

Item D.4 06/00050/TEL Prior App not reqd - Telecom Mast

Case Officer Miss Nicola Bisset

Ward Chorley North East

Proposal Proposed Telecom Development Consisting 3 No. Additional O2 (uk) antennae at 10.85 metres height and relocation of existing 3 No O2 (uk) antennae and 1 No transmission dish at 11.0 metres feight on new delta frame on existing 15.0 metre column mast: together with proposed O2 (uk) Nokia equipment cabinet with ancillary electrical cabling within existing compound

Location Little Knowley Farm Heapey Road Chorley LancashirePR6 9BQ

Applicant O2 UK Ltd

Proposal This prior notification application proposes the erection of 3 additional O2 (UK) antennae at 10.85 metres high on the existing 15 metre high lattice tower mast. The relocation of 3 existing O2 (UK) antennae and 1 transmission dish at 11 metres high on new delta frame and an O2 (UK) Nokia equipment cabinet within the existing compound. The proposed equipment cabinet measures 2.31 metres by 0.75 metres by 1.94 metres high.

Planning Policy The application site is located to the north of Heapey Road close to Little Knowley Farm. There is an existing 15 metre high lattice tower mast at the site, which is visible from Heapey Road.

The site is located within an Area of Other Open Countryside. Policy DC2 of the Adopted Chorley Local Plan Review relates to development within areas of other open countryside.

Policy PS12 of the Adopted Chorley Local Plan Review 2003 states that the Borough Council will permit utility services development, where there are no overriding environmental objections to either the siting or appearance of the installation and when all the following criteria are satisfied:

1. The development is part of a planned extension
2. No operationally suitable alternative sites with less environmental impact are available;
3. There is no reasonable possibility of sharing existing facilities;
4. There is no reasonable possibility of erecting antennae on an existing building or other structures;
5. The visual impact of the development on the townscape or landscape, including road access works, has been minimised subject to technical limitations.

PPG8 (Telecommunications) states that the general policy on telecommunications is to facilitate growth of new and

existing systems.

Where possible the Government encourages the use of existing buildings and mast sharing, to keep to a minimum of new masts. It does state that operators should look carefully at materials, colours and design in order to minimise obtrusiveness.

Planning History **96/00537/TEL-** Installation of telecommunications mast (Prior Notification). Approved

9/04/01180/FUL- Increase of height of existing multipole telecommunications mast from 15m to 20m with relocation of existing OPCS head frame to top of mast and proposed 3 antennae at 15.3m and 1 transmission dish at 17m height with equipment cabin and ancillary electricity meters and cabling within existing compound. Refused for the following reason:

‘The proposed telecommunications development is contrary to Policy PS12 of the Adopted Chorley Borough Local Plan Review, which seeks to allow such development only where there are no overriding environmental objections. The proposal fails to meet criteria (e) of Policy PS12 and would be detrimental to the open and rural character of the Area of Other Open Countryside contrary to Policy DC2 of the Adopted Chorley Borough Local Plan Review.’

05/00076/TEL- Prior notification of proposed telecommunications development consisting of 3 O2 antennae and 1 O2 transmission dish on an existing 15m mast with O2 Nortel equipment cabinet and ancillary electricity meters and cabling with existing compound. Determined that prior approval was not required.

05/01181/TEL- Prior notification to erect 3 O2 (UK) antennae at 11 metre high and relocation of existing O2 (UK) transmission dish of existing 15 metre high lattice mast; together with proposed O2 (UK) Nokia equipment cabinet with ancillary electrical cabling within existing compound. Application withdrawn

Representations 2 letters of objection has been received from neighbouring residents raising the following points:

1. Close to local housing, children’s play area and Sea Cadets Meeting House
2. Health risks
3. Siting of the mast- very visible from the properties on Paradise Street
4. Loss of house value.

Consultations **Head of Public Space Services** have no objection to the proposal

Lancashire County Council Highways have no objection to the proposal

Assessment

The application is a prior notification application and therefore the Council is restricted to only assessing whether prior approval of the siting and appearance of the proposed development should be sought.

In terms of design it is proposed to erect 3 antennae at a height of 10.85 metres, the relocation of the existing 3 O2 antennae and existing transmission dish to a height of 11 metres on a new delta frame. In March 2005 it was determined that prior approval was not required to attach 3 additional O2 antennae and 1 transmission dish on the existing mast (05/00076/TEL). This equipment has been erected on the mast and is attached to the existing column without a frame. This proposal incorporates the three existing antennae and 3 additional antennae, which will be mounted on a delta frame and project away from the mast. The additional antennae will be visible when the mast is viewed but it is considered that in comparison to the existing bulky headgear the proposed antennae will not have a significant impact on the appearance of the mast.

In terms of siting the nearest residential properties, apart from the landowners property (Little Knowley Farm), are the terraced properties on Heapey Road which are located 130 metres away from the proposal site. It is considered that the additional equipment will not detrimentally impact on the neighbour amenities. Also mast sharing is the preferred option rather than the erection of a new mast in the area.

The proposed additional equipment cabinet will be located within the existing compound and therefore will not have a significant impact on the visual amenities of the area.

Therefore it is considered that the siting and design of the proposal are acceptable.

In terms of the concerns of the neighbouring residents, the proposal meets the ICNIRP guidelines and therefore is in line with PPG8, it is not necessary to consider further health aspects and concerns as part of processing this application.

Recommendation: Prior App not reqd - Telecom Mast Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
