

**HIGH PEAK BOROUGH COUNCIL  
DEVELOPMENT CONTROL COMMITTEE**

**08<sup>th</sup> November 2021**

<b>Application No:</b>	DET/2021/0015	
<b>Location</b>	Telecommunication Site, Melandra Castle Road, Gamesley, Glossop, Derbyshire,	
<b>Proposal</b>	Proposed 18.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	
<b>Applicant</b>	CK Hutchison Networks (UK) Ltd	
<b>Agent</b>	WHP Telecoms Limited	
<b>Ward/Parish</b>	Gamesley	Date registered 03/09/2021
<b>If you have a question about this report please contact:</b> Owen Gore <a href="mailto:owen.gore@highpeak.gov.uk">owen.gore@highpeak.gov.uk</a> 01538 395400 ext 4133		

**1. SUMMARY OF RECOMMENDATION**

<p><b>Prior approval needed, Granted</b></p>
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**2. REASON FOR COMMITTEE DETERMINATION**

- 2.1 This application has been brought before the Development Control Committee as the development proposals are located on Council owned land.

**3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

- 3.1 The application site is a small amenity area, adjacent to the public footpath on land adjacent to Glossop Road (A262), to the north east of the junction with Melandra Castle Road.
- 3.2 The site is bounded to the north east by No.65 Glossop Road, to the north west by the adjacent public highway at Castleton Crescent and No. 1 Castleton Terrace and to the south west by Melandra Castle Road and the amenity area adjacent to No.63B Glossop Road beyond.
- 3.3 For the purpose of the Local Development Plan, the site lies within the built-up area boundary and falls within the Dark Peak, 'Settled Valley Pastures' Landscape Character Area.

**4. DESCRIPTION OF THE PROPOSAL**

- 4.1 This application is for a determination as to whether the Prior Approval of the Local Planning Authority is required for the siting and design of new telecommunications equipment to provide 5G connectivity.

- 4.2 The equipment would comprise of an 18.0m Phase 8 Monopole C/W wrapround cabinet at the base, in addition the site will contain three additional cabinets and walkway consisting of 10 paving slabs.
- 4.3 The pole would be galvanised steel and cabinets grey steel. The equipment would be installed on a grass amenity area located 2m from the public footpath that runs through the area, 10.2m from the closest public highway at Melandra Castle Road and 14m from the adjacent public highway at Castleton Crescent. The closest dwelling is No.65 Glossop Road to the north east (approx. 13m away to the boundary); No. 1 Castleton Terrace is approx. 33.5m to the north west and No.63B Glossop Road is approx. 60m to the south west.

## 5. RELEVANT PLANNING HISTORY

There is no relevant site history for this site; however, a similar development recently received deemed approval on a site on the south side of Glossop Road, to the south west of the site of the current proposal: -

DET/2021/0005 - Proposed 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works at Glossop Road, Gamesley, Glossop, Derbyshire.

## 6. PLANNING POLICIES RELEVANT TO THE DECISION

### High Peak Local Plan 2016

Policy S 1 Sustainable Development Principles  
 Policy S 1a Presumption in Favour of Sustainable Development  
 CF3 – Local Infrastructure Provision  
 Policy EQ 6 Design and Place Making  
 Policy CF 6 Accessibility and Transport

### National Planning Policy Framework

Section 2 - Achieving sustainable development  
 Section 10 -Supporting high quality communications  
 Section 12 -Achieving well-designed places

## 7. CONSULTATIONS CARRIED OUT

<b>Site notice</b>	Expiry date for comments: 30 September 2021
<b>Neighbour letters</b>	Expiry date for comments: 28 September 2021

### Neighbours

Two letters of objection have been received stating:

- I think this mast could be put in a better place hidden away. This is an eyesore. Think about the people who live here and would you want that outside your house.
- Safety concerns with 5G so close to residents homes. Eye sore, pollution, environmental impact, noise distribution in building so close. Most Gamesley residents object to it being built in this location’.

### Consultations

Consultee	Comment	Officer response
<b>Town / Parish Comments</b>	N/A.	
<b>Derbyshire County Council Highways</b>	No highway safety comments to make. Please include an advisory note for the applicant to contact the Highways Hub (highways.hub@derbyshire.gov.uk) prior to commencing any works on site, to agree safety measures / protection for highway users whilst the works are undertaken.	
<b>Environmental Health</b>	Environmental Health has no comment to make on this application	

## 8. POLICY AND MATERIAL CONSIDERATIONS AND PLANNING BALANCE

### Policy Context

- 8.1 An application has been submitted under Class A, Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and in accordance with the electronic communications code under the Telecommunications Act 1984 Schedule 2 as amended by the communications Act 2003.
- 8.2 Paragraph 4 of part A.3 of Class A notes that:
- Before beginning the development described in paragraph A.2(3), the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development.
- 8.3 Other material considerations include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

- 8.4 Section 5 of the NPPF outlines that advanced high-quality communications infrastructure is essential for sustainable economic growth. 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. Paragraph 115 of the NPPF identifies 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. Use of existing masts, buildings and other structures 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.
- 8.5 Local Plan Policy CF3 supports improvements to telecommunications and high speed broadband infrastructure that does not have an inappropriate impact on the landscape or townscape.
- 8.6 Local Plan policy S1a establishes a presumption in favour of sustainable development as contained within the NPPF.

#### Location

- 8.7 In accordance with the sequential approach outlined in the National Planning Policy Framework (NPPF), the applicant has provided details in the form of submitted document HIP16468 SSSI NEW SITE 2020 England and the advised search criteria have been utilised. Firstly, consideration should be given to sharing any existing telecommunication structures in the area, secondly consideration is then given to utilising any suitable existing structures or buildings and thirdly sites for freestanding ground-based installations are investigated.
- 8.8 The applicant has stated that the location has been identified as being necessary for development and meets its specific technical and operational requirements. Due to the nature of the technology, its reach in terms of the radio equipment to provide coverage in the area that it is needed, and the structural requirements due to increase weight/size of equipment, the search area is understood to be extremely constrained and as such it is not possible to utilise existing masts or buildings/structures for sharing equipment.
- 8.9 The options for freestanding ground-based installations have been identified in Figure 5 (page 9) of the submitted document HIP16468 SSSI NEW SITE 2020 England, in the section called DISCOUNTED OPTIONS. A total of five alternative sites have been considered.
- 8.10 Options D1, D3, D4 & D5 are all in exposed locations adjacent to open amenity areas of grass or open fields and all would have direct overlooking from the closest residential dwellings. Options D1 & D3 have also been discounted on technical grounds from a radio and a build perspective respectively.

- 8.11 Option D2 would be located in the open countryside, within the Green Belt and adjacent to St Margaret's R C Primary School. It is also noted as being to constrained, with insufficient space to house the equipment.
- 8.12 Option 1 (adjacent to Glossop Road, to the south west of the site and the subject of application ref: - DET/2021/0005) as identified in the same report is understood to have been discounted from a 'build perspective', due to the unsuitability of the services needed.
- 8.13 Whilst Option 2 (adjacent to the 'One Stop' Convenience Store/ former Centurion Public House), is also identified, it is away from residential properties, located in a very open area with little screening or high-level street furniture. The applicant has stated that this site has also be discounted on technical grounds, from a radio perspective.

### Siting

- 8.14 The proposal is sited within a small grassed/vegetated amenity area, which provides a visual buffer between the housing estate and the main road. The site is on relatively flat land. The design of the pole and the cabinets are fairly utilitarian, but not necessarily alien in a modern street scene, it will be located in built up area adjacent to other street furniture. The applicant has stated that the site selection process has also been influenced by the numerous vertical elements of street furniture distributed around the vicinity of the site including street lighting columns.
- 8.15 Trees within the same amenity area and nearby buildings will provide some screening from most surrounding viewpoints, and although it is noted that the new mast will stand slightly taller than these, owing to these aspects, only the upper part of the mast would be visible from the broader public viewpoints along Glossop Road, from the north east and the south west. Given this it is considered that this would not result in a harmful visual impact in broader terms.
- 8.16 The mast will, however, be more prominent in views when using the pedestrian footpath through the amenity area. Owing to the layout of the installation it does not appear it would result in significant interference to pedestrians using the adjacent footpath. It is considered that poles and the cabinets are not necessarily alien in a modern streetscene and considering that the site that has been selected avoids direct overlooking from any neighbouring residential properties, in this setting it is considered that this greater prominence would not be harmful in this instance.
- 8.17 The public comments are noted however there is no evidence to suggest that the development would give rise to additional pollution, environmental impact, or noise distribution outside of the installation works.
- 8.18 An ICNIRP certificate has been submitted with the notification in accordance with chapter 10 of the NPPF which shows that the equipment is within agreed health and safety standards and as such case law dictates that health should not be a further consideration for the Local Planning Authority.

## Design

- 8.19 The applicant has stated that the height of the pole has been kept down to the absolute minimum capable of providing the required essential new 5G coverage. The design of the pole and the cabinets are fairly utilitarian, but not necessarily alien in a modern streetscene. The pole is considered to have an overall similar appearance to the numerous street lighting columns in this area.
- 8.20 The site benefits from screening provided by the surrounding trees and shrubs and existing street furniture, particularly tall streetlights that have similar vertical lines. These factors will enable the equipment to blend into the street scene, integrating with the existing street furniture in the wider context.
- 8.21 The proposed installation is considered to be acceptable in terms its of appearance. The equipment would be located in, and mainly visible within, a built up area, with only the upper parts of the mast being viewed in the wider context from outside the estate. The functional appearance of the installation is considered to be appropriate to this context and would not result in harm to the character of the area.

## **9. PLANNING BALANCE AND CONCLUSION**

- 9.1 The applicant has explained why a number of alternative sites within the search area have been discounted. Therefore, for the reasons stated above the submitted details are considered to be acceptable and whilst prior approval is required in this instance due to the location within a residential area, the details are considered to be acceptable, subject to the requirement on the applicant to carry out development in accordance with those details as submitted with this application.

## **9. RECOMMENDATIONS**

**A. Prior approval required and Granted, subject to the following condition:**

**1. Development shall be carries out in accordance with the submitted 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 Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.**

**Site Plan**

