



Notice of Prior Approval Determination

**The Town and Country Planning (General Permitted Development) (England) Order 2015
(as amended) Schedule 2, Part 16, Class A**

Correspondence Address:

1a Station Court
Station Road
Guiseley
Leeds
LS20 8EY

Decision Date:

17/08/2022

APPLICATION NO: 2022/0707

DESCRIPTION: Replacement of the existing 22m monopole and open antenna headframe with a new shared 25m monopole with open antenna headframes and associated works including upgraded sector antennas along with ancillary antenna support apparatus, replacement transmission dishes, upgrading of existing ground-based radio housing equipment, the installation of cabling and associated development (Application to determine if prior approval is required for a proposed telecommunications installation)

LOCATION: Land at Ardsley House Hotel Site, Doncaster Road, Ardsley, Barnsley, S71 5EH

APPLICANT/AGENT: WHP Telecoms Limited

We hereby advise you that prior approval is required, and it is the decision of the Local Planning Authority to **refuse** to approve the submitted details of the scheme for the following reason(s).

- 1 In the opinion of the Local Planning Authority, the development would materially harm the visual amenities of the locality by virtue of its height and its inappropriate, overly complicated and unsympathetic design. The development would therefore form an overly dominant feature in the street scene, in close proximity to neighbouring properties and the neighbouring crematorium. The siting of the mast and associated equipment immediately adjacent to residential properties could in turn also have a detrimental impact on living conditions through loss of outlook, overshadowing and increased noise levels. The replacement mast is therefore wholly out of character with the immediate area and would lead to a detrimental impact on visual and residential amenity, contrary to Local Plan Policies GD1: General Development and D1: High Quality Design and Place Making, in addition to paragraphs 126 and 130 of the NPPF.

Signed

Dated 17/08/2022

Joe Jenkinson
Head of Planning and Building Control