

The proposal is for the upgrade of existing telecommunications equipment which includes the substitution of an existing 12 metre high monopole for a 12.5 metre high monopole to be positioned approximately 4 metres to the north of the present location. A separate cabinet is also proposed measuring 1.2m by 0.4m in front print and 1.5m in height. The new monopole and cabinet are to have a steel metallic coloured finish.

The application site lies within the Urban Area of Newcastle as defined on the Local Development Framework Proposals Map.

Unless a decision on this application is communicated to the developer by the 28th April 2014 the development will be able to proceed as proposed.

RECOMMENDATION

Subject to the receipt of no objections to the proposal which fresh planning considerations not already addressed within this report by the 27th March 2015:

- (a) Prior approval is required, and**
- (b) PERMIT.**

Reason for Recommendation

The appearance and siting of the development would not have a harmful impact upon the visual appearance of the street scene. In the absence of any visual harm and also taking into account the weight given to proposals related to the expansion of the telecommunications network permission should be granted. The proposal accords with the requirements of the NPPF, 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.

Policies and Proposals in the approved development plan relevant to this decision:-

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

CSP1: Design Quality

Newcastle Under Lyme Local Plan 2011(NLP)

Policy T19: Telecommunications Development – General Concerns

Policy T20: Telecommunications Development – Required Information

Other Material Considerations include:

National Planning Policy Framework (March 2012)

National Planning Practice Guidance (March 2014)

Relevant Planning History

05/00334/TDET 12m high telecommunications monopole, Refused 2005
antennae and associated equipment cabinets *Subsequently allowed at appeal.*

Views of Consultees

Environmental Protection comments are awaited, a separate update will be given.

Representations

No letters of representation have been received. The period for public comment expires 27th March 2015.

Applicant/agent's submission

The agent has submitted a supporting statement in relation to the above proposal which is required in order to enable the expansion of the existing network capacity.

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

The full documents are available for inspection at the Guildhall and on the Council's website www.newcastle-staffs.gov.uk/planning/1500191TDET

KEY ISSUES

The proposal is for the upgrade of existing telecommunications equipment which includes the relocation of an existing 12 metre high monopole for a 12.5 metre high monopole to be positioned approximately 4 metres to the north of the present location. A separate cabinet is also proposed measuring 1.2m by 0.4m in front print and 1.5m in height.

The Council must initially decide whether prior approval is or is not required to the siting and appearance of the development and if prior approval is required go on to consider whether it should be granted.

Is prior approval is required?

Prior approval is only required where local planning authorities judge that a specific proposal is likely to have a *significant* impact on its surroundings.

The substitution of the existing monopole with a new monopole to the north which is slightly taller in height (0.5 metre) alongside a slightly thicker width represents a sufficient change to the visual appearance of the area to conclude that prior approval is required.

Should prior approval be granted?

Paragraph 42 of the NPPF 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. The NPPF also goes on the state that LPAs should support the expansion of electronic communications networks, including telecommunications and high speed broadband.

Policy T19 of the Local Plan supports proposals for telecommunications development that 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.

The proposed increase in the width of the pole and a limited increase in height will be visually more obvious due to its location in a built up area than other less prominent locations. The design of the development is, however, dictated by functional requirements. The replacement of the existing monopole as proposed involves the best environmental solution available. The impact to the street scene is minimal in order to successfully allow the upgrade to take place. Overall it is considered that the change is not harmful and given that there is no conflict with any Development Plan or the National Planning Policy Framework prior approval should be granted.

Background Papers

Planning File referred to
Planning Documents referred to

Date report prepared

18th March 2015.