

TELECOMMUNICATIONS PRIOR NOTIFICATION REPORT**REF NO:** F/22/10/TEL**LOCATION:** Land at Wicks Farm
South of Ford Lane
Ford**PROPOSAL:** Application for prior notification of the removal of the existing 15 metre high monopole mast and its replacement with a new 15 metre high monopole mast complete with 3 no. antennas, the installation of radio equipment within the existing cabinet, and development works ancillary thereto**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application falls to be determined under the provisions of Part 24 of Schedule 1 of the Town and Country Planning (General Permitted Development (Amendment)) Order 1999 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 to this location. The Local Planning Authority has 56 days to provide its comments to the applicant's agent or it is deemed they have no objection. This period expires on 26th December 2010. The equipment is required to enable the applicants Telefonica 02 (UK) Ltd to provide 3G coverage. The proposal involves a replacement 15m monopole mast with 3 antennas in a GRP shroud, installation of radio equipment within cabinet and ancillary development including feeder ducting.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected.
BOUNDARY TREATMENT	South 15m high Leylandi. No other enclosed fencing. Gate to be provided.
SITE CHARACTERISTICS	Access is via access to haulage depot with several gates along route. Existing brown monopole and cabinet located on edge of field. Lattice tower mast on adjoining industrial estate to south.
CHARACTER OF LOCALITY	Predominantly rural. Imperial House to north was business use, now empty.

RELEVANT SITE HISTORY

F/9/07/TEL

Prior Notification for installation of a 15m
replica telegraph pole mast and associated
equipment

No Objection
03-08-2007

REPRESENTATIONS

Representations received:

Ford Parish Council

No objection.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

WSCC Local Development Divis

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area

Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN7](#)
[DEV41](#)

The Form of New Development
Telecommunications

PLANNING POLICY GUIDANCE

PPS1
PPG8

Delivering Sustainable Development
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. 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.

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 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 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:

(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

The applicant's report received with this application explains that alternative sites have not been considered since the proposal is for an upgrade of an existing O2 base station site in order to provide improved O2 network 3G coverage and capacity

CONCLUSIONS

Vodafone and O2 are working closely together focussing on the joint build of new sites and consolidation of existing 2G and 3G sites. The existing site provides 2G coverage and the change of equipment will facilitate 3G coverage. Upgrading of the existing site complies with policy in that an existing site is being utilised reducing demand for an additional site.

The replacement pole would not increase the prominence of the installation. The change of one monopole for another of the same height and colour and additional equipment within the existing cabinets would have no material impact on the visual amenities of the locality or character of the area.

It is therefore recommended that no objection be raised to the siting and design of the proposed equipment.

RECOMMENDATION

NO OBJECTION