

Recommendation Report for

REF NO: AL/96/21/TEL

LOCATION: Corner Westergate Street and Meadow Way
Aldingbourne
PO20 3QT

PROPOSAL: Prior notification under Schedule 2, Part 16, Class A for H3G phase 8 15 m high street pole c/w wrap around cabinet & 3 further additional equipment cabinets.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to install a 15m telecommunications pole. The application falls to be determined under Part 16 of the General Permitted Development Order 2015. The principle of the development is not in dispute. The consideration of the notification concerns only the siting and appearance of this location.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site has no boundary treatment fronting the road.
SITE CHARACTERISTICS	The site forms a grassed area to the west of Westergate Street.
CHARACTER OF LOCALITY	The area is predominately residential with Westergate Street to the east of the site.
None	

REPRESENTATIONS

Aldingbourne Neighbourhood Plan - Objection

- The description is incorrect.
- It is out of keeping and will dominate the street scene.
- There has been no effort to minimise the structure with soft landscaping.

6 letters of objection received from nearby occupiers.

- It would tower over the properties and trees around it.
- It would look out of place.
- It will dominate the view.
- No evidence has been submitted of the effect of its radiation emissions.
- They emit radiation which is harmful to health.
- The works will result in traffic disruption.
- The date for comment is the 15th but expiry is before
- The appearance will affect the visual amenity of the area.
- There is concern of the masts location to a school.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comment noted and addressed in the conclusion.

The application was re-advertised following an amendment to the description, the date for comments was extended to ensure 21 days was achieved.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

WSCC Highways - No objection.

The proposed location is not considered anticipated to obstruct visibility for vehicles on the highway. Nor will the location obstruct pedestrian movements. There are no highway/safety concerns.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES**POLICY COMMENTARY**

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The above policies outline the criteria against which the application will be assessed. The only aspects that can be considered with regard to this prior approval application are the siting and appearance of the development. This application falls to be determined under the requirements of Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are/are no other material considerations to be weighed in the balance with the Development Plan.

In all applications, the Council must take into account other material considerations. This includes Government Advice, case law and appeal decisions which have emerged over recent years. By Analysis of these considerations, the following are also relevant:

(i) Health concerns are material planning considerations. Whilst Government advice is that a planning system is not the place for determining health safeguards, Court cases and planning appeals show that public responses on the issue must be weighted in assessing the merits of a site by comparison with

alternatives. This must apply to Prior Notification applications as well as applications for planning permission.

(ii) The Planning Inspectorate consider zero health risk (or near zero risk) to be an unreasonable expectation or basis for a decision.

(iii) An ICNIRP Certificate, confirmation compliance with guidelines for the emission of electromagnetic energy, is essential. Sites should be secure by fencing with advisory notes attached.

(iv) Applications must include a thorough examination of alternative sites; this information must be included in the submitted information for public consultation.

(v) Government best practice advice to applicants expects pre-application consultation with organisations such as schools. The Council can look for evidence that this has happened.

CONSIDERATION OF ALTERNATIVE SITES

Meadow Way - Discounted due to overlooking from residents.

Elmcroft Place - Discounted due to issues with visibility splays on the corner of the junction and narrow pavements.

Oaks Close- Discounted due to overlooking from residents and narrow pavements.

Old School Place - Discounted due to the close proximity to neighbouring property and no pavements.

CONCLUSIONS

The proposal seeks to install a new 15m pole to a grassed area to the corner of Westergate Street and Meadow Way. There will be supporting apparatus however the application states this falls within permitted development and the apparatus will not be considered as part of this application.

The mast will be highly visible due to the siting to the corner of the junction and there are currently no telecommunications on the site. However it is not considered such a prominent feature in the street scene in which an objection is warranted. The siting is considered appropriate retaining sufficient space to the pavements and highway. Whilst the equipment is tall, there are trees to the north west which restricts the view from neighbouring properties.

There have been concerns raised regarding public health as a result of the upgraded infrastructure however a certificate has been submitted which states the proposed equipment and installation as shown in the submitted plans are in full compliance with the requirements of the radio frequency (RF) public exposure guidelines.

The main issues arising from this prior approval notification are whether the proposed mast and cabinets due to their scale and siting would be a visually obtrusive feature which would be detrimental to the character and appearance of the area. Whether any perceived harm would outweigh the significant social and economic benefits associated with the increased service provision attributed to the proposal and other valid material considerations as outlined within NPPF and the Arun Local Plan.

The social and economic benefits of providing reliable and high quality mobile broadband connections including 5G support growth in productivity, efficiency and labour force participation across the whole economy is fully supported by the NPPF and the aims and objectives of the Local Plan. These benefits are strong material considerations which outweigh any perceived loss of visual amenity to the

surrounding area.

The proposal would therefore be acceptable in terms of visual amenity and it is recommended that no objections are raised to the siting and design of the equipment.

RECOMMENDATION

NO OBJECTION

- 1 For the avoidance of doubt the approved details are the Site Location Plan- Rev A, Proposed Site Plan - Rev A, Proposed Site Elevation -Rev A, Proposed Configuration Antenna Schedule- Rev A submitted on 21st July 2021.
- 2 INFORMATIVE: The applicant is advised to contact WSCC Highways to obtain formal approval for the works on the public highway and to agree the required traffic management (01243 642105).