

LAND BETWEEN 33 - 47 HIGH STREET, NEWCHAPEL
TELEFONICA UK LTD AND CTIL

17/00772/TDET

The proposal is for the installation of a 15 metre monopole with three antennas, one 0.6m diameter dish pole mounted above the headframe, three equipment cabinets and one meter cabinet all contained within a 7m x 5.5m compound enclosed by a 1.8m high palisade fence on two sides and an existing block wall and timber fence to the other two sides.

The application site lies within the Urban Area of Kidsgrove as defined on the Local Development Framework Proposals Map, adjacent to the Green Belt.

The application is a resubmission following a previous application which was withdrawn, app no. 17/00548/TDET.

Unless a decision on this application is communicated to the developer by the 7th November 2017 the development will be able to proceed as proposed.

RECOMMENDATIONS

- (a) That prior approval is required, and**
- (b) That such prior approval is GRANTED**

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.

KEY ISSUES

The proposal is for the installation of a 15 metre monopole with three antennas, one 0.6m diameter dish pole mounted above the headframe, three equipment cabinets and one meter cabinet all contained within a 7m x 5.5m compound enclosed by a 1.8m high palisade fence on two sides and existing block wall and timber fence to the other two sides.

The application site is an existing storage yard on the edge of the urban area of Newchapel in Kidsgrove. The site borders the open countryside which is designated as Green Belt and as an Area of Landscape Restoration and has a number of residential properties in the vicinity along with commercial premises.

The scheme has been amended since the previous application which was withdrawn and a different monopole is now proposed. In all other respects the applications remains the same.

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. Notwithstanding the comments of the Environmental Health Division noise is not material to the determination as to whether prior approval is required or should be granted for the proposed telecommunications equipment, and the Council could not require the submission of the requested noise assessment.

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 proposal is for a new 15 metre high monopole with antennas and ancillary ground based equipment. Whilst much of the ground based equipment will not be visible the monopole with its headframe, antennas and dish, due to its size and appearance, would be clearly visible within the street scene and it is considered that prior approval is therefore 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 to state that LPAs should support the expansion of electronic communications networks, including telecommunications and high speed broadband.

Saved 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 applicant's submission focuses on the technical need for the new installation in this location which they consider justifies the development. The submission indicates that two operators would share the mast and the applicant indicates that a number of other sites in the immediate vicinity have been explored and discounted for a number of reasons. The height of the proposal is the minimum required to meet the technical coverage and capacity in the area.

The previous application proposed a 15 metre high monopole with exposed antenna. The application is now for a monopole that conceals the antennas in a shroud so that they are not visible. The monopole is also a slim line structure compared to the previous design and represents a considerable improvement.

The siting of the proposal would be immediately adjacent to a row of bungalows to the north and would be exposed to views. The proposal would also be exposed to views from the west. However, the revised design assimilates more readily into the environment compared to the previous design which would have appeared as an alien feature within the context of the area which is an urban area with adjacent buildings.

The NPPF supports high quality communications infrastructure and the application seeks to justify the development, including the technical need for coverage and there being no other alternative and suitable sites available.

On balance it is considered that the improved design of the monopole and the technical need for the development results in the siting and design being acceptable and it would meet the guidance and requirements of the NPPF.

APPENDIX

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

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

CSP1: Design Quality

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy T19: Telecommunications Development – General Concerns

Policy T20: Telecommunications Development – Required Information

Other Material Considerations include:

[National Planning Policy Framework \(NPPF\) \(2012\)](#)

[Planning Practice Guidance \(PPG\) \(2014\)](#)

Relevant Planning History

None relevant

Views of Consultees

The **Environmental Health Division** has no objections in principal but request that information is provided regarding noise emissions from the equipment proposed to be installed and therefore issue a holding objection until that information has been provided and submitted.

Kidsgrove Town Council has been consulted and any comments received will be reported.

Representations

One representation in support of the application has been received indicating the following:

- This will address problems with poor signal in the area.
- It will be hidden away and will not be unsightly.

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

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00772/TDET>

Background Papers

Planning File referred to

Planning Documents referred to

Date report prepared

28th September 2017