

**Application Number**

P/2014/0504

**Site Address**Highways Land On  
Lower Warberry Road  
Torquay  
TQ1 1SH**Case Officer**

Verity Clark

**Ward**

Wellswood

**Description**

Erection of a 15m column with additional cabinets and ancillary development

**Executive Summary/Key Outcomes**

The proposal is for the erection of a 15m column with four additional cabinets 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 highway land on Lower Warberry Road located south of the block of flats 'Sorrento' and situated on an area of pavement.

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 1.8 metres to the left of the existing pole's location. The proposal also includes the addition of four street cabinets to be situated to the right hand side of the existing street cabinet.

## **Summary Of Consultation Responses**

See key issues section below.

## **Summary Of Representations**

6 objections have been raised and a petition with 24 signatures has been received. Issues raised:

- Impact upon the Conservation Area
- Visually obtrusive
- Relationship with nearby buildings
- Impact on light levels
- Alternative locations should be considered
- Impact on outlook
- Health impacts

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

## **Relevant Planning History**

P/2008/1409            Telecommunications application - installation of 10M slimline monopole supporting shrouded antennas with equipment cabinet. APPROVED 05/12/08

## **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."

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. Although it is noted the proposal is within the Conservation Area, the location of the pole is within close proximity to existing street furniture. The increase in height is not considered significant in terms of visual impact and impact on the Conservation Area. In this instance alterations to the design or forms of screening are not considered appropriate. The design of the pole and associated antenna is of a streamline design and is considered to be appropriate.

The height of the pole would be similar to the block of flats to the north. However, it would not impact on privacy or daylight to the flats to any significant degree. The four additional street cabinets are considered to be appropriate in terms of design and location. They are to be sited on a section of pavement next to an existing street cabinet. The location would allow adequate space for users of the pavement.

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