

The application is for full planning permission for the siting and appearance of a replacement of the existing 20 metre high monopole, by the installation of a new 20 metre high dual user monopole, accommodating 9.nos multi-band antennas and 6.nos remote Radiohead Units and new slimline cabinet.

The site is within the Kidsgrove Urban Area as defined on the Local Development Framework Proposals Map.

### **RECOMMENDATION**

**PERMIT** subject to conditions relating to:

1. Commencement within 3 years;
2. Development being carried out in accordance with the approved plans;
3. Finished colour.

### **Reason for Recommendation**

In assessing its siting and design it is considered that the replacement structure would not harm the visual amenity of the area due to its acceptable height, design and location within the street scene. The proposal would also support the expansion of the communications network in this area. The proposal would therefore meet the guidance and requirements of the NPPF and it would also comply with policy T19 of the Newcastle under Lyme Local Plan as well as policy CSP1 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (adopted 2009) (CSS).

### **Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application**

This is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (adopted 2009) (CSS)

CSP1: Design Quality

CSP2: Historic Environment

Newcastle under Lyme Local Plan 2011

T19: Telecommunications Development – General Concerns

T20: Telecommunications Development – Required Information

### **Other Material Considerations include:**

National Planning Policy Framework (March 2012)

National Planning Practice Guidance (March 2014)

### **Relevant Planning History**

93/00284/TDET PERMIT	Determination on whether the erection of a free standing 12.m tall telecommunication mast and 2 antennae and 1 dish antennae and an equipment cabinet require prior approval
97/00747/FUL PERMIT	Upgrading of existing telecommunications cellular site inc. 20m high mast

## **Representations**

No letters of representation have been received.

## **Consultations**

### Environmental Health

No response on information provided which does not go beyond the required declaration that the proposal conforms to International Commission on Non-Ionising Radiation Protection (ICNIRP) Public Exposure Guidelines.

### Kidsgrove Town Council

Consultation was made but no response received by the due date or since, it is therefore taken that the Town Council has no comment to make on the proposal.

### Network Rail

No objection to the proposal, but advise that in addition to any planning consent the applicant will need to have gained all necessary clearance for works from Network Rail.

### Applicant's submission

The agent has submitted a supporting statement in relation to the proposal. A summary of the key points are as follows;

- The proposed development is an upgrade which will offer improved services and capabilities to the local community and nationally.
- The proposed replacement structure will be 22.5m high and confined within the existing fenced compound.
- The new antennas and RRUs will be manufactured in a grey material, and the new structure and steelwork will be left galvanised.

The key points of The Code of Best Practice on Mobile Network Development (July 2013) has been summarised along with the key points of the NPPF.

The full document is available for full inspection at the Guildhall and on the Council's website [www.newcastle-staffs.gov.uk/planning/MastKidsgroveStation](http://www.newcastle-staffs.gov.uk/planning/MastKidsgroveStation)

The applicant has declared that the proposal conforms to International Commission on Non-Ionising Radiation Protection (ICNIRP) Public Exposure Guidelines.

## **Key Issues**

This application is for full planning permission for a replacement monopole. The proposed installation will be approximately the same height as the existing one but will have a larger head frame carrying 9 remote Radiohead Units (RRUs) and 9 VF Antennas as opposed to the 3 VF Antennas presently carried directly above the pole. Like the existing installation the proposal would be contained within the compound surrounded by 1.8 m high palisade fence. The new equipment cabinet would be contained within the existing one so the external appearance would not change, and the existing mast and a cabinet is to be removed. The new installation would be shared by Vodafone and Telephonica UK Ltd.

The recently published National Planning Policy Framework (NPPF) at paragraph 42 details 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.”*

At paragraph 43 it goes on the state that LPAs should support the expansion of electronic communications networks, including telecommunications and high speed broadband.

As such there is national policy support in principle for telecommunications development and this must be taken into consideration as to whether planning approval should be granted.

Policy T19 of the Local Plan states that application for telecommunications equipment will be approved provide they do not unacceptably harm the visual quality and character of sensitive areas and locations such as the countryside and do not adversely affect the amenity of nearby properties. Such development is also supported provided that there are no other alternative suitable sites available. This is an upgrade of an existing installation so location is determined, the key issue is accordingly appearance.

### **Appearance**

The proposed monopole is to be sited in the same location as the existing, which is within the compound at the edge of Kidsgrove Railway Station Car park. Beyond the compound there is a small area of trees with a vacant area (probably former railway yard) to the rear of that. The station is rather remote from public view being off a back street although no more than 200m from the town centre.

The proposal would result in a thicker monopole (the main stem being 550 mm at mid height rather than the present 350 mm approximate) being used.

The proposal would also support the expansion of the two networks within this populated area, which is a key principle of the NPPF. The applicant has also detailed that the structure would provide future 4G network coverage and result in other structures likely to be decommissioned due to this replacement structure providing the necessary future network benefits.

The size of the headframe would result in the pole being marginally more prominent in appearance but the antennas and RRUs would be set symmetrically in a vertical cylinder at the top and the design of which is considered the optimum solution that would have the least amount of impact on the visual amenity of the area due it being a mast share and it having a simple slim design. The applicants have specified a galvanised and grey finish, this would minimise contrast with a sky background and is the finish of the existing pole and fencing so would be acceptable.

The proposal, whilst being larger than the existing is not considered to result in a significant and harmful impact to the visual amenity of the area and any harm would be outweighed by the benefits that arise from the improved network that the proposal would achieve. The proposal is therefore considered to comply with local and national telecommunications policies and approval should be granted.

### **Background Papers**

Planning File referred to  
Planning Documents referred to

### **Date report prepared**

6<sup>th</sup> June 2014