

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

Application No : 13/02067/TELCOM

Ward:
Bromley Common And
Keston

Address : Land Opposite 1 Oakley Drive Oakley
Road Bromley

OS Grid Ref: E: 542031 N: 165259

Applicant : CTIL And Vodaphone Limited

Objections : YES

Description of Development:

Replacement of existing 10m high column with 12.5m high, street works column and one additional equipment cabinet.
(CONSULTATIONS BY VODAFONE AS TO THE NEED FOR APPROVAL OF SITING AND APPEARANCE)

Key designations:

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

Proposal

The proposal seeks prior approval for the replacement of the existing 10 metre high replica street pole telecommunications mast with a new 12.5 metre high telecommunications mast.

There is an existing associated cabinet at ground level and the proposal includes the provision of an additional cabinet.

The proposed installation would result in O2 and Vodafone sharing the facility to ensure that 3G and 4G services can be provided from the same facility. A height extension of 2.5 metres is required to enable adequate coverage to the target area for both operators. The additional cabinet will accommodate O2 and Vodafone's radio equipment.

Location

The proposal is to be located in the same position as the existing mast on the west side of Oakley Road on a grassed verge opposite the junction of Oakley Road and

Oakley Drive, close to the boundary of the garden centre. The site faces residential properties on the opposite side of Oakley Road and adjoins the Green Belt to the west.

Comments from Local Residents

An objection has been received from a local resident which raises concerns regarding the health impacts of the existing and proposed equipment. Paragraph 46 of the National Planning Policy Framework 2012 advises that "Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission (ICNIRP) guidelines for public exposure." As the applicant has provided confirmation of ICNIRP compliance, then it is not possible for the Council to consider health issues any further in respect of this proposal.

Comments from Consultees

Highways - Any comments will be reported verbally

Environmental Health (Pollution) - the file was considered and no comments were made.

Planning Considerations

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

BE1 Design of New Development
BE22 Telecommunications

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 National Planning Policy Framework (NPPF) came into force in 2012 and replaced PPG 8 in terms of national policy specifically relating to electronic communications development.

Paragraphs 42 to 46 of Section 5 of the NPPF addresses supporting high quality communications infrastructure.

Para. 42 sets out that: "Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services".

Para 43 advises: "Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required,

equipment should be sympathetically designed and camouflaged where appropriate".

Para 44 emphasises that: "Local planning authorities should not impose a ban on new telecommunications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of telecommunications development or insist on minimum instances between new telecommunications development and existing development. They should ensure that:

- they have evidence to demonstrate that telecommunications infrastructure will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and
- they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and telecommunications services"

Finally, para 46 clarifies that: "Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure".

Planning History

At this location, under application ref. 05/04478 the siting and appearance was approved for a 9.7 metre high telecommunications monopole with ancillary equipment cabinets. However, this was subsequently built at 8 metres in height.

In 2011, under ref. 11/00963, Members approved the siting and appearance of a replacement 10 metre high telecommunications mast at the site.

The Council disapproved of siting and appearance of a mast approximately 50 metres away from the proposed installation in March 2003 under application ref. 03/00430. This application was allowed at appeal and the mast has subsequently been installed.

Conclusions

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

The principle of a telecoms mast and associated equipment cabinets has already been established through the approval of planning ref. 11/00963. This application seeks approval for the replacement of the existing 10m mast with a new 12.5m high column and one additional cabinet.

In the accompanying 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. The proposal is to utilise the

existing apparatus, as per guidance set out in the NPPF, but with an increase in height of 2.5m to allow for both 3G and 4G service from the same mast.

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 not appear overly visually obtrusive within the street scene as there is already an existing established telecommunications installation on this section of the grass verge which has had time to assimilate into the landscape. The existing telecommunications monopole is 10 metres in height, and there is an existing cabinet positioned on the back edge of the footway. The proposed new mast and new associated cabinet would be of a similar appearance to the existing equipment. It is therefore considered that, on balance, by utilising the existing equipment and current location the proposal would not have a significant detrimental effect on the street scene or character of the area in general.

The mast would be visible from nearby residential properties and commercial premises. However, Members may consider that it would not appear unduly out of keeping in the context of its location. It is considered that the development would not be unacceptably overbearing or be overtly detrimental upon the outlook of nearby residents or the visual amenities of the street scene in general.

Policy BE22 requires that the visual impact of the development upon the environment should be minimized and should respect the local character. It is considered that the sufficient steps to minimize the impact of the proposal by utilizing the existing structures and landscaping have been taken.

The new equipment cabinet would be located between the footway and the hedge behind the proposed mast. The proposed replacement cabinet is considered to be of an acceptable scale and size and would not have a detrimental impact on the street scene or surroundings.

In light of the above and the planning history of the site, Members may consider that the overall impact of the proposed installation on the area and the street scene in general would be minimal and that approval of siting and appearance should be granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02067, excluding exempt information.

RECOMMENDATION: APPROVAL OF SITING AND APPEARANCE

Subject to the following conditions:

- 1 The siting and appearance of the replacement mast and additional cabinet shall be carried out in complete accordance with the submitted drawing(s) unless previously agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policies BE22 and BE23 of the Unitary Development Plan and in the interest of the visual amenities of the area.

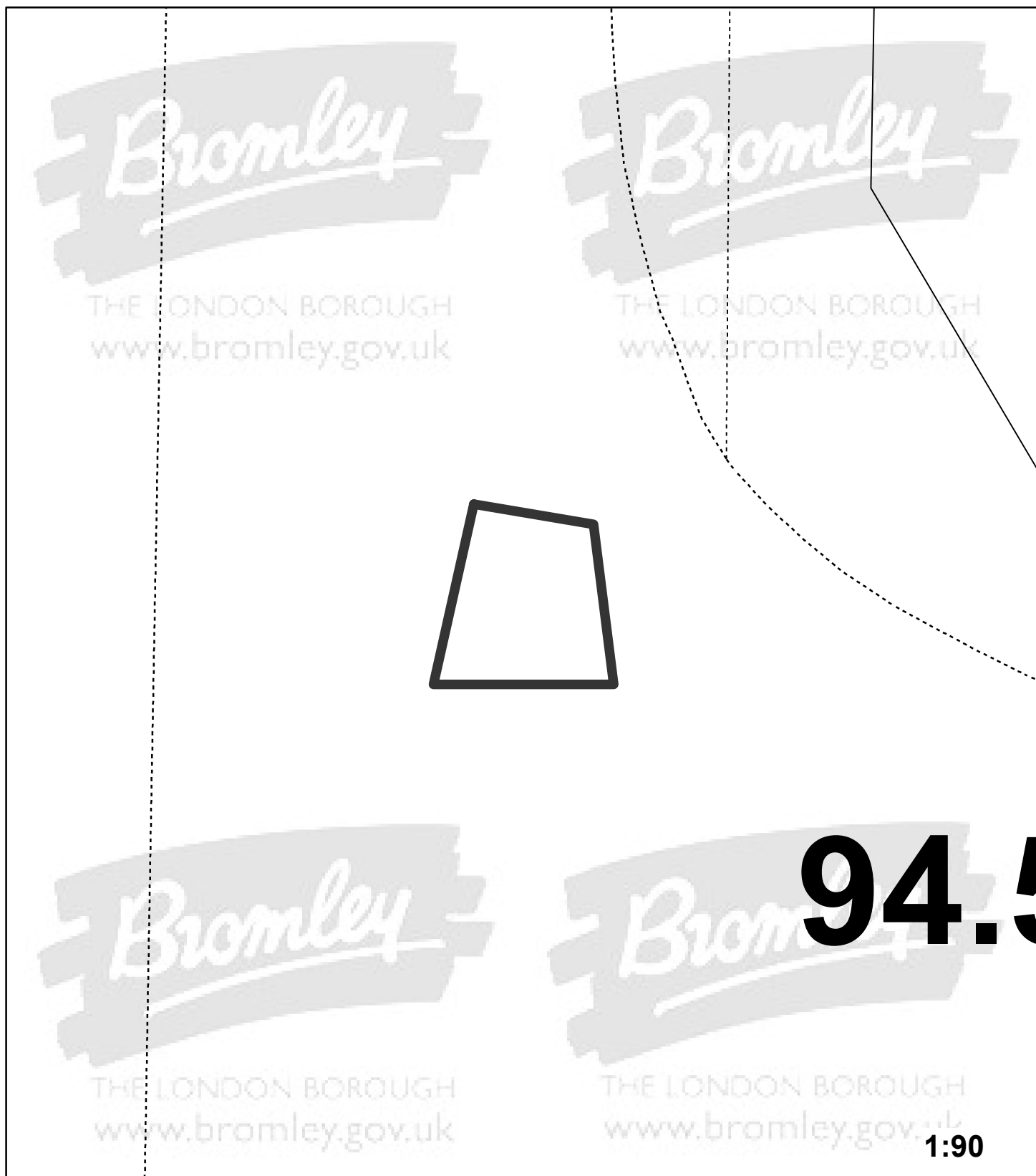
- 2 ACM03 Removal of equipment after redundancy
- ACM03R Reason M03

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CONSULTATIONS BY VODAFONE AS TO THE 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"

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