

TWC/2015/0790

Telecommunications Mast, Dawley Green Way, Dawley Bank, Telford, Shropshire
Replacement of existing 17.5m high mast with a 17.5m high mast with 6no.
antennas, 1no. microwave dish and replacement of 1no. equipment cabinet with 2no.
equipment cabinets and ancillary development

APPLICANT

Vodafone Limited,

RECEIVED

27/08/2015

PARISH

Great Dawley

WARD

Malinslee and Dawley Bank

OFFICER Valerie Hulme

1.0 PROPOSAL

- 1.1 This application seeks full planning permission for the replacement of a 17.5m high monopole (including 3 antennae's) with a 17.5m high monopole with 6no. shrouded antennas, 1no. 300mm transmission dish and the installation of 1no. equipment cabinet and 1no. replacement equipment cabinet to the side Dawley Green Way. The mast will be galvanised grey and equipment cabinets will be painted green as per existing apparatus.
- 1.2 The existing structure, to be removed, has three antennas fitted to the top half of the structure and it is proposed to replace these with six new antennas enclosed within a shroud and these new antennas will have dual user capabilities which will allow for use by both Vodafone and O2 network providers. The proposed upgrading of the base stations is required to retain the continued need for both coverage and capacity of the existing networks and will cater for future 4G coverage demands within the area.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site sits on the fringe of Malinslee Playing Fields off Dawley Green Way, adjacent to a pedestrian/cycle path and subway. The nearby boundary treatment consists of post and rail fencing and a well established belt of trees, shrubs and hedging.

3.0 RELEVANT HISTORY

W2006/0782 – Determination under part 24 of the GPDO for the erection of a 15m high monopole with 3no. antennas 1no. dish antenna, radio equipment cabinet and ancillary development thereto Approved 09/08/2006.

4.0 RELEVANT POLICIES

- 4.1 National Planning Guidance:
National Planning Policy Framework
- 4.2 Wrekin Local Plan:

T21 Telecommunications

- 4.3 Supplementary Planning Document:
Telecommunications (May 2009)

5.0 SUMMARISED CONSULTATIONS

Standard consultation responses

- 5.1 Great Dawley Parish Council: No response received
- 5.2 Cllr Sahota: Object on the grounds of:-
- Strong local objection to the increase in width of the mast height which will be significantly more intrusive than the existing mast.
 - Previous objections and concern at the erection of the existing mast on this site.
 - Impacts on its visual appearance and character of the area.
 - It is located on a playing field used by local residents.
- 5.3 Shropshire Fire Service: No Comment

Neighbour consultation responses

- 5.4 Following direct neighbour consultation, consisting of 144 letters, one letter of objection has been received raising the following summarised issues:
- Location of mast on St Leonards Field not Dawley Green Way
 - Should not have a mast there in first instance, let alone modifications to this
 - Fields are for the enjoyment of the community not harmful structures
 - When originally erected, promised the consent would expire and this removed in 2016.

6.0 PLANNING CONSIDERATIONS

- 6.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:
- Principle and need for the development
 - The effect on the character and appearance of the area
 - Health Matters

Principle and need for the development

- 6.2 Policy T21 of the Wrekin Local Plan states the following; 'Subject to balancing the need for telecommunications systems and the need to protect amenity and the environment...the Council will grant planning permission for telecommunication developments provided that applicants have provided evidence that they have made every possible effort to erect the apparatus on existing buildings, masts, or other structures and where possible, shared

apparatus with other operators'. The policy continues that 'any development should be designed and sited to minimise its visual impact'.

- 6.3 The National Planning Policy Framework (NPPF) states 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 advises Local Planning Authority's to keep such development to a minimum and where possible use existing masts and to be 'sympathetically designed'. In addition, 'Local Planning Authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure'.
- 6.4 This application is one of a number of masts within the borough that form part of the upgrade programme; this involves both improving the network and providing 4G coverage across the area as demand for services increases. The network for 4G results in smaller cells, and as such there is a need to improve the network provision by either additional masts, or improved facilities on existing masts, which in some cases are taller. In this case the operators have identified there is no requirement to increase the height of the mast, however in order to prevent additional masts in the area, the mast should provide additional antennae's, and as a result of the proposed mast sharing the width of the mast has to increase. The proposed upgrading of the base stations is required to retain the continued need for both coverage and capacity of the existing networks and will cater for future 4G coverage demands within the area.

The effect on the character and appearance of the area

- 6.5 The existing base station is well-established with the current apparatus having been in situ for approximately 9 years. Against the backdrop of the trees on the edge of the playing fields the mast sits away from the existing lamp posts and other street furniture, and is less prominent than this would be if situated on Dawley Green Way. The existing mast is not an incongruous addition to the street scene and does not naturally draw the eye.
- 6.6 The proposed development will bring about a new monopole that is no taller than the existing pole, however this is slightly wider to provide coverage for several technologies from one single installation. This will also include larger antennas, a dish and associated equipment cabinets, but these will not look out of place when considering the existing equipment and will also finished in the same colouring.
- 6.7 The proposal will retain the same neat siting and be situated approximately 55m from the closest neighbouring property to the east on Peveril bank, however this dwelling is sufficiently screened and separated from the site through the Presence of Dawley Bank Way; and to the west the proposal will

be situated some 130m away from the closest neighbouring property located on St Leonards Place.

- 6.8 Given the scale of development and the changes proposed, officers are satisfied that the development will not undermine the visual appearance of the area and will not be overly intrusive within the street scene.

Heath matters

- 6.9 An ICNIRP Declaration accompanies this planning application and this certifies that the site is designed to be in full compliance with the requirement of the radio frequency guidelines of the International Commission on Non-ionizing Radiation (ICNIRP) for public exposure as expressed in the EU Council recommendation of July 1999. The declaration produced by Vodafone Ltd takes in to account the cumulative effect of the emissions from the proposed installation and all radio base station present at, or near, the proposed location.

- 6.10 The applicant has confirmed the following statement with regards to the conformation of the declaration:

All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.

Other Matters

- 6.11 The proposal is located in a designated QE2 Fields in Trust Site, subsequently the construction management of the mast is essential in addition to any landscape mitigation should trees be reduced to accommodate the new mast. Both matters can be adequately controlled through condition.
- 6.12 The consultation response received by a local resident raises concerns over the principle of a mast at this location. The 2006 telecommunication determination only allowed the local authority to consider the design and siting to which the members of committee accepted, and as such the determination was approved without an ability to control the permanency of the proposal. Issues relating to the land owner leasing the area however will have time periods but this issue sits outside of the planning remit. As the site retains a permanent siting for a mast as per the existing approved mast, it is considered this is an appropriate site, and as such the LPA should not prevent a replacement at this location.

7.0 CONCLUSIONS

- 7.1 This is a relatively modest proposal for a replacement mast which will facilitate mast sharing; this is considered preferable by both the NPPF and policy T21 of the local plan to an additional mast in the surrounding area. Nearby residential properties are situated at a suitable distance away from the site, in excess of 60m, and the existing tree belt will continue to serve to screen the site from residential properties to the east and west. An ICNIRP Declaration accompanies this application which certifies the site is in full compliance with national guidelines. Furthermore, there will be negligible impact on highway safety.
- 7.2 For the reasons given above, the Local Planning Authority concludes that there would be no material harm to the character and appearance of the area and finds no conflict with the aforementioned planning policy.

8.0 RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

1. A04 Time Limit
2. B Construction management
3. B landscape mitigation where required
4. C38 Development in accordance with Plans
5. Cus Removal of existing mast following development