

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

Application No : 12/01630/FULL5

Ward:
Farnborough And Crofton

Address : The Princess Royal University Hospital
Farnborough Common Orpington BR6
8ND

OS Grid Ref: E: 543443 N: 165032

Applicant : Telefonica UK Limited

Objections : NO

Description of Development:

Installation of 2 telecommunications antennae to north western roof and replacement of 1 existing antenna with 1 shared antenna to south-eastern roof with ancillary development.

Proposal

Permission is sought for the installation of three telecommunications antennae measuring 2.5 metres with internally located ancillary equipment in height to the roof of the Princess Royal University Hospital.

Two antennae are to be located to the north-west of the roof, with one positioned to each corner, and will be attached to the existing superstructure currently supporting six antennae.

The third antenna is to be located to the centre of the roof of the south-east elevation to Wellbrook Road which will replace an existing antenna located within a screened enclosure fronting Wellbrook Road

Location

The application site itself is bounded by Wellbrook Road to the south, Starts Hill Road to the north-east, Farnborough Common the west and Crofton Road to the north. Between Farnborough Common and the hospital are a number of houses and cul-de-sacs constructed as part of the redevelopment approved under application reference 96/02831. To the north between the site and Crofton Road is a large supermarket and car park.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations have been received to date. Any comments received will be reported verbally to Members.

Comments from Consultees

Environmental Health has raised no objection.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development
BE22 Telecommunications Apparatus

National Planning Policy Framework

Planning History

The application site has a substantial planning history, however the most relevant to this application are:

Application ref. 03/03465, for the retention of a 33 metre temporary telecommunications mast was refused and a subsequent appeal withdrawn.

Two previous applications for the need for the approval of siting and appearance have been allowed. Application ref. 00/02216 allowed the replacement of existing antennae and equipment with six antennae and four microwave dishes. Application 02/03735 allowed the placement of telecommunications antennae within a simulated chimney to the roof.

Application ref. 03/03032 for 24 antennae to the north-west and south-east of the roof was refused and subsequently dismissed at appeal.

An appeal against an enforcement notice, ref. AP/07/00248, served for the erection of unauthorised telecommunications equipment to the roof was dismissed in 2008 and the equipment removed.

Recently, in 2011, application ref. 11/02647 for a similar development to the current proposal (which represents a revised scheme) was refused on the grounds that:

“The proposal, by reason of the size and position of the enclosure located to the south-eastern section of the roof, would result in a detrimental visual impact upon the host building and the visual amenity of the wider area contrary to policy BE22 of the Unitary Development Plan”

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and host building, the impact that it would have on the amenities of the occupants of surrounding residential properties and the identified need for the equipment by the operator.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Documentation has been provided to confirm compliance with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) and as such concerns regarding impact on health cannot be considered in the determination of this application in line with government guidance.

The 2004 appeal decision (application ref. 03/03032), concluded that the antennae to the north-western elevation were acceptable, but that those to the south-eastern would seriously harm the character and appearance of the building. In 2007, the appeal against enforcement action was dismissed, this related to the 'remaining five antennae to the northern end of the roof and all supporting structures including the redundant structure to the southern end of the roof'.

A previous planning application for a similar scheme, ref. 11/02647, sought permission for the same number of antennae to the north-west of the roof, but with the southern antenna being positioned within an extension to the enclosure located to at the recess in the south-eastern elevation and facing Wellbrook Road. This revised scheme takes into account the refusal grounds of the previous application and the proposed southern antenna has been located within the existing roof structure by optimising the existing antennae to allow for sharing, retaining the original symmetry of the roof design.

The current application proposes two further antennae to the existing six that are present to the north-western end of the roof. These are attached to an existing superstructure and the proposal mirrors this. The metal framework is largely unseen from the surrounding ground level, all though can be seen from the road entering the hospital site and from the supermarket onward to the north. However, it is considered that the addition of two further antennae at this location would not result in a detrimental impact upon the character of the host building or the area, being relatively discreet.

To the south-eastern section it is proposed to replace an existing antenna with a shared antenna. Here an enclosure is situated to the edge of the roof, centrally positioned onto a recess in the south-eastern elevation and are facing Wellbrook Road. This existing enclosure measure 3.8 metres in width and 3 metres in height. Within this are located three existing antennae, which are not visible to the area due to the screening.

The previously refused scheme was refused on the grounds that the proposed southern antenna required an additional structure to be attached to the existing

roof enclosure. In order to overcome this the applicant has utilised the existing structure and has proposed to replace an existing antenna with a shared antenna. It is considered that this design overcomes the previous reasons for refusal and the current proposal for the southern installation is acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01630 and 11/02647, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 The siting and appearance of the telecommunications antennae hereby permitted shall be carried out in complete accordance with the submitted drawing(s) unless previously agreed in writing by the Local Planning Authority.
 ACM01R Reason M01
- 3 ACM03 Removal of equipment after redundancy
 ACM03R Reason M03
- 4 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

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