

Application Number

P/2017/0031

Site Address

Land At Raleigh Avenue,
Adj. Davis Avenue
Chelston
Torquay
TQ2 6DU

Case Officer

Verity Clark

Ward

Cockington With Chelston

Description

Installation of 12.5m monopole, 2 microwave dishes, 2 equipment cabinets and associated works

Update Report:

On the 13th February, the Development Management Committee considered a prior approval application for the erection of a 12.5m monopole with 2 microwave dishes, two additional cabinets and ancillary development. The Committee resolved to defer the application to allow the provision of revised plans which aim to address an objection raised by the Council's Senior Strategy and Project Officer in respect of highway safety concerns from the location of the pole.

Since this meeting, the applicant has provided revised plans relocating the proposed 12.5m monopole to a setback location on an area of grass behind the public footpath.

Executive Summary/Key Outcomes

The proposal is for the erection of a 12.5m monopole with 2 microwave dishes, two additional cabinets and ancillary development.

The installation of the proposed monopole and equipment constitutes permitted development and does not require planning permission. This submission is for determination as to whether the prior approval of the Local Planning Authority is required as to the siting and appearance of the development.

The siting and design of 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.

The application is deemed to be acceptable for prior approval on the grounds of siting and design.

Recommendation

Prior Approval granted.

Statutory Determination Period

The application must be determined within 56 days of the validation of the application unless a formal extension of time of the determination date is agreed. If a decision is not issued within this time period the development is granted automatic approval. An extension of time has been agreed to the 23.03.17.

Site Details

The application site is highways land at the junction of Raleigh Avenue and Davis Avenue situated on an area of grass verge behind a pedestrian footpath to the south of an existing cabinet and on the opposite side of the road from an existing telegraph pole.

Detailed Proposals

The proposal is to erect a 12.5m monopole with 2 microwave dishes, two additional cabinets and ancillary development.

Summary Of Consultation Responses

Strategy and Policy: The location of the proposed 12.5m high Jupiter pole is not considered acceptable for safety reasons because it is too close to the kerb and there is a danger that large vehicles may override the radius and collide with the pole. An acceptable location would be behind the footway paving slabs on the verge in line with the existing cabinet. - *As the original proposal has been modified to move the location of the monopole to behind the footway paving slabs no objection is raised to the revised proposal.*

Summary Of Representations

The consultation period for the application expires on the 17th March and at the time of writing 107 representations have been received. The neighbour consultation period for this application is due to expire on the 17/03/17, after the date of the March Development Management Committee meeting. Therefore, no decision shall be issued until after the neighbour consultation period has finished.

Issues raised by representations:

- Health issues
- Property values
- Ability to sell and rent properties
- Impact on social housing
- Alternative locations
- Interference of TV signals
- Vandalism
- Residential location
- Visual appearance

- Maintenance and associated vehicle movements
- Improved signal
- Contamination
- Environmental impacts

These representations have been sent electronically for Members consideration.

Relevant Planning History

None

Key Issues/Material Considerations

This application is for determination as to whether the prior approval of the Local Planning Authority is required as to the siting and appearance of the development.

In terms of siting, the 12.5m monopole would be located on an existing grass verge in the vicinity of existing telecommunications cabinets. The pole will be situated behind a public footpath, set back from the edge of the road whilst retaining pedestrian access via the existing pathway. The Council's Senior Strategy and Project Officer has confirmed that the siting is acceptable in terms of highway safety impacts. The pole is located to the side of 2 Davis Avenue and across the road from 1 and 3 Davis Avenue thereby reducing any detrimental impacts on the neighbour amenity of the closest properties by the siting of the equipment. The proposed pole is not considered to impact upon light levels, or to be visually obtrusive or overbearing in nature and as such the siting is considered to be acceptable.

The location of the pole is within close proximity to existing street furniture although the proposed pole will be approximately 5.65m higher than the existing telegraph poles in the area. Due to the fairly open location of the site, the increase in overall height is not considered to significantly impact upon the visual appearance of the streetscene. In terms of the design, the column with associated antennas would be a fairly slimline structure which is considered to be compatible with the context of the locality. The colour of the mast would be grey which is considered to be acceptable in this location. This element of the proposal is therefore considered to be acceptable in terms of design and visual appearance.

The two additional cabinets would be located to the south of the existing green cabinet, set back from the pedestrian pavement and to the south of the proposed pole. The siting and design of the proposed cabinets are considered to be in-keeping with the existing street furniture in the area.

It should be noted that the existing telecommunications equipment provides coverage for the 2G network in the area. With the release of 4G the area requires additional equipment to allow for 3G and 4G coverage. 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 proposal includes information detailing the site selection process and confirms that the current site provides the most suitable location to provide improvements to the existing network coverage and capacity as well as catering for future demands.

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." As such this prior approval application cannot consider issues such as the need for the equipment, the potential health implications of the equipment or more general non planning issues such as impacts on property values.

The siting and design of the proposal is considered to minimise the impact on the character and appearance of the surrounding area allowing the proposal to blend in with existing street furniture in accordance with Policy IF1 of the Torbay Local Plan 2012-2030.

Conclusions

The siting and design of 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.

Prior approval of the Local Planning Authority for the siting and design of the 12.5m monopole with 2 microwave dishes, two additional cabinets and ancillary development should be granted.

Informative(s)

01. In accordance with the requirements of Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order, 2015, in determining this application, Torbay Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved. The Council has concluded that this application is acceptable for planning approval.

Relevant Policies

- DE1 Design
- DE3 Development Amenity
- IF1 Information and communications tech