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ITEM	ANT/2007/6652	WARD Bebington
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**Location:** Footpath south of The Acorn Public House Village Road Higher Bebington Wirral CH63 8PT

**Proposal:** Erection of a 12 metre slimline streetworks pole with three shrouded antennas, two equipment cabinets and ancillary development located at the base of the tower

<b>Applicant:</b> T Mobile UK Ltd c/o Daly International Fairbank House Ashley Road Altrincham Cheshire WA14 2DP	<b>Agent:</b> Daly International UK Ltd Fairbank House Ashley Road Altrincham Cheshire WA14 2DP
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**Development Plan allocation and policies:** Primarily Residential Area  
TEL1 Principles for Telecommunications  
TE1 Criteria for Telecommunications Development  
HS15 Non-Residential Uses in Primarily Residential Areas  
SPD1 Designing for Development By Mobile Phone Operators

**Planning History:** None.

**Representations and consultations received:** A site notice was displayed on a lamp post adjacent to the site on Village Road. A total of 83 letters of notification have been sent to properties in the area. At the time of writing this report 2 objections have been received from Councillor Williams and Councillor Clarke, listing the following grounds:

- The proposal will have a detrimental impact on the visual amenity of the area.
- The proposal will result in clutter within the street scene.

Consultations:

Director of Regeneration - Housing & Environmental Protection Division  
No objection to the proposal having considered that;

- The level of emissions from the proposed telecommunications mast conforms to the standard set by the International Commission on Non-ionising Radiation Protection
- Members of the public will not have access to the exclusion zone.
- The Advisory Group on Non-ionising Radiation, in the report of 14 January 2004 states that:  
"Exposure levels from living near to mobile phone base stations are extremely low, and the overall evidence indicates that they are unlikely to pose a risk to health."

Director of Technical Services - Traffic Management Division

**Directors comments:** This application has been removed from delegation by Councillor Williams for the reason of clutter within the street scene and visual amenity.

#### PROPOSAL

The proposal is for the erection of a 12m high slimline streetworks monopole with three shrouded antennas, two equipment cabinets and ancillary development located at the base of the tower. The equipment cabinets are to be 1500mm x 910mm x 1700mm high and 1350 x 600 x 1300mm high and will be sited either side of the proposed mast.

#### PRINCIPLE OF DEVELOPMENT

The application is a prior approval notification of the applicant's intention to erect a mast and seeks the Local Planning Authority's approval for its siting and appearance only. The principle of the mast is permitted under Part 24 of the (General Permitted Development) Order, and as such the local planning authority cannot object to the principle of a mast.

#### SITE AND SURROUNDINGS

The proposal is to be sited on the pavement to the east of the main vehicular entrance

to the Acorn Public House on Village Road. The mast itself is to be 11.7m high and is to be flanked by the equipment cabinets on the east and west, the larger of the two will be sited to the West, closer to the entrance to the pub.

#### POLICY CONTEXT

PPG8 gives national guidance on planning for telecommunications development including radio masts and towers, antennas of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires.

It should be noted that the Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. The aim of telecommunications policy is to ensure that people have a choice as to who provides their telecommunications service, a wider range of services from which to choose and equitable access to the latest technologies as they become available.

TE1 (Principles for Telecommunication) TE1 (Criteria for Telecommunications Development) of the Wirral Unitary Development Plan and (Supplementary Planning Document 1 (Designing for Development By Mobile Phone Operators).

The criteria outlined by the policies and associated guidance document require that proposals such as this should be assessed based on, the impact of the proposal on residential amenity through siting and external appearance, that it has been demonstrated the apparatus cannot be located on an existing building or that an existing mast cannot be shared.

#### SITE SELECTION

Having regard to the coverage maps submitted with the application the mast is proposed in this location to most effectively provide for the area of Higher Bebington and the surrounding area, where the operator has identified a clear deficiency in its present coverage.

The operator has demonstrated that they have considered other sites in the local area. Six alternative sites were considered by the operator and these are listed below:

1. Grange United Reformed Church - The church is located just outside the search area and was discounted due to it having no tower or spire offering height to a roof top installation. There is no scope for a green field site within the church grounds.
2. Christ Church, Kings Road - This site is in the West of the search area and it was thought a 12m antenna could be hidden behind the louvers. The Church have confirmed they are not interested in the proposal and the site has therefore been discounted.
3. Allotments & Playing Fields, Kings Lane - Enquiries were made to Wirral MBC, owners of the land who confirmed they were not interested in proceeding with such a proposal.
4. Town Lane DNS, by Cemetery, Town Lane - This is a streetworks location close to the cemetery. It has been discounted due to a proliferation of tall trees and such an installation is considered inappropriate in a residential street.
5. Bebington Cemetery, Town Lane - This was not considered a suitable location because of the nature of the land use.
6. The Oval Sports Centre, Old Chester Road - All locations within the Oval Sports Centre have been dismissed due to the lack of screening, and Wirral MBC have indicated that it would impede access to the all weather pitch.

#### APPEARANCE AND AMENITY ISSUES

The diameter of the mast is to be 250mm in diameter with the shroud extending to a diameter of 600mm. It is set against the back drop of the two storey public house approximately 30m to the north with the car park in between. Immediately adjacent to the site is a low stone wall, which acts as the boundary of the pub car park, rising to a height of approximately 1m at it's highest point.

There are a number of features in the area, in particular street furniture that represent a similar vertical emphasis. There is a telegraph pole approximately 15m away on the corner of Village Road and Acorn Close and there are several lamp posts on both sides of Village Way. There are also lighting columns approximately 15m in height. There are however no installations of this size in the immediate vicinity of the site.

The characteristics of the site are such that it is relatively open and close to a prominent corner. To introduce a feature of these dimensions along with it's associated cabinets would represent an alien feature that would be out of character with the surrounding area and would have an over bearing and overdominant impact on the street scene. The proposal is not therefore considered acceptable

#### HIGHWAY/TRAFFIC IMPLICATIONS

#### ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to this proposal.

#### HEALTH ISSUES

The Government recognises that health considerations and public concern can, in principle, be material considerations when determining applications for planning permission or prior approval. National planning policy in PPG8, however, indicates that if base stations meet ICNIRP guidelines it should not be necessary for the Local Planning Authority to consider further the health aspects or concerns about them. The Local Planning Authority expects all applications for mobile telephone equipment to be accompanied by a certificate confirming that all proposed apparatus would be compliant with ICNIRP guidelines. The applicant has confirmed by the necessary certification that the emission levels from the proposed antennae will be in full compliance with the ICNIRP guidelines. Consequently a refusal on these grounds could not be reasonably and robustly sustained.

#### CONCLUSION

The proposal represents a large an obtrusive installation in an otherwise relatively open and uncluttered corner in a residential area and the proposal will therefore have a detrimental impact on the character and visual amenity of the street scene.

**Recommendation:**        **Refuse**

**Reason(s):**

- 1        The proposal, by virtue of it's size, siting and design will have a overbearing and over-dominant impact on an open corner that will be out of character with the street scene. The proposal is therefore contrary to UDP policies TE1 and HS15 and associated SPD1.

**Last Comments By:**        **13 September 2007**

**56 Day Expires On:**        **07 October 2007**