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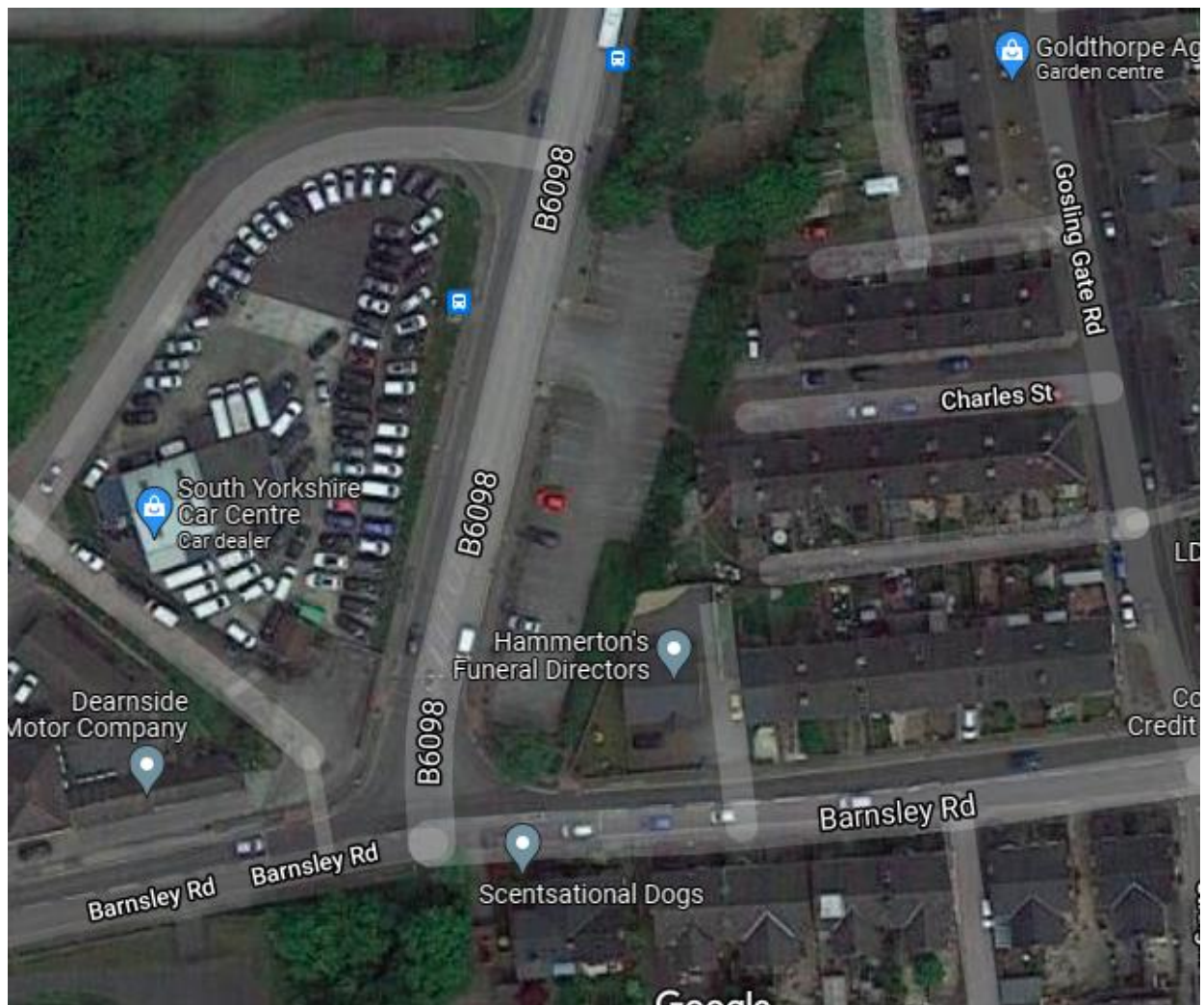
CK Hutchison Networks (UK) Ltd

Proposed 20m high 5G telecommunications monopole and associated equipment (Prior Notification)

Land at Fields End Road, Fields End Road, Goldthorpe, Rotherham, S63 9LX

Description

The site is set on the edge of the Town Centre of Goldthorpe. The location for the proposed telecommunications monopole is a grass verge located adjacent to a car sales dealership off Fields End Road Goldthorpe. Directly across Fields End Road to the east, is a car park which is to be redeveloped for residential purposes. Planning permission was granted for the erection of 6 dwellings in April 2021 under application ref 2020/0665. Development of the site has not yet commenced.



which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development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 5G 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.

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 from the International Commission guidelines for public exposure.

Paragraph 117 states that applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:

- a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and
- b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure
- c) for a new mast or base station, 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, when operational, International Commission guidelines will be met

Consultations

Pollution Control – No objections
Highways – 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. No comments have been received.

Assessment

Schedule 2, Part 16 of the Town and Country (General Permitted Development) (England) Order 2015 (as amended) sets out the permitted development rights for electronic communications code operator with regards to development for the purpose of the operators electronic communications network.

Class A –electronic communications code operators

Permitted development

A. Development by or on behalf of an electronic communications code operator for the purpose of the operator's electronic communications network in, on, over or under land controlled by that operator or in accordance with the electronic communications code, consisting of—

- (a) the installation, alteration or replacement of any electronic communications apparatus,
- (b) the use of land in an emergency for a period not exceeding 18 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for the purposes of that use, or
- (c) development ancillary to radio equipment housing

Development not permitted: ground-based apparatus

A.1-(1) Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than on a building) is not permitted by Class A(a) if—

- (a) in the case of the installation of electronic communications apparatus (other than a mast), the apparatus, excluding any antenna, would exceed a height of 15 metres above ground level;
- (b) in the case of the alteration or replacement of electronic communications apparatus (other than a mast) that is already installed, the apparatus, excluding any antenna, would when altered or replaced exceed the height of the existing apparatus or a height of 15 metres above ground level, whichever is the greater;
- (c) in the case of the installation of a mast, the mast, excluding any antenna, would exceed a height of—
 - (i) 25 metres above ground level on unprotected land; or
 - (ii) 20 metres above ground level on article 2(3) land or land which is on a highway; or
- (d) in the case of the alteration or replacement of a mast, the mast, excluding any antenna, would when altered or replaced—
 - (i) exceed the greater of the height of the existing mast or a height of—
 - (aa) 25 metres above ground level on unprotected land; or
 - (bb) 20 metres above ground level on article 2(3) land or land which is on a highway; or
 - (ii) together with any antenna support structures on the mast, exceed the width of the existing mast and any antenna support structures on it by more than one third, at any given height.

Development not permitted: radio equipment housing

(9) Development consisting of the installation, alteration or replacement of radio equipment housing is not permitted by Class A(a) if—

- (a) the development is not ancillary to the use of any other electronic communications apparatus;
- (b) the cumulative volume of such development would exceed 90 cubic metres or, if located on the roof of a building, the cumulative volume of such development would exceed 30 cubic metres; or

(c) on any article 2(3) land, or on any land which is, or is within, a site of special scientific interest, any single development would exceed 2.5 cubic metres, unless the development is carried out in an emergency.

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 Schedule 2, Part 16, Class A of the GPDO (as amended) and is therefore permitted development, subject to adequate siting and appearance.

The location for the proposed telecommunications monopole is a grass verge located adjacent to a car sales dealership off Fields End Road Goldthorpe. Directly across Fields End Road to the east is a car park which is to be redeveloped for residential purposes. Planning permission was granted for the erection of 6 dwellings in April 2021 under application ref 2020/0665.



Site plan of approved residential development opposite the site (Planning Reference 2020/0665)

Whilst it is appreciated that the proposal has been designed as one of the thinner options for such 5G telecommunications monopoles, the proposed dwellings immediately adjacent to the site would be sited only 15m from the proposed monopole. The monopole is a large structure at 20m in height and would tower over these dwellings. In addition, it would appear bulky given its close proximity to the proposed dwellings and would result in a loss of outlook to their habitable room windows.

Whilst there are other vertical elements within the streetscene such as lampposts and trees, the proposed pole far exceeds the height of these. When viewed from the proposed residential dwellings directly opposite the site, the pole would be adjacent to the highway and tower above anything immediately adjacent 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.

Further to the above, whilst the applicant has provided a statement which explores other possible locations for the mast, insufficient information has been supplied with the application regarding further alternative positions along Fields End Road (and beyond) where there is less housing, more industrial buildings and lamp posts and therefore less sensitive streetscenes, in order to discount them as feasible options.

Given 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

In the opinion of the Local Planning Authority the development would materially harm the visual amenities of the locality by virtue of its siting and appearance. The excessive height and the bulk of the antenna head which would make it an overly dominant feature in close proximity to proposed residential dwellings on Fields End Road, which in turn would have a detrimental impact on their outlook. The proposal is therefore contrary to Local Plan policies D1 High Quality Design and Place Making and GD1 'General Development'.