
Case Number	19/00405/TEL
Application Type	Telecommunications Prior Notification
Proposal	Erection of 12.5m monopole and provision of associated cabinets and equipment (Application for determination if approval required for siting and appearance)(Amended 29.04.2019).
Location	Land Adjacent 1 Sandygate Grange Drive Sandygate Road Sheffield S10 5NH
Date Received	31/01/2019
Team	West and North
Applicant/Agent	WHP Wilkinson Helsby
Recommendation	Grant Conditionally Prior Notification

Subject to:

- 1 The following drawings constitute the approved plans for this application:

002 Site Location Plan Issue D
200 Proposed Site Plan Issue D
250 Proposed elevations A Issue D
330 Cabinet Layout Issue D

- Published 22.05.2019

Reason: In order to define the permission.

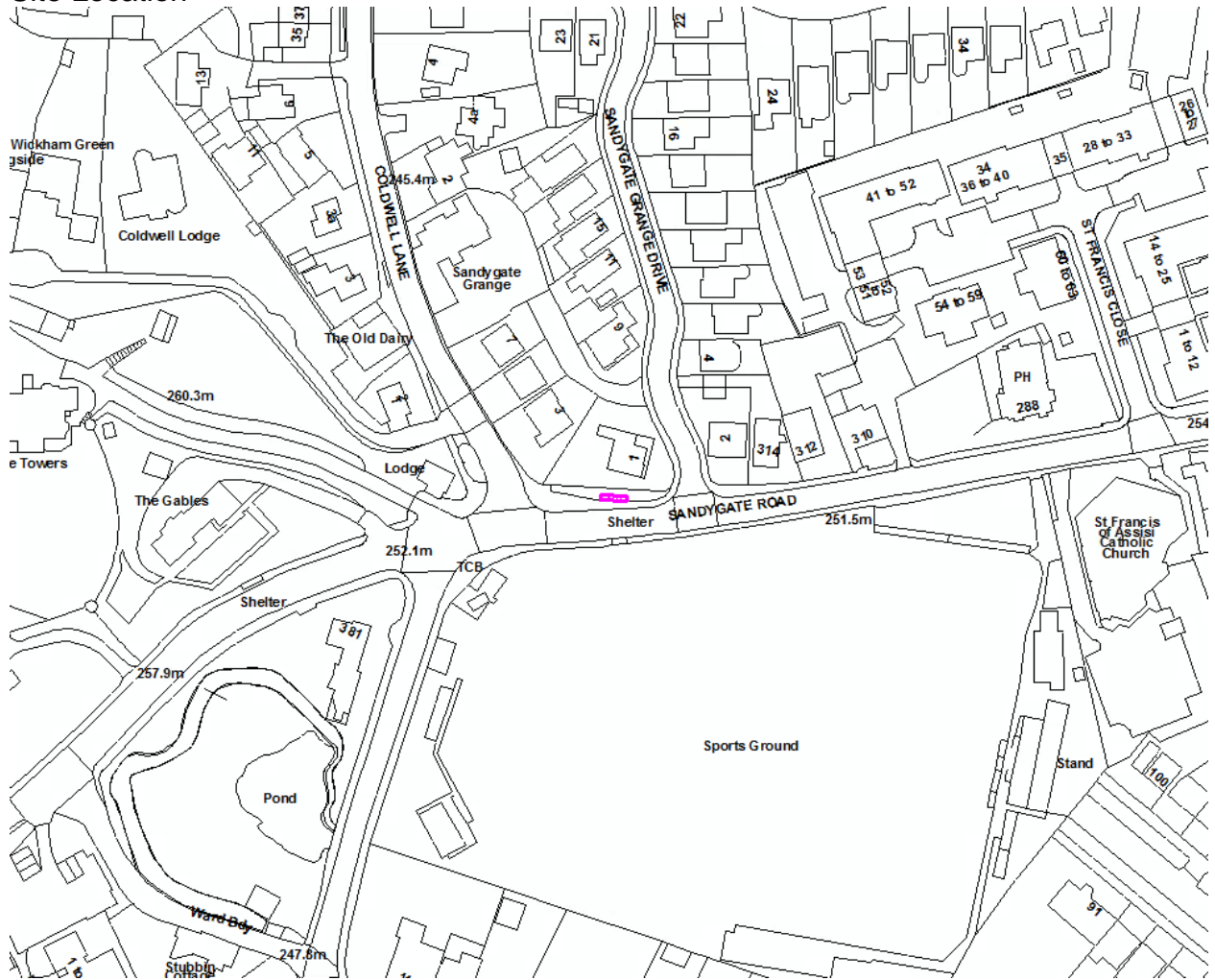
- 2 A sight line, having dimensions of 2.4, x 43m and running east along Sandygate Road at the junction with Coldwell Lane, shall be safeguarded and there shall be no obstruction within this sight line in excess of 1m above the channel level of Sandygate Road

Reason: In the interests of highway safety at the junction

Attention is Drawn to the Following Directives:

1. The applicant is advised that under Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015; that when longer required or viable, the equipment shall be removed from the site and it shall be returned to its former condition.
2. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.

Site Location



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LOCATION AND PROPOSAL

The application relates to an area of grass verge on Sandygate Road between the Coldwell Lane and Sandygate Grange Drive junctions.

The surrounding area is predominantly residential however directly opposite are the premises of Hallam Football Club. The site is allocated as a Housing Area as defined in the adopted Sheffield Unitary Development Plan (UDP).

Planning permission is sought for the erection of a 12.5 metre high monopole and associated cabinets and equipment.

The application has been submitted under Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, and in accordance with the electronic communications code under the telecommunications Act 1984 Schedule 2 as amended by the Communications Act 2003. The development is permitted development under Part 16 of the GPDO subject to condition A.3, which requires the developer to apply to the Local Planning Authority for a determination as to whether prior approval is required as to the siting and appearance of the development only.

The provision of the associated street cabinets and equipment is permitted development under Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as the base of each structure is not more than 1.5 square metres.

The principle of the development is not under assessment as part of this application. The impacts of the proposal in terms of siting and appearance are addressed within the following report.

RELEVANT PLANNING HISTORY (optional)

No relevant planning history

SUMMARY OF REPRESENTATIONS

The site has been advertised by way of neighbour notification letter and site notice.

A total of 62 letters of representation have been received. In some cases multiple letters have been received from individuals therefore this is not a direct indication of the number of objectors.

44 letters of representation were received following submission of the application, all in objection to the proposal. A summary of the comments is below:

- Impact on the nearby listed buildings
- Impact on the character and appearance of the area
- Impact on green space and planting
- Appearance and finish - the white finish would stand out against existing street furniture
- Loss of visual amenity for local residents

- Impact on views
- Overbearing impacts
- Proximity to residential properties
- Impact on house values
- Proximity to the Ranmoor Conservation Area
- Impact on historical assets including Hallam FC, the oldest football club
- Impact on The Plough Inn's designation as an Asset of Community Value
- Highway safety impacts
- Impact on highway line of sight
- Health impacts
- Another mast in the area considered to be unnecessary
- Lack of evidence that other options have been properly considered such as sharing existing masts and alternative locations
- Concerns that the correct application procedure has not been followed with regards to notification of the land owner and public consultation
- Concerns regarding impacts over the construction period and subsequent maintenance
- Query regarding the cabinets being permitted development
- Impact on TV signals in the immediate area
- Potential interference with other electrical equipment
- Inaccuracies in the applicants submission

Although all concerns are noted; the LPA is able only to assess the proposed siting and design of the telecommunications mast. Under Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015; assessment of the following is not included: potential health impacts, interference of TV signals, impacts on property values, loss of views or other issues that may be deemed by some to be relevant to the proposal.

Although some inaccuracies have been identified in the submitted materials; the LPA considers that it has been possible to undertake a thorough and accurate assessment of the application. Supporting documents and further discussions have aided in this.

Comments relating to design and siting will be addressed within the main body of the report.

Amended plans were published on the 29th April which propose the monopole height reduced to 12.5 metres and with revised positioning of the associated equipment. Following publication of these plans a further 22 objections have been received. Additional comments that are not included in the above section are summarised below.

- The revised height is considered to be cosmetic, failing to mitigate the issues.
- Question raised regarding the acceptability of 12.5 metre high mast when a 15 metre high mast hasn't been deemed acceptable.
- The revised position would not comply with ICNIRP guidelines.
- The revised siting will decrease physical distance between the proposed antenna and people and thus will worsen potential health effects.

- The plan labels cite the wrong address.
- Concerns that the proposed stone wall and boundary fencing in the area has been represented at the wrong heights.
- Vertical elements such as telegraph poles have been resisted in the area and so are not in keeping with the local character.

Following the revised height and siting the agent working on behalf of the applicant has confirmed that this complies with ICNIRP guidelines. The LPA is therefore satisfied that within the realms of the planning legislation relating to telecommunications equipment; that the revised proposal does not worsen the impacts.

In response to the comment regarding labelling of the plans all drawings have been amended to ensure the correct address is cited.

It is considered that an accurate and thorough assessment of the proposal has been made based on the information provided and subsequent site visits. Regardless of the height of the adjacent boundary fence being 2 or 3 metres; it is not considered that the proposed siting would be detrimental to visual amenity.

As referred to in earlier sections; potential health impacts are not currently assessed in the determination of these types of applications for telecommunications equipment.

Comments relating to the revised design and siting are addressed within the main body of the report.

PLANNING ASSESSMENT

The site is located in a Housing Area as designated in the adopted Sheffield Unitary Development Plan. Telecommunications installations are not specifically mentioned within the main policies relating to development within Housing Areas and therefore must be determined on their own merits and in line with UDP policy BE14.

UDP Policy BE14 'Telecommunications' is relevant and states that; 'Telecommunications development should be sited and designed so as to minimise its visual impact, subject to technical and operational considerations and new equipment should share masts or be sited on existing structures where this is technically and economically possible.'

The National Planning Policy Framework states that "Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections."

It then goes on to state that "The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion... Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate"

DESIGN AND SITING

Site selection

Paragraph 116 of the NPPF states that “Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure”.

Information has been submitted regarding the site selection rationale and the requirements to develop in the S10 area to maintain coverage. The agent has confirmed by email that the required sequential site selection process has been followed and through this no sites suitable for sharing on existing structures or buildings were identified within the cell search area that would perform the required coverage. Concerns regarding the lack of detail are acknowledged however the applicant has fulfilled the requirements of planning policy and the LPA’s powers to question the need for the equipment are limited by the NPPF.

Included within the justification for the site selection is the requirement to avoid a “cluttered” area where trees and buildings could interfere with the signal. Due to the fairly open nature of the site; it has been possible to secure a reduction in the monopole height from 15 metres to 12.5 metres. It is considered that this reduction will further integrate the mast into the existing street furniture and reduce any overbearing impacts

Highway safety

Although referred to within the submission as an existing telecoms site; it is acknowledged that the site is currently open and free development. The grass verge offers a degree of visual amenity however its main purpose is understood to allow a line of sight at the Coldwell Lane junction.

A high number of the objections to the proposal refer to the highway line of sight and express concerns that the development would obstruct this and lead to safety issues. In response the applicant has agreed to set the cabinets further back in to the grass verge to address this. Amended plans published on the 29th April 2019 indicate this new equipment layout.

In order to ensure that the line of sight will be kept free of development a condition is attached requiring the applicant to submit a plan showing that the line of sight will be safeguarded; prior to the commencement of the development. Subject to this condition, there are no objections to the proposal from Highway Services.

Highway safety concerns also relate to the construction period and subsequent maintenance of the equipment. It is not considered that disruption during these periods would warrant refusal on siting grounds given the limited scale and nature of the development.

Correspondence from the council's highway records department has been received which confirms that the land is adopted highway and as such the LPA can confirm that the relevant land owner notification procedure has been followed.

Minimising the number of telecommunications sites

The proposal is for the installation of a new monopole that will provide new coverage for EE and H3G LTE and the Emergency Services Network. The agent proposes that the network sharing agreement meets the aims of the NPPF and UDP with regards to minimising the number of telecommunications developments.

It is proposed that the new equipment at this site will replace that currently fixed to The Plough Inn nearby on Sandygate Road. It is indicated by the agent that the future of the existing siting is insecure and so an alternative site is required in the area to prevent signal failure. It is expressed that this is particularly crucial due to the need to ensure the Emergency Services Network. Part 16 of the GPDO requires the removal of redundant telecoms equipment therefore it is not considered that the proposal will lead to cluttering or unnecessary provision in the area.

In respect of the planning assessment; the proposed re-siting of the telecommunications equipment is unrelated to the Asset of Community Value designation at The Plough Inn. The application under assessment does not have any direct bearing on the designation or suggest any future planning determinations on the site.

Design and Visual Amenity

The street works monopole design has been selected to minimise visual impact upon the street scene by integrating with the existing street furniture such as street lighting columns which are a common feature in the built environment.

The proposed mast has been reduced in height from 15 metre to 12.5 metres in order to promote its integration in to the street scene by relating it more appropriately to the surrounding lighting columns and the surrounding buildings and structures. It is considered that this reduces the visual impacts and prevents an overly dominant feature in the street scene.

It is not considered that the proposed development on the grass verge will lead to any significant loss of visual amenity; it is accepted that such provision is not uncommon in residential areas and that it forms part of the street furniture. It is not considered that the development will lead to any significant loss of green open space or planting. The NPPF prevents the LPA from restricting telecommunications developments except in cases where the design or siting is harmful. It is not considered that harm is demonstrated in the proposal.

The proposed siting is approximately 39 metres from Grade II listed building The Lodge. The potential visual impacts on the setting of this historical asset have been assessed by the LPA's Conservation officer and it is considered that important views of the building will be retained and the proposal will not be harmful in that respect.

The proposed development site is outside of the Ranmoor Conservation Area and not considered to be a threat to its appearance or character.

Concerns regarding siting adjacent to the historic Hallam Football Club are noted. It is however not considered that this is reasonable grounds to resist the proposed siting. The monopole will not exceed the height of the existing floodlighting columns around the football pitch; which create a precedent for higher vertical features in the landscape.

The NPPF states that LPA's should not insist on minimum distances between new electronic communications development and existing development but that they should have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.

The policy requirement is that the development should not be detrimental to the operation of electrical equipment, air traffic services or instrumentation in the national interest. This does not cover domestic equipment and servicing therefore the LPA is unable to resist the application based on concerns regarding domestic level interference.

SUMMARY AND RECOMMENDATION

In light of the above assessment; the siting and design of the proposed telecommunications mast are not considered to be harmful in planning terms. It is therefore recommended that this prior notification application be approved subject to conditions.

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