

S.4

P/2007/1192

Berry Head With Furzeham Ward

Brixham United Football Club, Wall Park Road, Brixham, TQ5 9UE

Telecommunications Apparatus - Installation Of 15M Monopole, 3 Radio Antenna, 2 Transmission Dishes, Ground Based Equipment Cabinet And Ancillary Development

Site Details

The application site is the existing Brixham United Football Ground, it is to the rear of properties on Wall Park Road and is accessed from a lane which leads off Wall Park Road in a south westerly direction. The site consists of the football pitch, a recently extended pavilion and there is an existing telecommunications mast adjacent to the pavilion. To the rear of this, to the west of the pitch is an earth bund, behind which the proposed telecommunications equipment would be located. To the east of the application site is a holiday park.

The site is within an Area of Outstanding Natural Beauty.

Relevant Planning History

2000/1104 Installation of monopole 15m high with 2 antennas & 2 microwave dishes and an equipment cabin. Approval 30/08/00.

2003/0119 Alterations and extensions to existing clubhouse at first floor level. Approval 15/07/03.

2003/2135 Alterations and extensions to existing club house with new first floor and bar facilities. Approval 17/02/04.

2005/0518 Single storey extension to club facilities. Approval 13/05/05.

Relevant Policies

IN3 Telecommunications
IN4 Redundant telecommunications equipment
LS Landscape Strategy
L1 Area of Outstanding Natural Beauty
BES Built Environment Strategy
BE1 Design of New Development

PPG8 "Telecommunications"

Proposals

The application proposes the erection of a 15m high telecommunications monopole at the south western corner of the existing earth bund, parallel with the rear goal posts, in the place of an existing 11m high floodlight. The proposal would involve the re-grading of some of this earth bund. At the base of the mast there would be a compound containing an equipment cabinet of 1.6m high and electrical meter housing measuring 1.08m high. The equipment within the compound would be coloured green and the drawings suggest that the monopole would be galvanised. The monopole itself would accommodate 3 antennas projecting 2.3m from the top of the pole and 2 Vodafone dishes measuring 0.6 and 0.3m in diameter. The drawings suggest that this equipment would be light grey.

Consultations

None.

Representations

3 objections have been received which relate to the following issues:

- Health Risks
- Proliferation of masts
- Should share existing mast
- Loss of part of the landscaped bund would be harmful to AONB
- Intentions not clear with regard to the floodlighting.

Reproduced on Page S.202.

Key Issues/Material Considerations

The current application is proposed as a replacement for the existing equipment which is located at Brixham Community College where the lease is soon to expire and will not be renewed. In coming to the current solution the agent has explored the following options and given the following reasons for discounting these:

- 1) Brixham RFC, Rea Barn Road, Brixham – A possible site was investigated at Brixham RFC. However the site provider was not willing to enter into discussions and accommodate Vodafone at the site, which is close to Brixham C of E Primary School and overlooked by residential property.
- 2) T-Mobile Site Share at Brixham United RFC, Rea Barn Road, Brixham – The possibility of utilising the existing T-mobile installation at Brixham RFC was investigated. The site is situated immediately adjacent to a number of mature conifer trees and whilst these may provide some localised screening to the existing installation, Vodafone's antennas would need to be sited above these in order to continue to provide the necessary radio coverage to the area. This would mean a complete redevelopment of the existing structure, which would create a very prominent feature in the area, possibly increasing the height to 21m. This would require both Landlord's and Superior Landlord's consent. To date this has not been forthcoming in terms of either the use of the T-Mobile site or for a "Greenfield Site".
- 3) Highways Land, Higher Ranscombe Road, Brixham – The possibility of erecting a street works installation on the Highways land at Higher Ranscombe Road, Brixham was considered. However this would create a prominent feature in the landscape close to the Brixham C of E School and immediately adjacent to residential property. The proposed site is deemed to be superior to this location
- 4) Pontins, Wall Park Road – The possibility of deploying Vodafone's equipment at Pontins, Wall Park Road Holiday Village was considered. However despite occupying a significant 'tranche' of the high grounds surrounding the area, being away from residential property. The premises owners were not willing to enter into discussions to accommodate Vodafone at the site.
- 5) Brixham Allotments, adjacent to Brixham United Football Club, Rea Barn Road, Brixham – The possibility of deploying Vodafone's equipment on the allotments adjacent to Brixham United Football Club was considered. However the site owner would not entertain the idea of allowing Vodafone use of the allotments which are heavily in demand in the area.
- 6) Brixham Police Station, Higher Ranscombe Road, Brixham – The possibility of deploying Vodafone's equipment at Brixham Police Station was considered. However the site provider Devon and Cornwall Police were not prepared to allow Vodafone to use the site and has subsequently indicated that their policies have changes recently and in future will not accommodate any additional telecommunications equipment on premises such as this.

7) Brixham C of E Primary School, Higher Ranscombe Road, Brixham – The possibility of deploying a freestanding tower at Brixham Primary School was considered however the Head Teacher declined an initial approach and was not prepared to entertain the idea of allowing Vodafone to use the site.

8) H3G Installation, Brixham United FC, Wall Park Road, Brixham – The possibility of deploying Vodafone's equipment situated at Brixham United Football Club was considered. However, the site would require redevelopment in order to accommodate Vodafone's equipment and would result in a significantly taller structure than the existing site, possibly increasing in height to 21m. This would create a very prominent feature in the landscape and with the site being very close to Berry Head Country Park, would be very intrusive. More importantly there is currently no legal agreement in place with the site provider and as such H3G would not be able to grant rights to Vodafone to share the site. If Vodafone were the supplier which would require a lattice mast of 21m high. The current proposal is far less intrusive and superior to this and has been proposed to mitigate the visual impact.

9) Century Touring Caravans, Gillard Road, Brixham – The possibility of deploying Vodafone's equipment at Century Touring Caravans and on the surrounding agricultural land was investigated. However the site provider indicated that all of the land had recently been sold to 'Pontins' and similarly as with the option 4 as par above, the Estate Department at Pontins were not prepared to entertain the idea of allowing Vodafone to use the site.

10) Agricultural land on north side of Gillard Road, Brixham – The possibility of deploying Vodafone's equipment on the northern side of Gillard's Road was considered. However, the area is somewhat 'exposed' in terms of very limited tree screening and the site provider would not confirm a willingness to accommodate Vodafone at the site.

In the absence of opportunities to share existing sites it must be considered whether the siting and design of the proposed mast is acceptable. The site is within the AONB and as such it is visually sensitive in terms of wider views. In an attempt to demonstrate the impact the application documents include photomontages from various vantage points showing the resultant appearance, were the proposal to be permitted. The proposed mast would replace an existing floodlight and as such a vertical structure in this location is an existing feature in the area. The proposed mast is higher, however it is not considered that the visual impact of the mast would be significantly more prominent than that which exists. Although the increase in height would be perceptible from wider views it would be in the context of the existing mast and floodlights in the area, as such the development would not appear alien and as such it is not considered that a reason for refusal on visual amenity grounds could be sustained. Closer views of the equipment will be limited to a certain extent by the existing earth bund. The drawings show that whilst the equipment cabins would be green the remainder of the equipment would be galvanised or light grey. It is recommended that a condition be attached to the consent requiring all the equipment to be painted green. It is considered that this will assist in the assimilation of the equipment into the area.

The proposed equipment is to replace that at Brixham Community College. As such it is not considered that the proposal would result in a proliferation of masts in Brixham.

In terms of neighbour amenity, the proposed installation is over 105m from the nearest residential property on Wall Park Road. The mast may be visible from these properties however any views from this location will be past the existing telecommunications mast and in the context of the floodlighting. As such it is not considered that a reason for refusal could be sustained on neighbour amenity grounds. The equipment is approximately 40m from the nearest holiday unit within the Holiday Park; similarly this distance will mean that although the equipment may be visible, it will not impact upon the amenity of users of the holiday accommodation to a significant degree.

Central Government advises that health concerns arising in relation to telecommunications

proposals are a material planning consideration. However it goes on to state that the planning system is not the place to deal with these issues. As such we are advised that provided the developer issues an ICNIRP certificate to demonstrate compliance with emissions standards, that the authority need consider the health implications no further. An ICNIRP certificate has been included with the application and as such it is not considered that a reason for refusal on health grounds could be sustained.

Sustainability – No issues.

Crime and Disorder – No issues.

Disability Issues – No issues.

Conclusions

The application is considered to be acceptable from a visual, and neighbour amenity point of view and in terms of health implications. As such the application is recommended for approval. A Committee site visit is recommended.

Condition(s):

01. Notwithstanding the information shown on the submitted plans the cabinets, monopole, antenna and dishes shall be painted in a dark green colour which shall first be agreed in writing by the Local Planning Authority, and shall be maintained as such thereafter.

Reason: In the interests of the visual amenities of the locality, in accordance with policies BES, BE1 and IN3 of the Torbay Local Plan 1995 – 2011.

02. Should any part of the apparatus hereby approved become redundant it shall be permanently removed from the site and the land shall be reinstated to its former condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid a proliferation of redundant telecommunications equipment, in the interests of visual amenity, in accordance with policies BES, BE1, IN3 and IN4 of the Torbay Local Plan 1995 - 2011.