

**Application Number**

P/2014/0505

**Site Address**Highways Land On  
Grafton Road  
Torquay  
TQ1 1UL**Case Officer**

Verity Clark

**Ward**

Wellswood

**Description**

Erection of a 15m T range column with dual stack antennae in shroud, additional cabinets 2 dishes and ancillary development

**Executive Summary/Key Outcomes**

The proposal is for the erection of a 15m T range column with dual stack antennae in shroud, additional cabinets, 2 dishes and ancillary development.

The proposal is considered to be acceptable in this location and without serious detriment to residential amenity of neighbouring occupiers or the character or appearance of the locality within the context of the Warberries Conservation Area.

The application is deemed to be acceptable for planning approval.

**Recommendation**

Conditional Approval; condition as drafted.

**Statutory Determination Period**

8 weeks, expired 8.8.14 - this application has gone over time due to the need to report to the Development Management Committee following a number of objections. An extension of time will be sought with the applicant.

**Site Details**

The application site is an area of pavement at the junction of Hillesdon Road and Grafton Road.

The site is located within the Warberries Conservation Area.

**Detailed Proposals**

The proposal is to remove the existing 10 metre high telecommunication pole and install a 15 metre high telecommunications pole 3.3 metres to the right of the existing pole's location. The proposed pole will include the addition of two dishes

situated 8.8 metres in height on the pole. The proposal also includes the addition of three street cabinets to be situated to the left hand side of the proposed pole.

### **Summary Of Consultation Responses**

See key issues section below.

### **Summary Of Representations**

13 objections have been received. Issues raised:

- Not in keeping with locality
- Impact upon the Conservation Area
- Visual impact
- Over bearing and out of scale
- Health impacts
- Impact on property values
- Outlook
- Alternative sites should be considered
- Impact on light levels

These representations have been copied and sent electronically for Members consideration.

### **Relevant Planning History**

P/2008/1405            Telecommunications application - installation of 10M slimline monopole together with equipment cabinet. APPROVED  
01/12/08

### **Key Issues/Material Considerations**

This application is for a planning application as opposed to a prior approval application. The proposal was originally submitted as a prior approval however due to the location of the proposal within a Conservation Area the proposal could not be processed as a prior approval. As a result the application type was changed and re-advertised.

The existing telecommunications equipment provides coverage for the 2G network in the area. With the release of 4G the site needs to be upgraded to allow for 3G and 4G coverage. The existing column is structurally unable to accommodate the required amount of antennas and a stronger replacement structure is therefore required. The proposal is part of a joint venture by O2 and Vodafone and is intended in the long term to reduce the number of base stations nationally by consolidating single use base stations.

The applicant has indicated that the site has been chosen because an existing base station is in situ and the upgrading of the site can be undertaken rather than works taking place in a new location. The overall impacts of the proposed upgrade can be undertaken with negligible additional visual impacts on the area.

It should be noted that guidance from the NPPF on determining planning applications for communications infrastructure states that:

"Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure." (Para 46)

The key issues to consider in relation to this application are the impact the proposal would have on the character and appearance of the streetscene within the context of the Warberries Conservation Area and the amenity of neighbouring properties.

The Council's Urban Design Officer was consulted verbally and did not raise an objection. The location of the equipment is within the Warberries Conservation Area, however due to the prominence of existing street furniture such as the telegraph pole and nearby streetlights, it is considered that the proposed pole is in keeping with the existing streetscene. Due to the location, it is not considered that alterations to the design or forms of screening are required.

The proposed telecommunications pole would be 15 metres in height and include two dishes situated 8.8 metres up the proposed pole. This would replace the existing 10 metre high pole. Whilst it is acknowledged that the telecommunications equipment is located within the Conservation Area the design of the pole with associated antenna is of a fairly streamlined design and is considered to be appropriate within the context of the locality. The two additional dishes are considered to be of a size and scale suitable for the appearance of the overall proposal. The proposal is not considered to be of a materially detrimental design, appearance and height compared to the previously approved telecommunications equipment. The increase in height of the pole is considered acceptable and not out of scale with the surrounding street furniture or buildings. The pole would not impact on the amenity of nearby properties in terms of privacy or loss of light. The three additional street cabinets are considered to be appropriate in terms of design and location. They are to be sited on a section of pavement left of the proposed pole. The location will allow for adequate space for users of the pavement and will fit in with the wall located to the rear.

In order to avoid a proliferation of redundant masts and in the interests of visual amenity should Members approve the application a planning condition is recommended to ensure any redundant equipment is permanently removed from the site and the land is returned to its former condition.

**S106/CIL -**  
N/A

### **Conclusions**

The proposed development is considered to be appropriate for planning approval, having regard to all national and local planning policies and all other relevant material considerations.

### **Condition(s)/Reason(s)**

01. 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 masts, in the interests of visual amenity, in accordance with Saved Policies BES, BE1, IN3 and IN4 of the Adopted Torbay Local Plan 1995 - 2011.

### **Relevant Policies**

BES Built environment strategy  
BE1 Design of new development  
BE5 Policy in conservation areas  
IN3 Telecommunications  
IN4 Redundant telecommunications equipment