

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

Application No : 13/01435/TELCOM

Ward:
Kelsey And Eden Park

Address : Land Adjacent To 343 Eden Park
Avenue Beckenham

OS Grid Ref: E: 537300 N: 167631

Applicant : Vodafone Limited

Objections : NO

Description of Development:

Replacement of existing mast with a new 15m high street works column and installation of 1 no. new equipment cabinets. CONSULTATION BY VODAPHONE LIMITED AND TELEFONICA UK LIMITED REGARDING NEED FOR APPROVAL OF SITING AND APPEARANCE.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads

Proposal

This is an application submitted on behalf of Vodafone and Telefonica 02 UK Limited which seeks a determination as to whether prior approval will be required for the siting and appearance of the replacement of an existing telecoms mast with a new 15m high pole mast and 1 additional equipment cabinet on land adjacent to 343 Eden Park Avenue.

The proposed replacement mast will be sited in its current position adjacent to the back edge of the footway and chain link fencing to the railway embankment behind. The new equipment cabinet will be 1.3 x 0.7m x 1.4m in height (when measured from the submitted plans) and will be sited adjacent to the existing equipment cabinets on the back edge of the footway, adjacent to the railway bridge.

Both the mast and equipment cabinet are to be painted green to match the existing street furniture.

Location

The application site is located a short distance from the junction of Eden Park Avenue with Upper Elmers End Road and Links Way. It lies to the back of the footpath on the eastern side between a 2/3 storey commercial building to the south on the corner of the junction and a railway bridge to the north. The railway embankment rises to the rear with high chain link fencing to the boundary with the road.

Comments from Local Residents

At the time of writing this report no letters of objection have been received.

Comments from Consultees

No technical objections area raised from an Environmental Health or Highways point of view.

Planning Considerations

The relevant planning legislation relating to this application is Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001.

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

BE1 Design of New Development
BE22 Telecommunications Apparatus

The London Plan and the National Planning Policy Framework are material considerations in respect of the application.

Planning History

Under planning ref. 02/04204, the approval and siting of a 12.1m high telecommunications monopole and 2 equipment cabinets was allowed on appeal. The Inspector concluded that the development would not result in any material damage to the character or appearance of the area or to the outlook for neighbouring occupiers.

Conclusions

The main issue relating to the application is the effect that it would have on the character and visual amenities of the area and adjacent residential properties.

The principle of a telecoms mast and associated equipment cabinets has already been established through the approval of planning ref. 02/04204. This application seeks approval for the replacement of the existing mast with a new 15m high column and 1 additional cabinet.

Both the cabinet and mast would be located behind the line of the supporting wall to the railway bridge. The location of the mast is urban in its character and appearance, adjacent to a 3 storey commercial building and railway bridge of which this structure is a particularly dominant element in the street scene and views along the road. The mast would be seen to varying degrees from neighbouring residential and commercial properties, from the railway and from the open space to the north. Due to the increase in height of the replacement mast, it is considered that the top of the pole would be most noticeable but it would not appear unduly out of keeping in the context of its location with the intervening built form of the railway, including fencing and platform lighting. It is not considered that the development would be unacceptably overbearing or will be detrimental upon the outlook and of nearby residents or the visual amenities of the street scene in general.

The proposed additional cabinet is not uncommon development seen on a roadside location. The additional cabinet will be placed adjacent to existing cabinets, the railway bridge and the railway embankment at the rear. The cabinet will be set back from the road and would allow for the freeflow of pedestrian movement along the pavement without obstruction. The proposed painting of the cabinet would match existing street furniture in this location and it is not thought that the provision of an additional cabinet would be lead to an unacceptable concentration of street furniture or be detrimental to the visual amenities of the street scene.

The one of the benefits of this application is that 2 operators will “mast share” one site. This is in line with central government and local policy, providing that the environment is not unduly harmed by such a development.

As with all telecommunications applications, there is a balance between technical requirements and the need to safeguard the amenities of the area. On balance, this application appears to be acceptable in this location.

Background papers referred to during production of this report comprise all correspondence on files refs. 02/04204 and 13/01435, excluding exempt information.

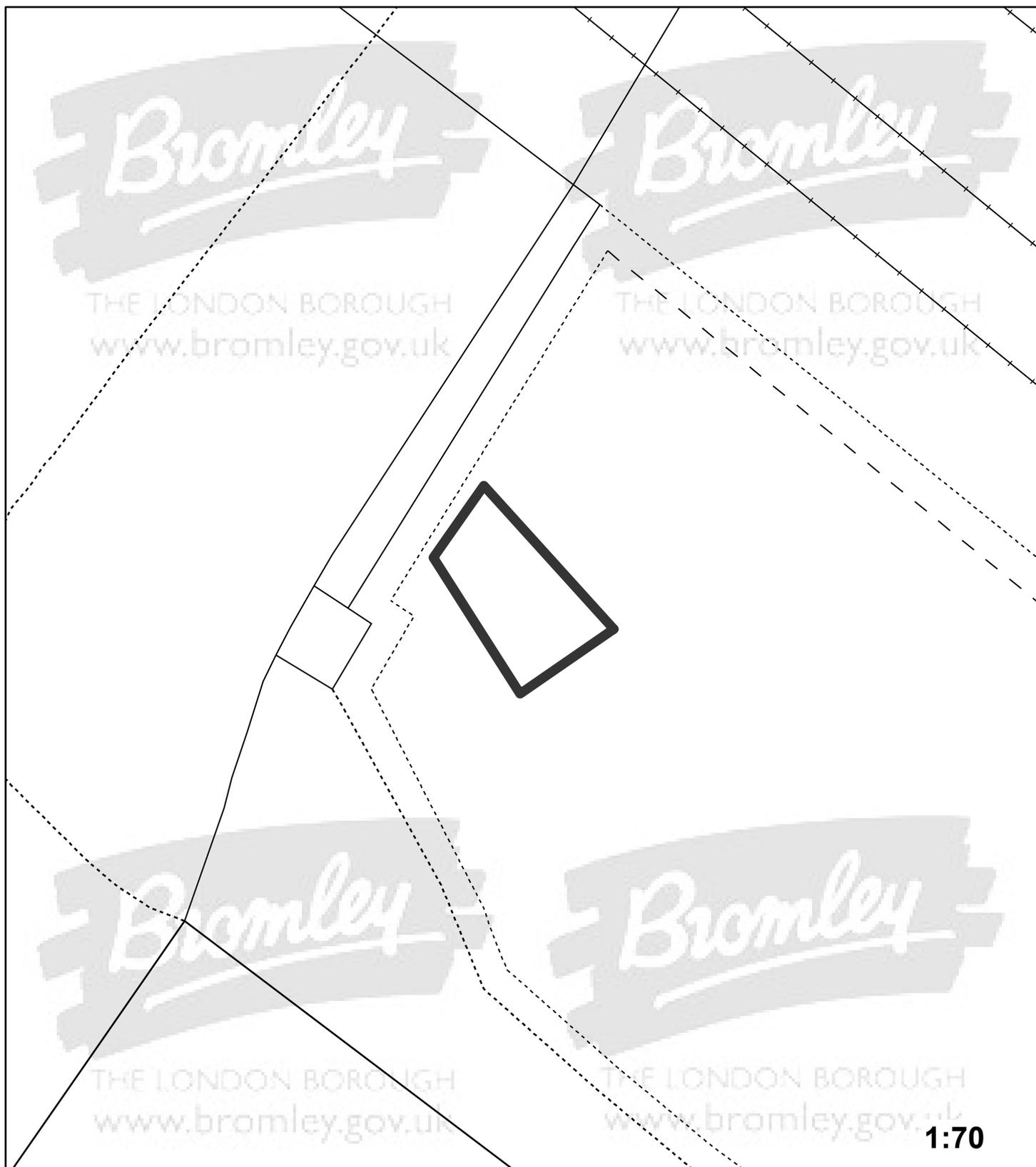
RECOMMENDATION: APPROVAL OF SITING AND APPEARANCE NOT BE REQUIRED

- 1 The siting and appearance of the telecommunications column mast and equipment cabinet 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
- 2 ACM03 Removal of equipment after redundancy
ACM03R Reason M03
- 3 ACM06 Anti graffiti/general maint. condition
ACM06R Reason M06

Application:13/01435/TELCOM

Address: Land Adjacent To 343 Eden Park Avenue Beckenham

Proposal: Replacement of existing mast with a new 15m high street works column and installation of 1 no. new equipment cabinets. CONSULTATION BY VODAPHONE LIMITED AND TELEFONICA UK LIMITED REGARDING NEED FOR APPROVAL OF SITING AND APPEARANCE.



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.