

Planning Committee

30 May 2013

Reference:
APP/13/00482

Area Team:
North Team

Case Officer:
Mr K Spilsbury

Ward:
**Moreton West and
Saughall Massie**

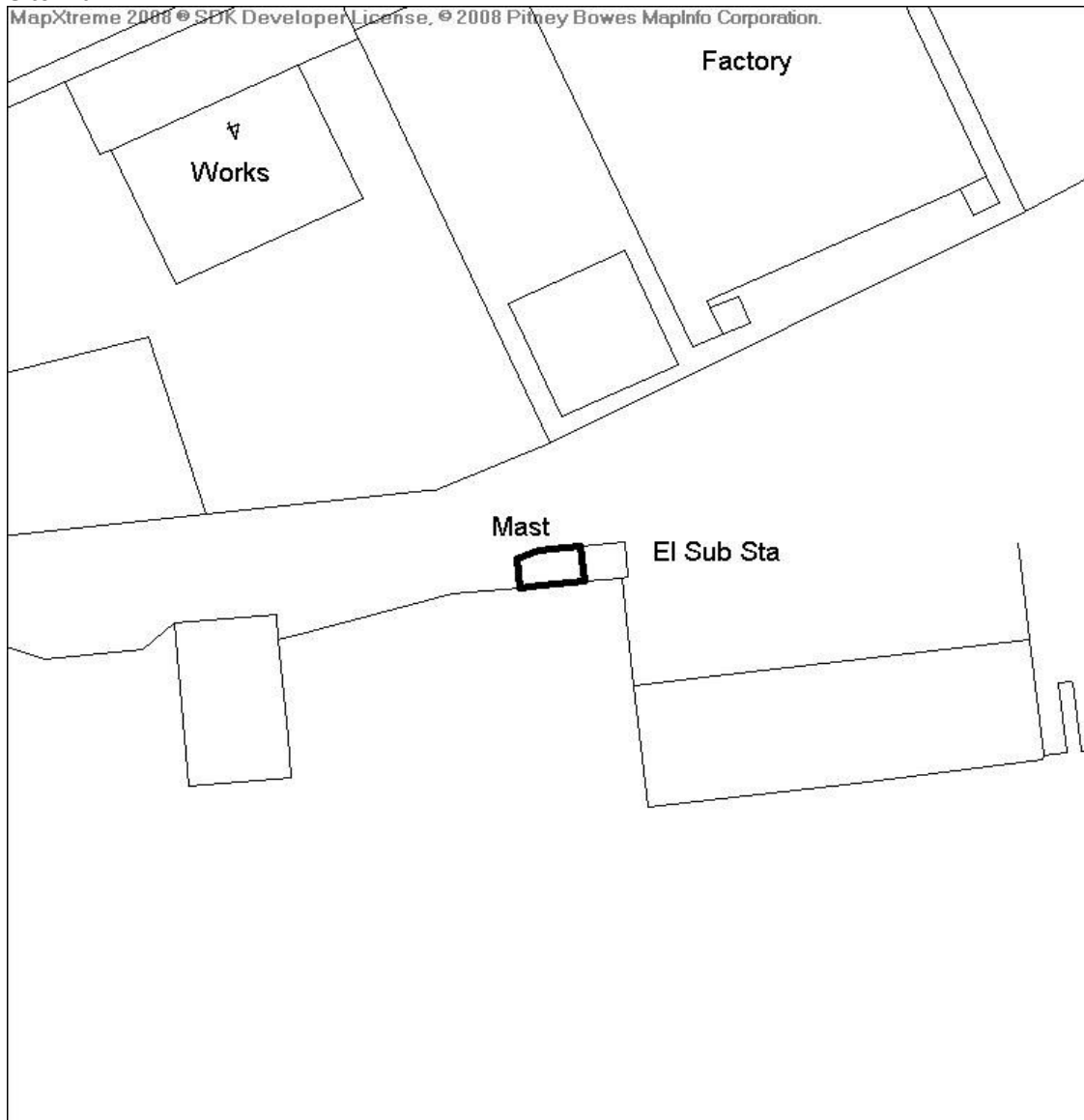
Location:
Proposal:

Peninsula Fencing, TARRAN WAY SOUTH, MORETON, CH46 4TP
Removal of the existing 18m high monopole and 4no. equipment cabinets and the installation of a 21m high dual user monopole accommodating 6no. dual band antennas upon a shared headframe, 6no. RRU'S and 4no. microwave dishes and the installation of 3no. radio equipment cabinets.

Applicant:
Agent :

Vodafone Limited
Mono Consultants Ltd

Site Plan:



Development Plan allocation and policies:

Primarily Industrial Area

Planning History:

Location: Wirral Concrete, Tarran Way South, Moreton, Wirral, L46 4TP
Application Type: Prior Approval of Telecommunications PD
Proposal: Erection of a 15 metre high monopole mast with antennas, and equipment cabinets.
Application No: ANT/01/07317
Decision Date: 08/01/2002
Decision Type: Prior approval is not required

Location: Tarran Way Industrial Estate, TARRAN WAY SOUTH, MORETON, CH46 4TP
Application Type: Full Planning Permission
Proposal: Full application for the removal of the existing Telefonica monopole and replacement with the installation of an 18 metre high dual user Telefonica and Vodafone monopole radio base station. Accommodating 6no. antennas resulting in an overall height of 21 metres. The tower shall maintain a galvanised steel finish. There will also be 2no. equipment cabinets, armco barrier and 2.1metre high palisade fence and ancillary development there to.
Application No: APP/12/00966
Decision Date: 27/09/2012
Decision Type: Approve

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

Having regard to the Council Guidance on Publicity for Applications, twenty seven notifications were sent to neighbouring properties within a 100m radius. A site notice was also displayed. At the time of writing this report no objections have been received.

CONSULTATIONS

Head of Environment & Regulation (Traffic & Transportation Division) - No objections

Head of Environment & Regulation (Pollution Control Division) - No objections

DIRECTORS COMMENTS:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Chris Blakeley has requested the application be removed from delegation and considered by at Planning Committee on the grounds that although the site of the application is on an industrial estate, the estate is located in a densely populated residential area and local residents have made representations to him about the impact this mast would have on the amenities that they could reasonably expect to enjoy.

INTRODUCTION

The proposed development is a full application for the removal of the existing 18m high monopole and the installation of an 21 metre high dual user Telefonica and Vodafone monopole accommodating 6no. dual band antennas upon a shared headframe as well as 6 RRU's and 4 microwave dishes. The existing 4no. equipment cabinets shall be removed and replaced with 3no. equipment cabinets.

PRINCIPLE OF DEVELOPMENT

The proposed development constitutes a full planning application as opposed to a prior approval notification due to its height being in excess of 15m above ground level. The site is within a primarily industrial area and as such the development is acceptable in principle subject to policy EM8 of Wirral's Unitary Development Plan and the National Planning Policy Framework (NPPF).

SITE AND SURROUNDINGS

The application site is located within an established industrial area adjacent to a sub station.

The existing mast is located within a purpose built compound containing all the associated equipment.

The mast is set against the back drop of an existing single storey industrial building, approximately 4m in height, and is surrounded by a 2.1m high palisade fence.

POLICY CONTEXT

The new NPPF gives national guidance on planning for telecommunications development. 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.

Policies TEL1 (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) are deemed relevant.

The criteria outlined by the policies and associated guidance document require that proposals such as this should to be assessed based on, the impact of the proposal on residential amenity through siting and external appearance. The applicant must demonstrate that the apparatus cannot be located on an existing building and that an existing mast can not be shared.

In addition, the proposal is subject to Wirral Unitary Development Plan Policy EM8 - Development within Primarily Industrial Areas. This states that proposals for uses falling within use classes B1, B2 & B8 will be permitted subject to policies EM6 and EM7. There must be no loss of amenity, no adverse impact upon neighbouring uses or visual intrusion. Satisfactory access must be provided in addition to off street parking. Siting, scale and design and choice of materials are key.

Whilst the mast does not fall within use class B1, B2 or B8, it is already an established feature within the area and therefore the replacement mast will not introduce any loss of amenity, any adverse impact upon neighbouring uses or additional visual intrusion. There is sufficient access to the site and it is not envisaged that the scheme will result in additional parking requirements.

The proposed development involves the removal of the existing Telefonica monopole and replacement with the installation of a 21 metre high dual user Telefonica and Vodafone monopole accommodating 6no. dual band antennas upon a shared headframe as well as 6 RRU's and 4 microwave dishes. The existing 4no. equipment cabinets shall be removed and replaced with 3no. equipment cabinets.

The scheme is the result of the strategic partnership between the Telefonica Group and the Vodafone Group to share their mobile assets across the UK and Europe. The existing Telephonica base station at the site will therefore be removed and a new mast share installation built in its place.

It is considered that the principle of the scheme has already been established at the site and as a result no alternative sites have been investigated. It is envisaged that the new development will eliminate the need for the Vodafone Group to locate elsewhere in the borough and as such the scheme is considered to comply with policies TEL1, TE1, SPD1 and the NPPF.

APPEARANCE AND AMENITY ISSUES

The applicant states that the proposal is a revised scheme from that originally approved under planning reference APP/12/00966 as the proposal would not meet the operator's technical requirements. The previous consent gave permission for a similar development to that proposed consisting of a 21m high mast and associated equipment.

The proposed installation will replace the existing structure with a new shareable monopole which will be seen as a feature not uncommon in an area that already accommodates telecommunications apparatus. Given that the proposal is replacing an existing telecommunications structure in order to mast share and thereby reduce the need for further sites outside the Industrial context of the Tarran Way Industrial Estate, it is considered that the structure will be accepted as part of the urban fabric of

the area. This complies with the policy set out in policy TEL1, TE1 and SPD 1.

The design of the proposed shareable monopole is similar to the monopole structure it replaces and whilst it is marginally taller than the previous design it is considered acceptable given its unfussy, simple appearance with a slim line column. The impact of the proposal upon amenity is therefore minimal which is in accordance with policy TE1 of Wirral's UDP.

Whilst the proposed antennas, RRU's and microwave dishes are not contained within a shroud and therefore is not as streamlined in appearance as some masts, the applicant states that the design will offer a technically preferred solution in which, where possible antennas can be tilted and orientated so as to provide cell specific coverage to the demands in the target area. Given the industrial context of the site and the existing of a similar mast already in situ it is considered that the issues relating to the design would be outweighed by the benefits of creating a dual use mast that would limit the need for other masts outside the industrial area. The development will therefore facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum thus complying with the principles set out in the NPPF.

Councillor Blakeley has asked for the application to be heard at planning committee as a result of the impact upon local residents, however as the site is located well within the industrial area of the Tarran Way Industrial Estate where you would expect to find such structures. It is considered that the mast is located away from the direct outlook of surrounding residential properties and as such will provide the technical requirements of the two companies without detriment to the amenities of the local residential population.

The siting and design of the proposal is deemed acceptable. There is not considered to be any adverse impact on the amenity of neighbouring uses. The proposal will replace an existing mast within an existing compound therefore the siting and external appearance is acceptable. The proposal is considered to comply with Policy TE1, TEL1 of Wirral's Unitary Development Plan and the NPPF.

SEPARATION DISTANCES

Separation distances do not apply in this instance as no residential properties will be adversely effected by the proposal. The closest residential properties are located in excess of 75m from the site.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway or traffic implications relating to this proposal. The Director of Technical Services - Traffic Management Division has raised no objection to the proposed scheme.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

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 the National Planning Policy Framework, 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

It is considered that the proposal will not have an adverse impact on the street scene, the character of the area, or the amenities of nearby properties and as such, it is considered to comply with Policy TE1, TEL1 and EM8 of Wirral's Unitary Development Plan and NPPF and is therefore recommended for approval.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary

Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

It is considered that the proposal will not have an adverse impact on the street scene, the character of the area, or the amenities of nearby properties and as such, it is considered to comply with Policy TE1, TEL1 and EM8 of Wirral's Unitary Development Plan and NPPF and is therefore recommended for approval.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 8th April 2013 and listed as follows: 300 issue A (dated 15.01.13) & 203 issue B (dated 15.01.13)

Reason: For the avoidance of doubt and to define the permission.

3. Within 28 days of the installation of the development hereby approved the existing RT SWANN 15.0m high monopole and TEF antennas as shown on drawing number 300 issue A dated 15.01.13 shall be permanently removed.

Reason: In the interest of amenity having regards to policy EM8 of Wirral's Unitary Development Plan

Further Notes for Committee:

Last Comments By: 07/05/2013 15:45:54
Expiry Date: 03/06/2013