

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

**Application No : 11/01406/TELCOM**

**Ward:  
Cray Valley East**

**Address : Land Opposite 58 To 62 Wotton Green  
Orpington**

**OS Grid Ref: E: 547925 N: 168206**

**Applicant : Vodafone And Telefonica O2 UK Ltd      Objections : NO**

**Description of Development:**

12.5m high shared telecommunications column with equipment cabinet, meter cabinet and ancillary development thereto.

CONSULTATION BY VODAFONE AND TELEFONICA O2 UK LTD REGARDING THE NEED FOR APPROVAL OF SITING AND APPEARANCE

Key designations:

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

**Proposal**

It is proposed to erect a 12.5m high shared telecommunications column with equipment cabinet, meter cabinet and ancillary development thereto, at land opposite 58-62 Wotton Green, Orpington.

The proposed installation would replace the existing Vodafone and Telefonica equipment which is mounted on the rooftops of the Horton and Alkham Towers. Both buildings are due to be demolished to facilitate the redevelopment of this site to provide 90 dwellings, which has been approved subject to the prior completion of a legal agreement under ref. 10/03698/FULL1. That development would result in the loss of this established site from the networks, and it is indicated therefore that there is a very specific requirement in the St Pauls Cray area for replacement sites capable of fitting into the networks and adequately replicating existing coverage level without disruption to services. The two operators would share the proposed infrastructure in order to limit the overall number of base stations and impacts of telecommunications developments in the area.

This application is a consultation by Vodafone and Telefonica UK Ltd regarding the need for the prior approval of the siting and appearance of the development.

## **Location**

The proposal site is located on the northern side of Wotton Green, Orpington, adjacent to a car parking area and railway lines. The site is opposite residential properties at 58-62 Wotton Green.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and the application was advertised on site and in the local press. At the time of writing the report no representations had been received.

## **Comments from Consultees**

From the technical Highways perspective no objections were 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**

Under ref. 11/00158, the Council disapproved the siting and appearance of a 15m high shared telecommunications column with equipment cabinet, meter cabinet and ancillary development thereto, for the following reason:

Due to their height, siting and design, the proposed mast and ancillary equipment would be obtrusive and highly prominent features in the street scene, out of character and detrimental to the visual and residential amenities of the surrounding area and contrary to Policy BE22 of the Unitary Development Plan.

## **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 of the installation which is required to provide coverage to the surrounding area for both mobile phone operators, in this case as a result of the forthcoming redevelopment of the Alkham and Horton Towers.

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).

Although the site is located adjacent to a public car parking area and set against a backdrop of trees on the adjacent railway verge, the site is prominent in view of its elevated position on Wotton Green and is visible from nearby residential properties. Under the previous application, concerns were raised by the Council that as a result of the height, siting and design of the mast and the ancillary equipment, the installation would be obtrusive and highly prominent features in the street scene, and would be out of character and detrimental to the visual and residential amenities of the area.

In this case, the height of the mast has been reduced to 12.5m, which would be closer in height to adjacent street furniture and trees, and would be likely to result in a less obtrusive development which would be more likely to assimilate with the existing street scene. The equipment cabinets would be set behind the mast adjacent to the existing palisade fencing which bounds the railway lines, and may not therefore appear unduly prominent or obtrusive.

On balance and bearing in mind the technical need and mast sharing proposed in this case, Members may agree that the proposal meets general guidance in PPG8 and BE22 and that the overall impact of the proposed installation on the area and the street scene in general would be minimal and that the approval of the siting and appearance would not be required.

Background papers referred to during production of this report comprise all correspondence on files refs. 1101406 and 11/00158, excluding exempt information.

## **RECOMMENDATION: APPROVAL OF SITING AND APPEARANCE NOT BE REQUIRED**

- 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;
- (f) the reduced height of the telecommunications column

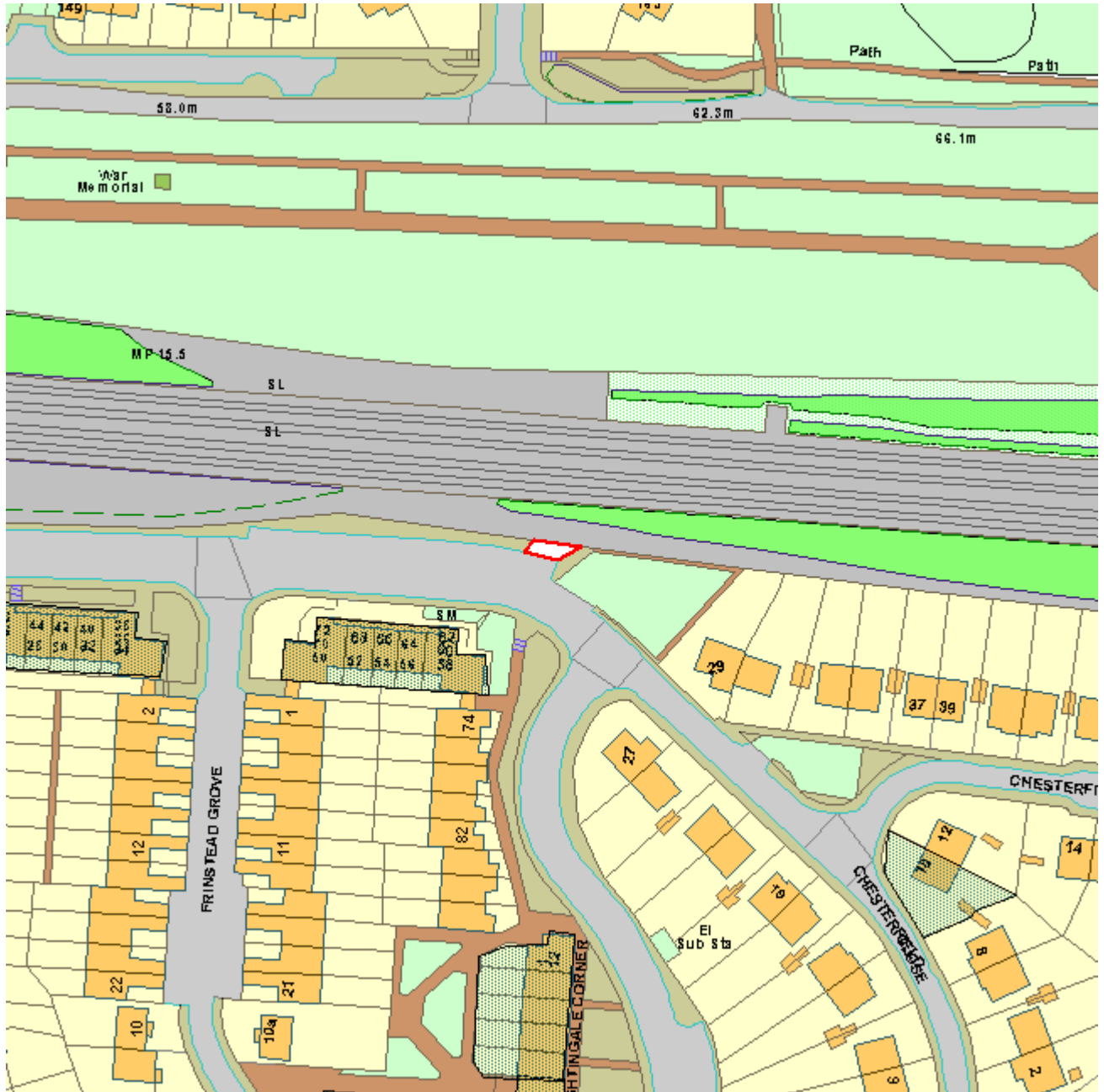
and having regard to all other matters raised.

Reference: 11/01406/TELCOM

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CONSULTATION BY VODAFONE AND TELEFONICA O2 UK LTD REGARDING THE NEED FOR APPROVAL OF SITING AND APPEARANCE



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