

**ITEM: 08**

**Application Number:** 10/01045/24

**Applicant:** Vodafone Limited

**Description of Application:** Determination as to whether prior approval is required for siting and appearance of dual user telecommunications monopole, antennas and shroud, and associated equipment cabinet

**Type of Application:** GPDO PT24

**Site Address:** THE RIDGEWAY PLYMPTON PLYMOUTH

**Ward:** Plympton Chaddlewood

**Valid Date of Application:** 24/06/2010

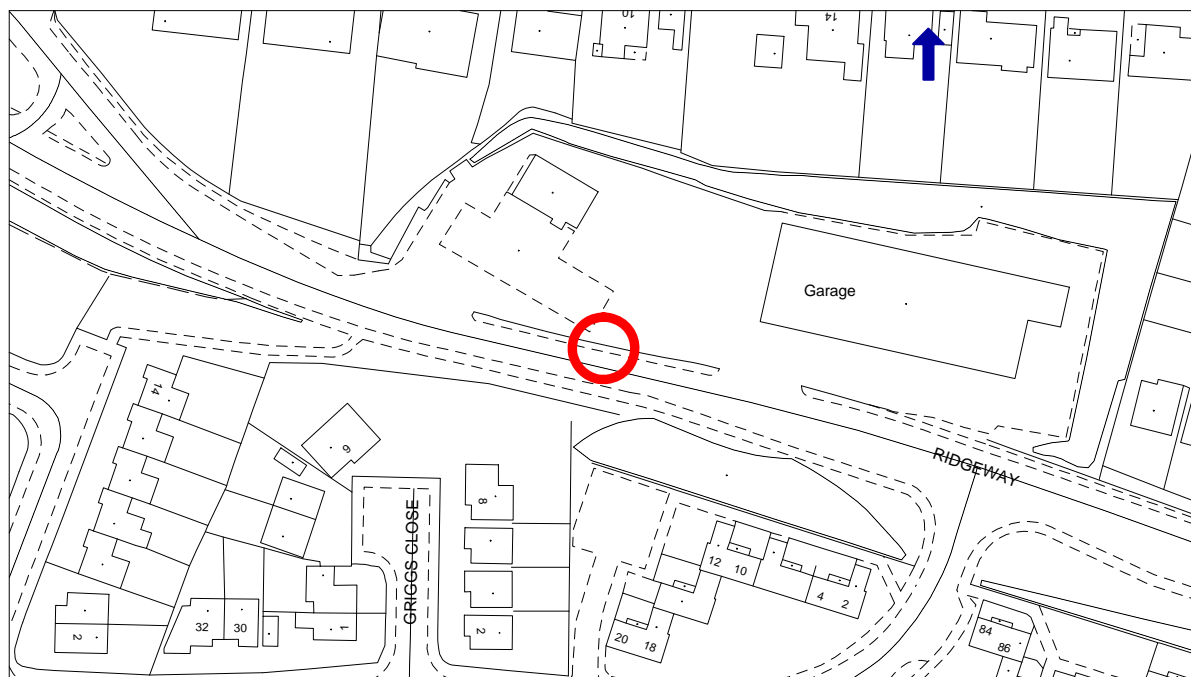
**8/13 Week Date:** **18/08/2010**

**Decision Category:** Member Referral

**Case Officer :** Jon Fox

**Recommendation:** Defer for Advert Period – Delegated Authority

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Planning Committee: 29 July 2010

## OFFICERS REPORT

**This application is being considered by Planning Committee as a result of a Member referral by Councillors Glenn Jordan and David Salter. These Ward councillors are concerned about the controversial nature of the proposals given their proximity to dwellings and they have severe reservations about the health implications of such masts.**

### **Site Description**

The site of the proposed development is highway land opposite Chaddlewood Garage, at the Ridgeway, Plympton. The garden of No.8 Griggs Close, to the south, runs up close to the site of the mast, and just to the east is a small group of flats that are also set down well below the ground level of the existing mast. There are tall conifer trees on the western side of the site.

### **Proposal Description**

Determination as to whether prior approval is required for siting and appearance of dual user telecommunications monopole, antennas and shroud, and associated equipment cabinet. An existing mast is proposed to be removed and replaced by the proposed one.

### **Relevant Planning History**

08/02088 - Determination as to whether prior approval is required for siting and appearance of 12m high telecommunications monopole supporting antennas up to 15m high, and equipment cabinet at ground level – Prior approval NOT REQUIRED

### **Consultation Responses**

Views are awaited from Transport and Public Protection Service.

### **Representations**

The publicity response period expires on 10 August. No representations had been received at the time of preparing the report.

### **Analysis**

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

The relevant policies are CS28, CS29 and CS34 of the Core Strategy and the main issues on this case are the visual impact of the proposed installation, and its impact on the outlook from the residential properties to the south of the site.

The existing monopole is of the 'streetworks' type. These are thin and are designed to have a low visual impact and to visually blend in with existing street furniture. In this case there are a number of lampposts nearby, and the existing monopole is seen in the context of these. Also, there is vegetation and a number of trees surrounding this site. These provide a degree of screening when the proposed installation is viewed from the south of the site, and a softening green background when it is viewed from other directions.

The new monopole is a little wider than the existing pole and the shroud at the top is almost twice the diameter of the existing shroud and is also considerably longer than the existing shroud. However, the overall height of the structure would be basically the same. Therefore it is not considered that the structure would have significantly more visual impact than the existing mast. The proposals are therefore in accordance with policies CS29 and CS34 of the Core Strategy.

There are residential properties near this site. These are situated to the south of the site in Griggs Close and Maddock Drive. The properties in Maddock Drive are approximately 24m away from the site, so there is a reasonable separation distance between these properties and the site. The properties in Griggs Close are nearer to the site, but the vegetation and tree cover which surrounds the site means that the proposed installation would mostly be screened when viewed from these properties. Therefore, it is considered that even though it is larger than the existing apparatus the proposed installation would not have an unreasonable impact on the outlook from the surrounding residential properties. The proposals are therefore in accordance with policies CS29 and CS34 of the Core Strategy

With regards to perceived health risks, and in accordance with PPG8, an ICNIRP certificate has been included with this application. Government advice is that it should not be necessary for the Local Planning Authority to consider perceived health risks further when such a certificate has been included.

### **Section 106 Obligations**

None.

### **Equalities & Diversities issues**

None.

### **Conclusions**

The proposals are not considered to have a significantly greater impact on visual or residential amenity than the existing mast. As the publicity response period does not expire until 10 August, delegated authority is sought for determination of the application.

**Recommendation**

In respect of the application dated **24/06/2010** and the submitted drawings, **100/A, 200/A, 201/A, 300/A and 301/A** , it is recommended to: **Defer for Advert Period – Delegated Authority**

PPG8 - Telecommunications

CS28 - Local Transport Consideration

CS34 - Planning Application Consideration

CS29 - Telecommunications