

Section '3' – Applications recommended for permission, consent or approval

Application No : 16/02826/TELCOM

Ward:
Orpington

Address : Land Outside 318 Court Road Orpington

OS Grid Ref: E: 547070 N: 164937

Applicant : Telefonica UK Ltd And Vodafone UK Ltd **Objections :** NO

Description of Development:

Installation of 12.5m Telecommunications Replica Telegraph Pole and one associated equipment cabinet. CONSULTATION BY TELEFONICA UK LTD AND VODAFONE LTD REGARDING THE NEED FOR APPROVAL OF SITING AND APPEARANCE

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 31

Proposal

This application seeks prior approval for a telecommunications installation and associated works. This will involve the installation of a 12.5 metre high replica telegraph pole and 1 no. new cabinet at ground level. The telecommunications infrastructure will provide new coverage and capacity for both Vodafone and Telefonica.

Location

The site is located on the grass verge adjacent to the pavement at on the southern side of Court Road, close to the junction with Charterhouse Road. The installation proposes to be set back approximately 8m from the edge of Court Road, and 4.5m from the car park serving the commercial premises on Court Road to the south of the site. The site is not located within a conservation area.

Consultations

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

Highways Officers raised no objection to the proposal.

Environmental Health Officers raised no objection to the proposal.

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
T6 Pedestrians

The National Planning Policy Framework, in particular Section 5: Supporting high quality communication infrastructure.

Planning History

There is no relevant planning history with regards to this site.

Conclusions

The main issue in the determination of this application is the need for telecommunications apparatus in this area, the impact that the proposal would have on the character and appearance of the area, the visual amenities of the street scene and the residential amenities of the occupiers of neighbouring residential properties.

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.

The proposal seeks permission for the installation of a 12.5m high replica telegraph pole and one associated equipment cabinet. The mast would be located on the grass verge approximately 5m north-west of the existing telephone box adjacent to the pavement on the southern side of Court Road. It would be set back approximately 3.2m from the pavement and would therefore not impact on pedestrian safety.

In the accompanying statement the agents for this application have stated that the height of 12.5m was driven by the size of the target area requiring coverage, and the relative height of surrounding houses and trees. It is stated that a height of between 12.5m and 15m is required to provide the necessary coverage, and the lower height of 12.5m has therefore been proposed to minimise any visual impact on the area. The proposed mast is to be a replica telegraph pole design and the

style proposed is considered to help blend the proposed mast within the streetscene, which already includes a variety of existing street furniture.

In the supporting documentation it is set out that a number of other sites have been considered and discounted when selecting the site for the proposed mast. A number of owners of nearby sites were approached, including the commercial properties to the south-west, but owners would not permit telecoms installations on their land. Other locations considered were unable to provide the necessary coverage, or sited in more residential areas that would not provide sufficient screening to limit the impact of the proposal. The proposed site was therefore selected as the optimum location to meet the need for new coverage whilst minimising the impact on residents and the area in general.

Whilst the wider area consists of residential properties, the proposal would be located on the grass verge fronting the commercial properties sited at this part of Court Road. The mast would be sited 8m from Court Road to the North-East, which benefits from a number of established trees along the street which would mitigate the impact of the proposed mast when viewed from the North-West or South-East. The site proposed would have a backdrop of commercial development to the south-west which would further mitigate the visual impact of the proposed mast.

The closest residential properties to the North-East of the site benefit from further vegetation and screening, and are considered a sufficient distance away that the proposal would not have any significant impact. Whilst the proposed mast would be higher than the existing vegetation and street furniture, given its design and siting it would not be considered to result in any significant impact with regards to the visual amenities of the area.

Only one ancillary equipment box is proposed which is located 0.8m from the proposed monopole. The cabinet would also be sufficiently away from the pavement so as to avoid any impact on pedestrians. Given its modest size and the existing street furniture the cabinet would not be considered to have a detrimental impact on the character of the area or the streetscene in general.

Highways Officers raised no objection to the proposal, given that the proposal would be sited sufficiently away from the highway to prevent any concerns being raised with regards to impact on highways safety.

The applicant has certified that the proposed development would meet the guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP) for public exposure. Government guidance is that in these circumstances it should not be necessary to consider further the health aspects and concerns about them.

The development of the electronic communications system and networks is supported by local, regional and national planning policies and guidance. On balance it is considered that the proposed mast and equipment cabinet would not have such an adverse impact on the visual and residential amenities of the area as would warrant the disapproval of the siting and appearance of the installation.

RECOMMENDATION: PRIOR APPROVAL REQUIRED AND GRANTED

- 1 The siting and appearance of the mast and associated 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 Any telecommunications equipment hereby permitted which subsequently becomes redundant shall be removed from the site within a period of 2 months and the land shall be reinstated to its former condition.**

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.

- 3 Before the operation of the development hereby permitted the mast and equipment cabinet shall be painted in a colour and finish to be submitted to and approved in writing by the Local Planning Authority. Thereafter the facility shall be retained in that colour and finish and kept free of graffiti.**

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.