

Recommendation Report for

REF NO: BE/55/20/TEL

LOCATION: Land Off Rowan Way
Bognor Regis
PO22 9QQ

PROPOSAL: Prior notification under Schedule 2, Part 16, Class 2 for erection of 17m mast with 6 No. antennas, equipment cabinets and ancillary development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks prior approval for the installation of a telecommunications mast to a height of 17m with 6 No. antennas, equipment cabinets and ancillary development. The application falls to be determined under the provisions of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended in respect of a development by a telecommunications wide system operator. 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 fronts the road at Rowan Way. To the rear there is a small fence with sufficient planting.
SITE CHARACTERISTICS	The site comprises a grass verge with an existing mast of 11.7m height.
CHARACTER OF LOCALITY	Predominately residential.
None.	

REPRESENTATIONS

No objection but would ask the mast is brown to blend in with surrounding and question if the old mast is being removed.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. Existing mast and 1.No cabinet box to be removed.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC - The cabinets and masts are not considered to obstruct visibility for vehicles travelling along Rowan Way. The LHA do not consider it would have an unacceptable impact upon the highway.

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.

Bersted has a Neighbourhood Plan with policy EE6 relating to communications technology.

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 16 of the Town and Country Planning (General Permitted Development) Order 2015, as amended.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

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..

CONCLUSIONS

The proposal seeks to install a 17m high mast and 2 No. cabinet boxes. This will replace an existing mast and 1No. box which will be removed. The mast will however sit slightly further east on the site which consist of a large grass verge alongside Rowan Way.

The proposed mast will be highly visible however is not considered to look out of place with the site consisting of existing telecommunication equipment. Whilst the height of the mast is increased, due to its siting, it is not deemed to be visually prominent in the street scene, with neighbouring properties a sufficient distance to the south.

The proposal is considered 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 265 Max Configuration Elevation (M002 B), 215 Max Configuration Site Plan (M002 B), Location Plan (M002 B) submitted on 26th June 2020.