

Recommendation Report for

REF NO: BR/239/20/TEL

LOCATION: Roundabout opposite Victoria Drive
Chichester Road
Bognor Regis
PO22 9LQ

PROPOSAL: Prior Notification under Schedule 2 Part 16 Class A for the installation of a new 19m monopole supporting 6 No. antennas with proposed supporting equipment cabinet 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 19m with supporting equipment. 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	There are trees which fall within close proximity however are smaller than the proposed mast.
SITE CHARACTERISTICS	The site comprises a grassed area which serves as a roundabout. There is an existing smaller mast nearby at Victoria Road.
CHARACTER OF LOCALITY	Predominately residential.
None.	

REPRESENTATIONS

Bognor Town Council provided no objection

- Concerns this is the 2nd pole in this location and the area could become a hot spot for masts.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC - The proposed is located around 9.3m from the back edge of the highway and is not considered to obstruct visibility for vehicles. No evidence to suggest the proposal would exacerbate any existing safety concerns.

The statutory undertaker would need to submit the necessary notification to the Highway Authority and traffic management would need to be agreed prior to works taking place.

The LHA raises no highway or capacity 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 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 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

There was a previous application which proposed to construct a mast nearby at Victoria Road, directly next to the existing, however upon further investigation, this site is unfeasible to proceed.

In line with the requirements of NPPF, there are no existing telecommunications installations for the operator to share, that would provide the necessary coverage to the target coverage area. Similarly, there are no buildings which are suitable and available that the operator could utilise to operate their equipment. The discounted options are set out in the applicant's supporting documents and their reasons for being discounted are fully explained.

CONCLUSIONS

The proposal 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.

The mast will have a maximum height of 19m and there will also be 2 cabinets nearby for ancillary equipment. The proposed mast will be located on a grassed area which serves as a roundabout and is therefore highly visible. from the wider area. There are however trees surrounding the mast which are to a height of around 8m and help to screen the mast slightly.

Whilst the mast is relatively high, due to its siting, it is not deemed to be visually prominent in the street scene, with neighbouring properties and footpaths a sufficient distance from the site. There is also a smaller mast directly to the south of the site at Victoria Road and the proposed is not considered to look out of place.

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 following plans below are the approved details submitted on the 7th October 2020.
 - 265 Max Configuration Elevation - 1060182_ARN004_55841_PO0196_M002 B,
 - Configuration Site Plan - 1060182_ARN004_55841_PO0196_M002 B,
 - Site Location Plan - 1060182_ARN004_55841_PO0196_M002 B
- 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).