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TELECOMMUNICATIONS REPORT

DESCRIPTION/ ADDRESS	Extension of existing 15m 02 mast from 15m to 20m in order to allow installation of 3 No. '3' antennas at 18.68m and 2 No. 300mm dishes and 1 No. 200mm dish at 16.82m, existing 02 antennas to be relocated to upper level at 21.6m. All associated equipment cabinets to be located within 02's existing compound – self storage Durban Road, Bognor Regis

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed mast would still be a lattice style. The cabinets would measure 1.5 x 1.9 x .79m x 1.5 x 1.9 x .79m, 1.9 x .7 x 1.5m, .79 x .383 x 1.3m and 1 x 1 x .47m and constructed of galvanised steel. The compound would be extended approximately .8m to the west and new 2m high perimeter palisade fencing constructed accordingly.
TOPOGRAPHY	Predominantly flat
TREES	None affected
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Existing grey colour steel lattice style mast with access from Durban Road.
CHARACTER OF LOCALITY	Industrial estate

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
PE/BR/101/01/TEL	15m lattice tower	No objections raised 26/7/01
PE/01190/04	The installation of two Nokia outdoor cabinets as per enclosed drawings.	Permitted development.
PE/00991/05	Notice of intention to install electronic communications apparatus	Permitted development 18/11/05

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	Awaited
None	
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary No public sewer

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, NE23
Arun District Local Plan : GEN7, DEV41

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
PPG 8 - Telecommunications

POLICY COMMENTARY

The current Local Plan Policy DEV41, 'Telecommunications', is adopted and has great weight. Applications must be determined in accordance with its policies unless material considerations indicate otherwise. The Plan requires evidence that sharing of sites or tall structures has been considered and that there is no satisfactory alternative. Development within SSSIs, Conservation Areas or Areas of Outstanding Natural Beauty is particularly sensitive, although the current application is not within or close to any of these. Developers are required to demonstrate that attempts have been made to minimise visual impact. Policy GEN7 is a more general environmental policy which requires careful consideration of visual, landscape and amenity considerations. A written statement is required for all new buildings, although structures such as the proposal are not referred to explicitly.

The Structure Plan policies carry significant weight. Policy NE23 states that telecommunications development should be permitted subject to similar requirements as those listed in Policy DEV41. Development should not interfere with the reception of existing broadcast and other telecommunications services.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

The above policies outline the criteria against which the application will be assessed particularly with regard to visual amenity.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The above policies outline the criteria against which the application will be assessed particularly with regard to visual amenity and the consideration of alternative sites.

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

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Government Advice in PPG8 of 2001, case law and appeal decisions which have emerged over recent years. By analysis of these considerations, the following are also relevant:

- 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 this 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.
- The Planning Inspectorate consider zero health risk (or near zero risk) to be an unreasonable expectation or basis for a decision.
- An ICNIRP Certificate, confirmation has been submitted and provides compliance with guidelines for the emission of electromagnetic energy, is essential. Sites should be secure by fencing with advisory notes attached.
- Applications must include a thorough examination of alternative sites; this information must be included in the submitted information for public consultation.
- 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 is no report accompanying this application explaining which alternative sits have been considered. However, the use of an existing site in preference to any new site installation accords with policy.

CONCLUSIONS

It is considered that the increase in height of the existing mast which is located within an industrial area would be preferable to any new alternative sites which could be located in residential areas. The 5m increase in height would make the tower more visible but given its location within an established industrial estate and the fact that a tower already exists the increase in height would not be readily apparent. The mast is already visible over a wide area and the increase in height would not significantly increase its presence.

The application is therefore recommended for approval subject to the conditions set out overleaf.

Owning the statutory publicising period not expiring until 22nd December 2005, it is recommended that the decision be delegated in consultation with the Chairman of the Committee.

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Extension of existing 15m O2 mast from 15m to 20m in order to allow installation of 3No '3' antennas at 18.68m and 2 No 300mm dishes and 1 No 200mm dish at 16.82m, existing 02 antennas to be relocated to upper level at 21.6m. All associated equipment cabinets to be located within 02's existing compound.

Self Storage
Durban Road
Bognor Regis

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason:To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 In the event of the equipment for which the permission is hereby granted ceasing to be used for the purpose of telecommunications it shall be removed from the site.

Reason: In the interests of visual amenity in accordance with policies GEN7 and NE23 of West Sussex Structure Plan and policies DEV1 and DEV41 of Arun District Local Plan.

REPORT UPDATE

Application No :	BR/403/05/
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Reason for the Update/Changes *

- Representations

Bognor Regis Town Council have objected to this application on the grounds of the perceived danger by the public from these transmitters. The Committee expressed concern about the unproven additional health hazards to children in the nearby Riverside Caravan Park and the possibility of added dangers with increased activities from the installation of further equipment.

- Condition

The Officer's Recommendation has been amended. Condition 1 has been altered giving three years to implement not five as stated.

Officer Comment :

The Town Councils comments are noted.
On health issues, the Courts have found that public concern should be afforded weight in the decision making process. However no letters of objection have been received from individuals with regard to this application. Further the near-by caravan park referred to by the Town Council is for holiday accommodation and not permanent residential purposes.

The Government updated PPG8 'Telecommunications' to state that it is their "firm view that the planning system is not the place for determining health safeguards. It remains central Governments responsibility to decide what measures are necessary to protect public health. In the Governments view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a Local Planning Authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them".

PPG8 only requires that where a base station site is near a school the operator consults the relevant body of the school or college prior to submitting an application to the local planning authority. This existing telecommunication site is not close to any school or college.

The increased activity from a larger mast is likely to be insignificant.

*** Delete as appropriate**

Notes : Changes to recommendations, conditions and/or reasons for refusal will always be accompanied by a new replacement recommendation sheet.