

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
17th August 2021

Agenda item 9

Application ref: 21/00701/TDET

Address **Communication Mast, Pepper Street, Newcastle under Lyme**

Since the publication of the main agenda report, the formal consultation response of the **Highways Authority (HA)** has been received. HA have confirmed that they have no objection to the proposals subject to the imposition of a condition relating to the siting of the development being carried out in accordance with the proposed site plan.

Three representations have also been received making the following objections:

- Too large / high and impact on skyline
- Dangerous technology
- Mental health issues
- Should be away from houses
- Danger to wildlife
- Schools near by
- Trees
- Visual impact to dwellings
- Radiation
- No notifications from the council, and
- Concerns regarding existing smell in the area

Officer Comments

The development will need to be carried out in accordance with the plans and information submitted to support the application. Therefore, whilst HA has requested a condition to secure the development in accordance with the proposed site plan, it is not possible to impose conditions on this type of application. On this basis a condition is not necessary.

With regards to the objections received, the height and scale of the proposed development has been considered within the main agenda report. It is considered that the conclusions of the assessment remain the same, and the siting and design of the proposed development is acceptable and that the proposal would meet the guidance and requirements of the NPPF.

The application was publicised in line with the Council's Statement of Community Involvement. The other objections received relating to wildlife, mental health issues, radiation and the technology are not material considerations to the assessment of this prior notification application. The legislation is clear that only siting and appearance are for assessment in the consideration of the application.

The RECOMMENDATION remains as set out in the main agenda