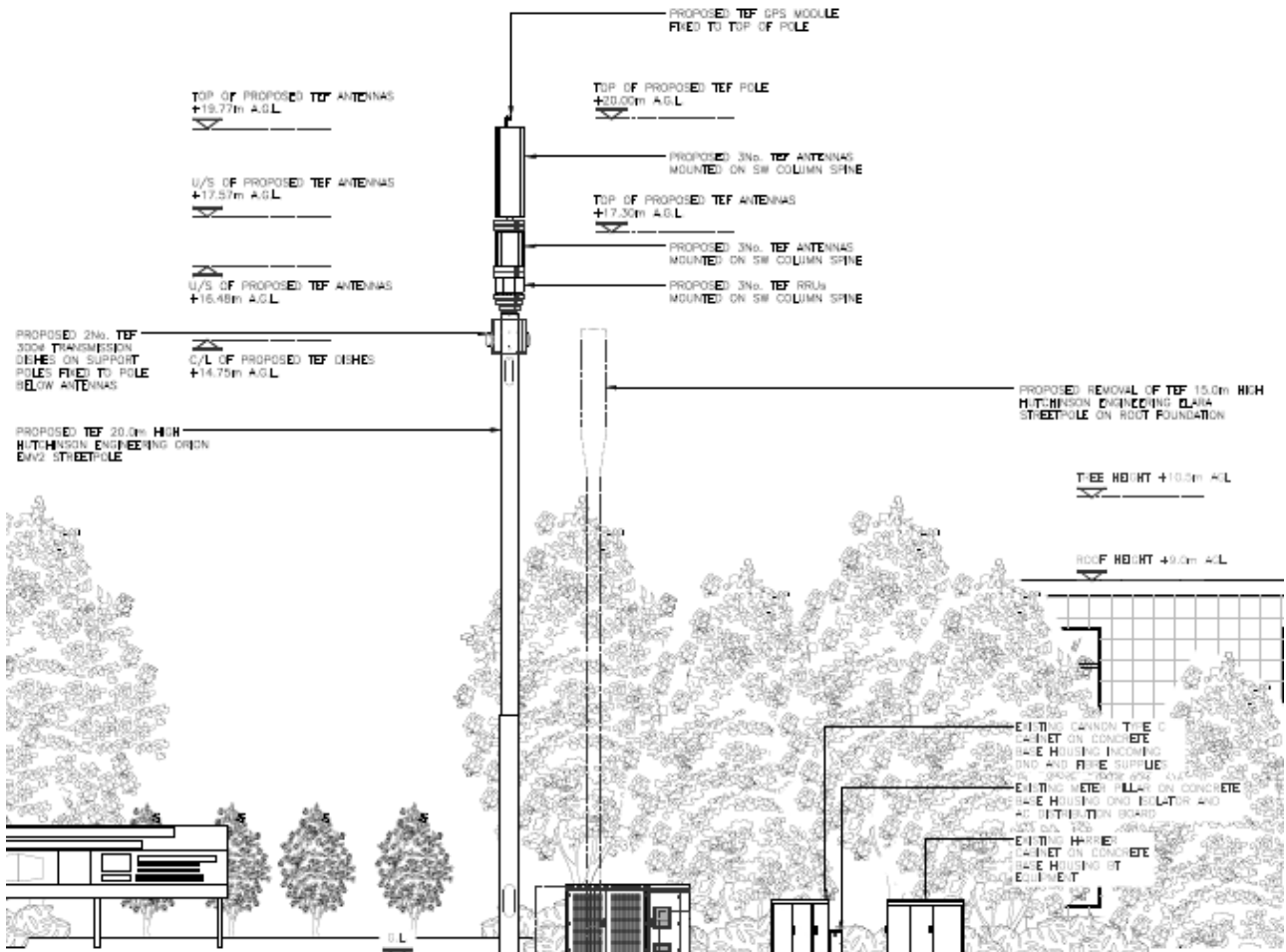
Site Description

The application relates to a grass verge situated between Barnsley Business and Innovation Centre and Wilthorpe Road. An existing 15m high pole and associated equipment already sits on the site. There are a group of trees to the rear of the verge and a 2 storey commercial building with associated carpark beyond. Opposite the site are residential properties which consist of bungalows and 2 storey semi-detached dwellings with low eaves heights. The dwellings are built on a lower level than the application site.



Proposed Development

Replacement upgrade of existing 15m Hutchinson Streetpole with new 20m high 'Orion EMV2' Streetpole and replacement 'York' and 'Shire' equipment cabinets together with ancillary development.



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 Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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

Ward 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

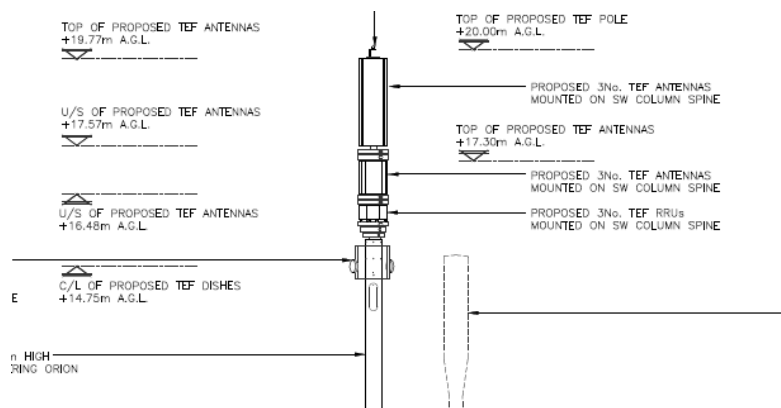
Under Class A.9 the installation of radio equipment housing is permitted where the development is ancillary to other electronic communications apparatus and the cubic volume does not exceed 90m³. No fencing is proposed around the cabinets which are all vandal proof.

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

However, the site is in a prominent position at the back edge of the footpath serving Wilthorpe Road. The site is also located on the brow of the hill with Wilthorpe Road falling away in both directions. It is noted that there are trees to the back of the grass verge and Barnsley Business and Innovation centre sits to the back of the verge, however, the verge around the mast is mainly laid to grass and relatively open, plus the trees and buildings are predominately lower in height than the proposed mast.

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 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 of 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. The existing antenna is smooth and a single enclosed unit whereas the replacement comprises multiple elements which is more visually intrusive.



It should also be noted that the site is directly opposite existing residential properties. The properties are of a modest scale and are built on a lower level than the application site. The residents who directly face the mast would view it against the relatively open verge with modest trees, buildings and a carpark in the background. Compared to the existing mast, the proposed mast would be far more visually intrusive, to the detriment of visual amenity.

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.