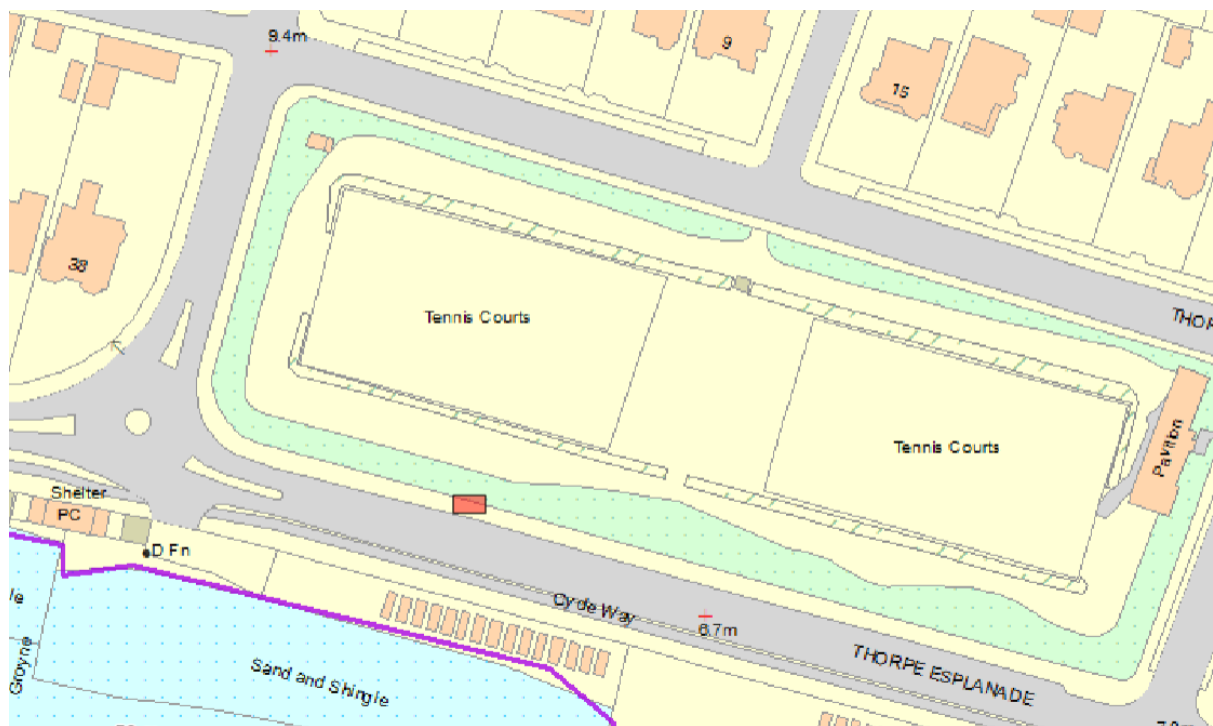


Reference:	16/01752/FUL	
Ward:	Thorpe	
Proposal:	Remove existing tower and install 9m replacement tower with multi band antenna, associated cabinet and upgrade works (amended proposal)	
Address:	Telecommunications Mast 7052, Junction of Thorpe Esplanade & Thorpe Hall Avenue, Thorpe Bay, Essex	
Applicant:	EE LTD & Hutchinson 3G UK LTD	
Agent:	Mr D. Hosker, WHP	
Consultation Expiry:	01.11.16	
Expiry Date:	09.11.16	
Case Officer:	Louise Cook	
Plan Nos:	SOS022-01 Issue I, SOS022-02 Issue I, SOS022-03 Issue I, SOS022-04 Issue I, SOS022-05 Issue I	
Recommendation:	GRANT PLANNING PERMISSION	



1 The Proposal

- 1.1 Planning permission is sought to remove the existing telecoms tower and to install a 9m replacement tower with multi band antenna, associated cabinet and upgrade works.
- 1.2 The application is an amended proposal following the refusal of telecommunications applications ref. 16/00824/TEL & 15/00876/TEL also dismissed at appeal and 14/01646/TEL also refused. Full details can be found in the history section below.
- 1.3 The most recently refused application 16/00824/TEL was to remove the existing mast and to replace with a 9m replacement tower and associated equipment cabinet. This was refused permission on 20th June 2016 for the following reasons:

“01. The proposed development, by reason of the height and thickness of the mast would result in an obtrusive feature in the streetscene to the detriment of the character, appearance and visual amenities of the seafront area contrary to the National Planning Policy Framework, Policy K2 and CP4 of DPD1 (Core Strategy), Policy DM1 of DPD2 (Development Management) and the Design and Townscape Guide, 2009 (SPD1).”

- 1.4 Following the most recently refused application, the following amendments have been made to the design of the proposed mast:
 - The thickness of the antenna has been reduced and would be one continuous thickness of 0.3m instead of having a diameter of 0.3m at its thinnest and 0.6m at its thickest.
 - The height of the luminaire will be reduced from 9m high to 8m and therefore will be set further down the mast.
 - The proposed equipment cabinet remains the same as before.

2 Site and Surroundings

- 2.1 The existing mast (with lighting arm) is shown to be 8m high with an enclosed antenna with light arm above. It is located towards the front edge of the pavement to Thorpe Esplanade whilst the cabinets are located at the back of the footpath to the north of the public highway.
- 2.2 The surroundings comprise the highway and the beach with some beach huts to the south. To the rear is an area of open space with tennis courts and a pavilion; to the boundary with the application site is a green screen. Beyond the courts and to the west of the application site are detached residential properties. Land levels rise to the rear (north).

3 Planning Considerations

- 3.1 The key considerations in relation to this application are the principle of the development, design and impact on the character of the streetscene, health concerns and any traffic and transport issues.

4 Appraisal

Principle of Development

National Planning Policy Framework; DPD 1 (Core Strategy) Policies KP2 and CP4; Development Management DPD Policy DM1

4.1 Paragraph 42 of the National Planning Policy Framework states:

“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.”

4.2 The proposed development will provide an upgraded installation with new equipment to facilitate 4G coverage.

4.3 There is no objection to the principle of replacing the existing installation, subject to the considerations detailed below being satisfactorily addressed.

Design and Impact on the Character of the Area

National Planning Policy Framework; DPD 1 (Core Strategy) Policies KP2 and CP4; Development Management DPD Policy DM1; SPD 1 (Design & Townscape Guide, 2009)

4.4 Paragraph 56 of the National Planning Policy Framework states that *“good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*

4.5 The National Planning Policy Framework indicates that the numbers of radio and telecommunications masts and the sites for such installations should be kept to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. The policy advises for alternative sites to be explored and efforts to be made to minimise harmful environmental effects.

4.6 Policy DM1 of the Development Management DPD states that all development should *“contribute positively to the space between buildings and their relationship to the public realm”*.

4.7 Paragraph 12.1 of the Design and Townscape Guide, 2009 relates to telecommunications antenna and masts and paragraph 409 states:

“Telecommunications masts can be obtrusive but for operational reasons must be located in positions that give a direct clear line of sight between antennae. They can have a dominant impact on the surrounding townscape and their siting is therefore crucial. The Council’s overall objective is to ensure that the positioning of telecommunications minimises their impact on the environment without prejudicing the progress of the telecommunications industry.”

4.7 As set out above, the previously refused application (16/00824/TEL) was to remove the existing mast and to replace with a 9m replacement tower and associated equipment cabinet and was refused for the reasons set out at 1.3.

4.8 *Siting*

The proposal would result in the removal of an existing installation and the provision of a new 9m high mast that would see the existing installation removed. The siting of the proposal will be 1.5m to the east of the existing. The existing cabinets would be retained on the back edge of the footpath together with a new cabinet immediately to the east of this. The cabinets would continue to be located in the same position as the existing as per the previous application and no objection was raised to this previously. It is considered that the siting is an appropriate location and it is considered that the siting of the mast close to the carriageway is appropriate to maintain the rhythm and alignment of the other streetlights that currently exist along Thorpe Esplanade. The Planning Inspector agreed with this conclusion under the appeal decision in respect of an earlier application ref. 15/00876/TEL.

4.9 *Appearance and Impact on the visual amenities of the streetscene*

The proposed installation will replace the existing and therefore ensure that there is not the unnecessary and undue cluttering of equipment and street furniture at the application site.

4.10 The proposed installation will be one metre higher than the existing. Following the most recently refused application the thickness of the antenna has been reduced and would be one continuous thickness of 0.3m instead of having a diameter of 0.3m at its thinnest and 0.6m at its thickest. The antenna will be far less prominent than previously proposed. Whilst the proposal will be slightly wider than the existing at 0.2m wide, it is considered that the increase in height of one metre is marginal and it is not considered that the proposed increase in overall width of 0.1m would result in an incongruous or obtrusive addition to the streetscene.

4.11 It is proposed to retain the existing cabinets and erect an additional cabinet. The Design and Townscape Guide indicates that cabinets must be carefully considered so as to minimise the visual impact, must be powder coated in a dark colour and screened with landscaping where appropriate. The cabinets would be located on the back edge of the footpath, in front of the green screen. It is considered that no objection should be raised to the visual impact of one additional cabinet in the position shown. The Planning Inspector agreed with this conclusion previously.

4.12 Therefore, in light of the above, it is considered that the proposed development satisfies the policies set out above.

Health Concerns

National Planning Policy Framework; DPD 1 (Core Strategy) Policies KP2 and CP4; Development Management DPD Policy DM1

- 4.13 The application is accompanied by a Declaration of Conformity with ICNIRP Public Exposure Guidelines. In light of this and guidance contained within the NPPF, it is considered acceptable on health grounds.

Traffic and Transport Issues

National Planning Policy Framework; DPD 1 (Core Strategy) Policies KP2, CP3 and CP4; Development Management DPD Policy DM15

- 4.14 There are no highways objections to the proposed works. The proposed development will not obstruct the pedestrian footpath or be detrimental to highway safety and therefore satisfies the policies set out above.

5 Conclusion

- 5.1 Having taken all material planning considerations into account, it is found that subject to compliance with the attached conditions, the proposed development would be acceptable and compliant with the objectives of the relevant development plan policies and guidance. The proposal would have an acceptable impact on the visual amenities of the area and there are no objections in terms of health concerns or the highway impacts. This application is therefore recommended for approval subject to conditions.

6 Planning Policy Summary

- 6.1 The National Planning Policy Framework (2012).
- 6.2 Development Plan Document 1: Core Strategy Policies KP2 (Development Principles), CP3 (Transport and Accessibility) and CP4 (Environment & Urban Renaissance).
- 6.3 Development Management DPD 2015: Policies DM1 (Design Quality) and DM15 (Sustainable Transport Management).
- 6.4 Supplementary Planning Document 1: Design & Townscape Guide (2009).

7 Representation Summary

Highways

- 7.1 No objection.

Design

- 7.2 No comments received.

Public Consultation

- 7.3 Neighbours notified and a site notice displayed. No comments have been received.

8 Relevant Planning History

- 8.1 16/00824/TEL: Remove existing tower and install 9m replacement tower with multi band antenna, associated cabinet and upgrade works (amended proposal) – Prior approval is required and refused for the following reasons:

“01. The proposed development, by reason of the height and thickness of the mast would result in an obtrusive feature in the streetscene to the detriment of the character, appearance and visual amenities of the seafront area contrary to the National Planning Policy Framework, Policy K2 and CP4 of DPD1 (Core Strategy), Policy DM1 of DPD2 (Development Management) and the Design and Townscape Guide, 2009 (SPD1).”

- 8.2 15/00876/TEL: Remove existing 10m antenna and Install new 12.5m telecommunications mast with associated cabinets and works (amended proposal) - Prior approval is required and refused for the following reasons:

“01. The proposed development, by reason of the height and appearance of the mast would result in an obtrusive feature in the streetscene to the detriment of the character, appearance and visual amenities of the seafront area contrary to the National Planning Policy Framework, Policy K2 and CP4 of the Core Strategy and Policies C9 and C13 of the Borough Local Plan and the Design and Townscape Guide, 2009 (SPD1).”

- 8.3 14/01646/TEL: Replace existing 10m antenna and install associated cabinets and works - Prior approval is required and refused for the following reasons:

“01. The proposed development, by reason of the height, appearance and siting of the mast and the number, size and siting of the cabinets would result in a cluttered and obtrusive feature in the streetscene at this point, to the detriment of the character, appearance and visual amenities of the seafront area contrary to the National Planning Policy Framework, Policy K2 and CP4 of the Core Strategy and Policies C9 and C13 of the Borough Local Plan and the Design and Townscape Guide, 2009 (SPD1).”

9 Recommendation

Members are recommended to GRANT PLANNING PERMISSION subject to the following conditions:

01. The development hereby permitted shall begin no later than 3 (three) years from the date of this decision.

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

02. The development hereby permitted shall be carried out in accordance with the approved plans: SOS022-01 Issue I, SOS022-02 Issue I, SOS022-03 Issue I, SOS022-04 Issue I, SOS022-05 Issue I.

Reason: To ensure that the development is carried out in accordance with provisions of the Development Plan.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.