

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01198/FULL5

**Ward:
Orpington**

**Address : Land Adjacent To Orpington Bus
Station Station Approach Orpington**

OS Grid Ref: E: 545554 N: 165918

Applicant :

Objections : NO

Description of Development:

15m high shared Vodafone/O2 telecommunications column with 6 no. antennas (total height 17.8m) together with equipment cabinet at ground level and development ancillary thereto (upgrade and relocation of existing 17.6m high Vodafone telecommunications installation)

Key designations:

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

Proposal

Planning permission is sought for the installation of a 15m high shared telecommunications column with 6 exposed antennas (total height 17.8m) together with 2 equipment cabinets, a shared meter cabinet, and a safety rail. The proposal would replace an existing 'lightweight' telecommunications mast in the vicinity of the site, which currently stands at 17.6m in height. The new installation would be approx. 6m north of the existing installation, and it is indicated that this re-siting would be primarily safety related in order that the installation is further away from the bus turning area.

The proposal would provide shared infrastructure for the Vodafone and O2 mobile networks and for this reason would be a more substantial and wider structure than the existing 'lightweight' Vodafone mast. It is indicated that the height of the installation is required to ensure a signal can be propagated over the surrounding urban clutter and built form.

Location

The application site is located adjacent to Orpington Bus Station, itself adjacent to Orpington Railway Station. The installation would be positioned on a grass verge which sits between the bus station and Station Approach. The nearest residential properties are located to the south on Station Approach (approx. 60m away) and to the north-east on Hillview Road (approx. 45m away).

Comments from Local Residents

Nearby owners/occupiers were notified of the application. At the time of writing the report no representations had been received.

Comments from Consultees

From the technical Highways perspective no objections are raised.

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

Nationally, current guidance in the form of PPG8 is also of relevance.

Planning History

There does not appear to be any recent planning history of relevance to this application.

Conclusions

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

In the accompanying supporting statement the Applicant's Agent has included justification for the siting and design 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).

In this case, the proposed installation would involve the replacement of an existing mast of similar height, and in a broadly similar location. Although the proposed telecommunications column would be wider and more substantial in appearance,

and of a more prominent form with exposed antennae at the top, Members will need to bear in mind the need for a more substantial column in order to facilitate the sharing of the base station between the Vodafone and O2 mobile networks, which would be encouraged in planning policy terms. In any case, the site is set against existing trees to the east, and its location is not primarily residential in character. Although views of the column may be possible from residential properties in Station Approach and/or Hillview Crescent, the separation is considered to be sufficient to ensure that any visual impact would not be unduly harmful.

Regarding the ground-based equipment associated with the installation, this is considered to be relatively modest in scale, and against the backdrop of existing vegetation and trees may not appear unduly prominent or incongruous.

On balance and bearing in mind the mast sharing proposed in this case, Members may agree that the proposal broadly complies with guidance in PPG8 and BE22 and that overall impact of the proposed installation on the area and the street scene in general would not be significantly greater than that of the existing installation, and that planning permission should be granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01198, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The siting and appearance of the equipment 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

Reasons for granting 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 Apparatus

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.

Reference: 11/01198/FULL5

Address: Land Adjacent To Orpington Bus Station Station Approach Orpington

Proposal: 15m high shared Vodafone/02 telecommunications column with 6 no. antennas (total height 17.8m) together with equipment cabinet at ground level and development ancillary thereto (upgrade and relocation of existing 17.6m high Vodafone telecommunications installation)



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