

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

**THIS APPLICATION WAS CONSIDERED AND DEFERRED BY MEMBERS OF  
PLANNING COMMITTEE ON THE 28<sup>TH</sup> OCTOBER 2015.**

**1.0 UPDATE SINCE DEFERAL.**

- 1.1 Members of Committee raised two questions in regard to the proposal, which have duly been investigated. Firstly it is confirmed that the mast is outside of the boundary of the designated Fields in Trust, but sits adjacent to the boundary. As a legal requirement therefore there is no legal designation which prevents the development of this site.
- 1.2 Secondly Members asked if other sites had been considered prior to the submission of this application. In assessing the original application, the operators considered alternative sites, these were:
  - a) Grass Verge Next to Lamppost Brunel Road at Entrance to Stone Row, Malinslee, Telford, TF3 2HQ. Site NGR: E: 369127 / N: 308074. Site refused at Planning Committee.
  - b) Installation on St Leonard's Church, Church Road. NGR: E: 368900 / N: 308114. Looked at an installation on the church however the church is an English Heritage site. Due to this it was decided not to progress the option.
  - c) 15m Slimline monopole on playing fields at end of Alma Avenue, near cycle track. NGR E: 368773 / N: 308224. This land although owned by the Council is subject to "Clawback" by English Partnerships. Due to this the Council were unwilling to progress an option within this area.
  - d) Installation at St. Leonard's Infant School, Alma Road. NGR E: 369121 / N: 308289. Following conversations with Council the operators were not allowed development on Schools etc. option rejected.
  - e): Installation at Langley Junior School, Alma Road. NGR E: 369049 / N: 308246. Following conversations with Council we were not allowed development on Schools etc. option rejected.
  - f): 15m Slimline Lattice on grass knoll South of Brunel Road. NGR E: 369114 / N: 307976. Due to the nature of the site it did not provide the desired coverage to the search area. The option here would also have had a higher visual impact.

g): 15m Mast within open space on Dawley Bank Industrial Estate off Cemetery Road and Park Road. NGR: E: 368517 / N: 308564. Although a suitable area was identified, following investigation it did not provide the desired coverage as it was too far outside of the search area.

h) Streetworks on open space area in Cul-de-sac off Eyton Road. NGR E: 368966 / N: 307887. A site here would have had a greater impact on visual and residential amenities, therefore, the option was not progressed.

i): 18m Slimline monopole situated on Dawley Bank Roundabout. NGR E: 368662 / N: 308037. An installation here would have required a taller mast there were also concerns raised by the local Highways Authority and a number of concerns were raised due to this site not progressed.

Accordingly the selection resulted in the location of this mast which was duly presented to members of committee and approved.

1.3 In assessing the upgrade of the network at the present moment in time, the operators looked at existing infrastructure and as such concluded that the existing site could be upgraded to allow a small increase in height and the additional associated equipment to improve the network coverage (which includes the use of both mast sharing of operators and improved 4G networks), rather than add to an additional site. Should these network improvements not come forward on this site the operators will need to look for additional sites, and as such result in more telecom infrastructures rather than the relocation and removal from this site, which benefits from the existing consent.

1.4 Subsequently there is no change to the officers recommendation as set out in the previous report (detailed below); and the recommendation to APPROVE the application remains the same subject to the following conditions:

## 2.0 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

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## 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

- 6. A04 Time Limit
- 7. B Construction management
- 8. B landscape mitigation where required
- 9. C38 Development in accordance with Plans
- 10. Cus Removal of existing mast following development