

The proposal is for the installation of a new 17.5 metre high monopole and 4 ancillary equipment cabinets on the footpath off High Street, Knutton, to the front of Knutton Community Centre. The application has been submitted as a result of the proposed removal of the existing EE 16 metre high column at Knutton Recreation Centre.

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 23rd August 2020 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

Given the height of the proposal, and its location in a clearly visible area within the street scene, prior approval is required. The proposed monopole would be sited adjacent to several mature trees and street lighting columns and it is not considered that the proposal would result in a significant adverse impact on the visual amenity of the area. In the absence of any significant visual harm and also taking into account the weight given to proposals relating to the maintenance of the telecommunications network, prior approval should be granted.

KEY ISSUES

The proposal is for the installation of a new 17.5 metre high monopole with 4 equipment cabinets at the base, on the footpath off High Street, Knutton, to the front of Knutton Community Centre.

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

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 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 comprises a new monopole and ancillary equipment cabinets that would be clearly visible within the street scene. It is considered that prior approval is therefore required.

Should prior approval be granted?

Paragraph 112 of the NPPF states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.

Paragraph 113 states that the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient

operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

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 proposal is for a 17.5m high monopole with four cabinets. The new monopole is a replacement of the existing EE 16 metre column at Knutton Recreation Centre following the Landowner serving a Notice to Quit on EE to redevelop the land. The proposed new mast will include provision for 3G/4G and newly developed 5G data use and will ensure that the network coverage for this area is maintained. The applicant states that EE have been awarded the contract to provide network services to the Emergency Services, which will operate over EE's 3G/4G/5G network and as such, this site will also provide coverage for all the blue light services in this area.

The proposed monopole would be sited adjacent to several mature trees and street lighting columns and although it would be taller than the existing structures, given its siting directly next to a roundabout within the urban area, it is considered to represent an appropriate location for the equipment. Views from the wider area would not be significant or harmful.

In conclusion, it is considered that the siting and design of the proposed monopole and associated equipment is acceptable and that the proposal 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](#)

Policy 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](#)

[National Planning Policy Framework](#) (2019)

[Planning Practice Guidance](#) (2014 as updated)

[Supplementary Planning Guidance/Documents](#)

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document](#) (2010)

Relevant Planning History

None

Views of Consultees

No comments have been received from the **Highway Authority** by the due date 28th July and therefore it must be assumed that they have no comments to make.

Representations

None received.

Applicant/agent's submission

The applicant has submitted a Design, Access and Supporting Statement.

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

All of the application documents can be viewed on the Council's website using the following link:
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00462/TDET>

Background Papers

Planning File referred to
Planning Documents referred to

Date report prepared

3rd August 2020