

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/03094/FULL5

Ward:
Shortlands

Address : Park Langley Tennis Club 44A Wickham
Way Beckenham BR3 3AF

OS Grid Ref: E: 538019 N: 168250

Applicant :

Objections : NO

Description of Development:

Installation of rooftop mounted telecommunications equipment comprising a replica flagpole antenna extending 4.6 metre above roof level fixed to the western end of the badminton court, 2 No radio equipment cabinets mounted on the flat roof area and ancillary equipment including handrailing (Application by 02 and Vodafone)

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Urban Open Space

Proposal

The application proposes to install rooftop mounted telecommunications equipment comprising of a replica flagpole antenna extending 4.6 metres above the existing roof level and fixed to the western end of the badminton court. Two radio equipment cabinets are to be mounted in the recessed flat roof area along with ancillary equipment including hand railing located principally along sections of the lower roof at the western end of the site and on the main roof level.

Location

The location of the proposed mast and associated equipment is on the western end of a building used as an indoor badminton court at the Park Langley Tennis Club. The building is located towards the western boundary of the site adjacent to Bucknall Way which is partially obscured from view due to existing dense boundary vegetation.

Comments from Local Residents

To date no letters of objection have been received from local residents.

Comments from Consultees

From an environmental health perspective, no technical objections are raised.

Planning Considerations

The proposal falls to be considered with regard to the following policies contained within the Unitary Development Plan:

BE22 Telecommunications
BE1 Design of New Development

Nationally, current guidance, PPG8 is also of relevance.

Conclusions

The main issues to be considered in this case are the visual impact of the proposal, the investigation of alternative sites and the perceived health fears.

In the accompanying Design, Access and Supporting Statement the agents for this application include a technical justification for the siting of the installation which is required to provide coverage to the surrounding area for both mobile phone operators.

Members should be aware that the operators have taken into account the advice of PPG8 for telecommunications operators to mast share where possible.

As with all telecommunications applications there is a fine balance between the technical needs and the amenities of the area. The agents have provided documentation to confirm compliance with the International Commission on Non Ionizing Radiation Protection (ICNIRP).

It is considered on balance that the proposal would appear visually unobtrusive within the street scene as the proposed mast and associated equipment is located within the existing tennis club and would only be partially visible from Bucknall Way due to existing boundary screening and vegetation. There are already a number of floodlights and associated buildings and structures within the tennis club which are established and have had time to assimilate into the landscape. The proposal is therefore considered on balance not to result in any significant harm to the character or appearance of the area, the existing buildings or the street scene.

In light of the above comments, it is considered that the overall impact of the proposed installation on the area, the existing building and the street scene in general would be minimal and that planning permission should be granted.

Background papers referred to during production of this report comprise all correspondence on file ref.11/03094, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACM03 | Removal of equipment after redundancy |
| | ACM03R | Reason M03 |
| 3 | ACM06 | Anti graffiti/general maint. condition |
| | ACM06R | Reason M06 |

Reasons for permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE22 Telecommunications

The development is considered to be satisfactory in relation to the following:-

- (a) the impact of the development on the character and appearance of the area
- (b) the relationship of the development to surrounding properties and the street scene in general;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook of occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

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