

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 4th November 2019

Application No:	HPK/2019/0203	
Location	Communication Mast - Orange Surrey Street Glossop	
Proposal	Replacement of existing 19.4m high structure with proposed new 25m high monopole supporting 6 no. New antennas, 3 no. New 600mm diameter dishes, 1 no. Relocated 300mm diameter dish (relocated from existing structure), 9 no. Equipment cabinets, plus associated ancillary works	
Applicant	EE (UK) Ltd and Three (UK) Ltd	
Agent	Daly International	
Parish/ward	Glossop / Howard Town	Date registered 16 th May 2019
If you have a question about this report please contact: Lisa Howard email: Lisa.howard@highpeak.gov.uk Tel: 01538 395400		

REFERRAL

The application has been referred to committee by the Head of Development Services to consider the visual impact

1. SUMMARY OF RECOMMENDATION

Approve, subject to conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The telecommunications mast and associated compound are located adjacent to the southern boundary of Glossop North End Football Club and to the north of Wicks car park. To the east is the newly constructed residential development, known as Foundry Close and Surrey St. Views of the mast are available from Surrey Street, Foundry Close, Glossop Brook Road and from within The Wren's Nest Retail Park. The site is located within the Built-up Area boundary of Glossop.

3. DESCRIPTION OF THE PROPOSAL

3.1 Approval is sought to replace an existing 19.4m high structure with a proposed new 25m high monopole that is to support 6no. new antennas, 3 no.

600mm diameter dishes, 1 no. relocated 300mm diameter dish (relocated from existing structure), 9no. equipment cabinets, plus associated ancillary works.

3.2 The application is accompanied by both existing and proposed plans, a supporting statement and a ICNIRP certificate (International Commission on Non-Ionising Radiation).

3.3 The application and details attached to it - including the plans, supporting documents, representations and responses from consultees - can be found on the Council's website at:-

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=232291>

4. RELEVANT PLANNING HISTORY

HPK/0003/9894	20m Telecommunications column mast with associated antennae dishes & compound with cabinets and ancillary equipment. Refused, Appeal allowed
DET/2005/0008	6no. T-Mobile Antennae at 14.8m and 1no. T-Mobile Transmission Dish at 13.6m on existing 20m high column mast with equipment cabinets and ancillary electricity cabling within existing compound. Approved

5. PLANNING POLICIES RELEVANT TO THE DECISION

Adopted High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S5 Glossopdale Sub-area Strategy
- EQ1 Climate Change
- EQ6 Design and Place Making
- EQ9 Trees, Woodlands and Hedgerows
- EQ10 Pollution Control and Unstable Land
- CF3 Local Infrastructure Provision
- S4 Maintaining and Enhancing an Economic base
- E1 New Employment Development

Supplementary Planning Documents

- High Peak Design Guide 2018
- Landscape Character

National Planning Policy Framework (February 2019)

National Planning Practice Guidance

6. CONSULTATIONS

- Site Notice expiry date: 02.08.2019
- Neighbour consultation period ends: 07.10.2019
- Press Advert: N/A

Public Comments

No comments received.

Consultee	Comment	Officer Response
DCC Highway Authority	No objection.	
Environmental Health	No comments received.	

7. OFFICER COMMENT

Policy Context

7.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

7.2 Section 38(6) requires the Local Planning Authority to determine planning applications in accordance with the development plan, unless there are material considerations which 'indicate otherwise'. Section 70(2) provides that in determining applications the Local Planning Authority "*shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations.*" The Development Plan currently consists of the High Peak Local Plan Adopted April 2016.

7.3 Paragraph 10 of the National Planning Policy Framework (NPPF) explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan they should be approved without delay; or where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:-

- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. (Para 11 NPPF July 2018).

7.4 Paragraph 8 of the NPPF identifies the three dimensions to sustainable development as economic, social and environmental.

7.5 Local Plan policy S1a establishes a presumption in favour of sustainable development as contained within the NPPF.

7.8 The policies contained in the Framework are supplemented by the National Planning Practice Guidance (NPPG), which is also a material consideration in the determination of applications.

7.9 A list of key policies, guidance and other material considerations is provided above (section 5).

Principle of Development

7.10 In accordance with policies S1 and S1a of the high Peak Local Plan the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing the environment. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

7.11 Development will be directed towards the most sustainable locations in accordance with the settlement hierarchy set out at Policy S2. In accordance with the settlement hierarchy, Glossop is regarded as a 'Market Town' where development of an acceptable scale and form will be supported.

7.12 In accordance with paragraph 112 of the NPPF, advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. 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.

7.13 Paragraph 113 of the NPPF goes onto 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 the consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structure for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

7.14 Paragraph 116 of the NPPF confirms that LPA's 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.

7.15 Policy CF3 of the adopted Local Plan relates to local infrastructure provision and states that the release of land for development will be informed by capacity in the existing local infrastructure to meet the additional requirements arising from new development. Suitable arrangements will be put in place to improve infrastructure, services and community facilities, where necessary. This will be achieved by, amongst other things, supporting improvements to telecommunications and high speed broadband infrastructure that does not have an inappropriate impact on the landscape and townscape.

7.16 New development will only be supported where the infrastructure necessary to serve it is either available or where suitable arrangements are in place to provide it.

7.17 The following justification has been provided to support this application:

Replacing and upgrading this site is an integral and significant part of delivering 5G connectivity across the UK. 5G operates across multiple spectrums and therefore requires additional larger antennas and new equipment cabinets. It also requires a structure with the capacity to support such infrastructure hence the proposed new monopole design. The signals that are broadcast are more prone to the shadowing effect and therefore an increased height for the antennas is required to prevent this and allow optimum performance.

The replacement structure is a shared site between EE (UK) Ltd and Three (UK) Ltd and thereby negates the need for a further additional structure in the area. There are no other structures or buildings of sufficient height in the area which could support this upgrade and therefore a new 25m high installation has been proposed. The upgrade of this site would see its capacity increased and therefore allow both operators to meet current and future demand.

7.18 Given the above policy context it is considered that the principle of development is acceptable, provided that the new structure would not have an inappropriate impact on the landscape and townscape.

Design

7.19 Policy EQ6 of the adopted Local Plan seeks to ensure that new development is well designed and responds positively to the environment and contributes towards local distinctiveness.

7.20 In terms of the wider landscape impact it is accepted that the existing mast and associated equipment at a height of 19.4m has been long established at this location. The mast and associated compound are located adjacent to the southern boundary of Glossop North End Football Club, views of the mast are available from Surrey Street, Foundry Close, Glossop Brook Road and from within The Wren's Nest Retail Park. However, existing views from public vantage points are limited to the

upper section of the mast; this would also be the case for the replacement installation. The lower proportion of the installation and the ground based equipment would continue to benefit from screening from the spectators stand within the football ground and a tree belt that is located to the south.

7.21 The mast is viewed in the context of other existing street furniture associated with the football club to the north and retail the park to the south. Though it is noted that the increased height and overall massing of the installation would have greater visual impact on the townscape and wider landscape, it is not considered that this would be unduly detrimental and is balanced by the wider public benefits arising from the development.

Amenity

7.22 Policy EQ6 of the adopted Local Plan seeks to ensure that new development, achieves a satisfactory relationship to surrounding development taking into account factors such as visual intrusion, overbearing effects, noise and light pollution.

7.23 The proposed installation would be located 26m to the west of numbers 23 and 25 Foundry Close. This compares to the existing mast which is positioned nearly 40m from these properties. Foundry Close is a modern housing estate that has been constructed following planning approval that was granted in 2015 and 2016. The existing telecommunications mast was in situ prior to these dwellings being constructed. The new mast, with its increased height and at the distance proposed would be noticeable structure when viewed from these dwellings. However, it would not cause any loss of light or have an overbearing impact. The applicant has also submitted an ICNIRP certificate which confirms that the new tower and associated equipment has been designed to be in compliance with the requirements of the radio frequency public exposure guidelines of the International Commission on Non – Ionising Radiation Protection. Accordingly, it is considered that the new structure would not have a detrimental impact on the residential amenities of the adjacent neighbours and thus complies with Policy EQ6.

Highway Safety

7.24 It is not proposed to alter access to the site. Derbyshire County Council Highways have been consulted on this application and raise no objection. Accordingly the proposals do not give rise any highway safety concerns, in accordance with Policy CF6 of the Local Plan.

8. CONCLUSION / PLANNING BALANCE

8.1 This application proposes an upgrade to existing facilities to ensure that the future needs of the population are provided for. The site is a shared facility between EE (UK)Ltd and Three (UK) Ltd and will allow for the future upgrade to 5G. By supporting this application and reusing the established site, this will reduce the need for additional sites elsewhere in the locality by the two operators. Whilst it is acknowledged that the larger structure and head frame will have a greater impact on the landscape and surrounding townscape, it is considered that the benefits of the proposals outweigh this harm. This application is therefore considered to accord

with the relevant policies contained in the High Peak Local Plan and National Planning Policy Framework.

9. RECOMMENDATION:

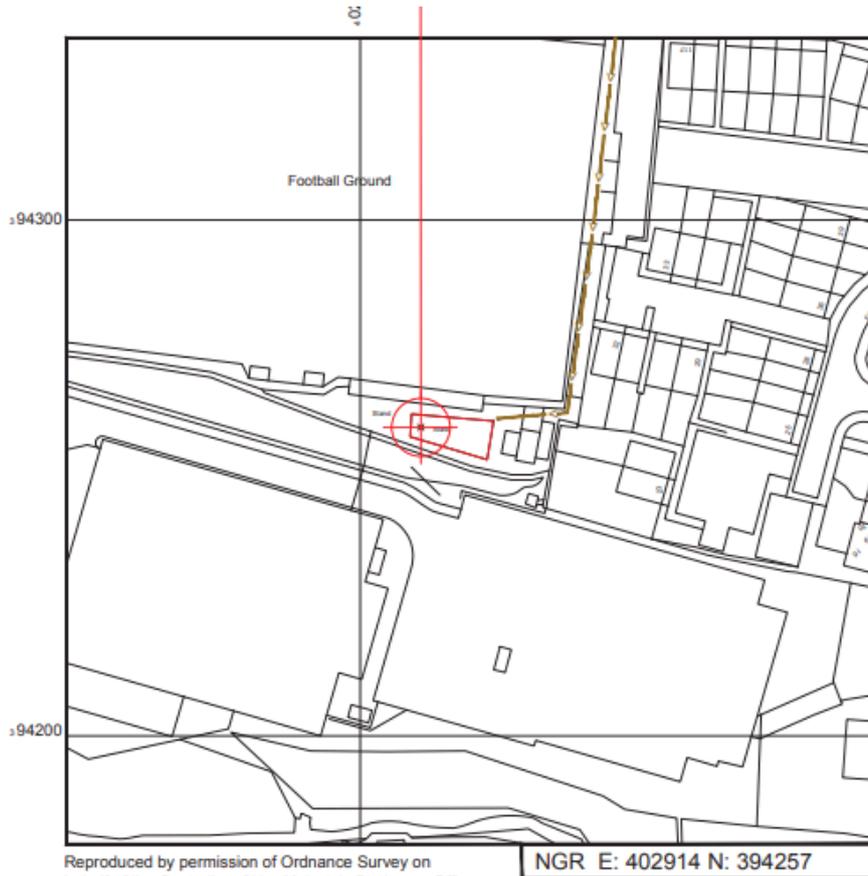
Planning permission is **APPROVED** subject to the following conditions:

Condition number	Brief description	Comment
STD	Standard 3 year time limit	
NON STANDARD	Compliance with Approved Plans	

B. In the event of any changes being needed to the wording of the Committee’s decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Development Control Committee, provided that the changes do not exceed the substantive nature of the Committee’s decision.

The Council has worked with the applicant to secure a sustainable development, accordingly paragraph 38 of the NPPF has been adhered to.

Site Plan



Reproduced by permission of Ordnance Survey on
behalf of the Controller of Her Majesty's Stationery Office
All rights reserved. © Crown Copyright licence no. TBC

NGR E: 402914 N: 394257

SITE LOCATION PLAN
SCALE 1:1250