

TELECOMMUNICATIONS PRIOR NOTIFICATION REPORT**REF NO:** LU/320/11/TEL**LOCATION:** Kingmere
Granville Road
Littlehampton**PROPOSAL:** Prior notification for the replacement of existing cabinets & the installation of an additional new cabinet**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 4th January 2012. The equipment is required to enable the applicant Everything Everywhere to upgrade this telecommunication installation. The proposal involves the provision of 3 No. replacement cabinets and an additional cabinet coloured gun metal grey. The 4 cabinets measure 2055 x 720 x 770mm, 2000 x 750 x 740mm and 2 cabinets 1650 x 770 x 770mm.

SITE AREA

N/A

RESIDENTIAL DEVELOPMENT DEN

N/A

TOPOGRAPHY

Roof top is flat.

TREES

None

BOUNDARY TREATMENT

N/A

SITE CHARACTERISTICS

This is a roof top installation. Kingmere is flat roofed and is 12 storeys high. The roof is approx., 34m above ground level. Brick elevations. Garage compound fronting Selbourne Road. All equipment on the roof is a light grey/white colour with shiplap sides. Cabinets are located on the edge of the central oval shaped structure.

CHARACTER OF LOCALITY

Predominantly residential mixed height and design.

RELEVANT SITE HISTORY

LU/36/05/	Upgrade of existing roof top base station from 2G to 3G including replacement of existing cabinets with a cabin, re-location of three antennas and addition of a meter cabinet at ground floor level.	Approve Cond 16-03-2005
LU/227/09/TEL	Replacement of 3 existing cabinets with 3 new cabinets and one additional cabinet, new steel support grillage and 6 replacement antennas	No Objection 07-10-2009

REPRESENTATIONS

Representations received:

Littlehampton Town Council
Littlehampton Town Council
No objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within built-up area

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPT6	Communications Technology
Arun District Local Plan:	GEN7 DEV41	The Form of New Development Telecommunications

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG8	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 with SSSIs, Conservation Areas or Areas of Outstanding Natural Beauty is particularly sensitive, although the current application is not within these, it is close to the Littlehampton Seafront Conservation Area. 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 applications report received with this application explains that no alternative sites have been considered. It is not considered necessary since this is an established roof top installation.

CONCLUSIONS

Principle

Policy DEV41 has a presumption of granting planning permission for telecommunication apparatus subject to possible sharing of site or use of existing buildings or structures and that there are no satisfactory alternative sites available. In addition proposals should not harm local amenity. This proposal represents upgrading and replacement of existing equipment.

History

The site proposal is very similar to a scheme for replacement cabinets LU/227/09/TEL, to which no objections were raised on 7th October 2009.

Sharing of Sites/Alternative Locations

Kingmere is an established roof top telecommunications site with a number of other dishes and similar apparatus. No alternative sites were considered as it was preferable to use an existing site rather than develop a new one. This choice of location is therefore compliant with plan policy designed to avoid proliferation of such equipment throughout the District.

Visual Amenity

The apparatus has been sensitively designed so that the equipment would be coloured to match the existing. It is proposed to be located around the cluster of other equipment and 34m above ground level the impact on visual amenity and character of the locality will be minimal and acceptable. Most of the equipment comprises replacement of existing and would not be visually apparent.

Summary

It is therefore recommended that no objections are raised to the siting and design of the equipment.

RECOMMENDATION

NO OBJECTION