

<b>APPLICATION NO</b>	<b>PA/2009/1163</b>
<b>APPLICANT</b>	Mr K Coxon
<b>DEVELOPMENT</b>	Planning permission to install a radio antenna on an existing mast
<b>LOCATION</b>	29 Chapel Road, Broughton
<b>PARISH</b>	<b>BROUGHTON</b>
<b>WARD</b>	Broughton and Appleby
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Applicant request to address the committee
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>National Planning Policy:</b> PPG8 (Telecommunications) makes it clear that proposals should use sympathetic design and camouflage to minimise the impact of development upon the environment, and that in considering the design of mast development careful consideration should be given to screening and planting. Annex 2 (The Control of Radio Interference) of PPG8 states that in most situations questions of potential interference are of no relevance to the determination of planning applications for the masts or antennas needed to operate a transmitter. Other controls will generally be available to deal with radio interference problems.</p> <p><b>North Lincolnshire Local Plan:</b> Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:</p> <ul style="list-style-type: none"> <li>(i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;</li> <li>(ii) the design and layout should respect and, where possible, retain or enhance the existing landform;</li> <li>(iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell,</li> </ul>

fumes, dust or other nuisance, including overlooking or overshadowing;

(iv) amenity open space should be retained where possible;

(v) no pollution of water, air or land should result.

Policy DS20 (Telecommunications Apparatus on Domestic Dwellings) states that telecommunications apparatus should be located as unobtrusively as possible. Proposals which have a detrimental effect on the character, appearance or amenities of the surrounding area, particularly conservation areas or the appearance or setting of listed buildings, will be refused.

## **CONSULTATIONS**

**Highways:** No comments or objections.

## **TOWN COUNCIL**

Object on the following grounds:

- the size of the mast.
- the proposal would be out of keeping with the area
- the antenna would lead to interference and loss of reception in the area

## **PUBLICITY**

Neighbouring properties have been notified and letters of objection received citing the following concerns:

- When the apparatus is in operation neighbouring properties experience a loss of computer, television and phone performance.
- The mast is detrimental to visual amenity.
- The proposal will lead to a reduction in neighbouring property value.

## **ASSESSMENT**

The application site is a semi-detached property on the south side of Chapel Road, Broughton. The site is bounded on all sides by residential properties. There is an existing mast to the rear of the property with an existing 6.4 metre long antenna. This application seeks planning permission to erect a 4.16 metre long antenna on the mast below the existing antenna. This proposed antenna had previously been in place on the mast before being removed by the applicant.

There was a previous application on this site (PA/2008/1691) to retain two large antennas on the

existing mast. This application was refused on the grounds of impact on visual amenity and loss of reception for neighbours. The previous refusal was appealed against and the inspector dismissed the appeal. However the reason for refusal regarding the loss of reception was disregarded by the inspector who referred to Annex 2 of PPG8 which states that other controls will generally be available to deal with radio interference problems.

**The main issue to consider when determining this application is whether the proposed antenna would have a detrimental impact on the visual amenity of the area above and beyond that caused by the existing mast and antenna.**

Objections have been received relating to the size of the mast and its impact on the visual amenity of the area. However the mast itself is an existing structure, as is the 6.5 metre long antenna which it supports. This application seeks planning permission for a 4.16 metre long antenna on the existing mast, below the existing antenna. As such only the impact of the additional antenna can be considered and the refusal of this application would not result in the existing structures being removed. This additional, smaller antenna would have little additional impact on visual amenity above and beyond what is already experienced as a result of the large mast and antenna. By the same virtue, the additional antenna would have minimal impact on the character of the area.

The majority of neighbouring properties have complained about a loss of television, phone and internet reception when the apparatus is in use. It is suggested that an additional antenna on the mast would lead to an exacerbation of this problem. Planning Policy Guidance 8 (PPG8) sets out the national guidance on planning for telecommunications development - including radio masts, towers and antennas of all types. Annex 2 of PPG8 deals specifically with the control of radio interference and states that in most situations questions of potential interference are of no relevance to the determination of planning applications for the masts or antennas needed to operate a transmitter. This is because other controls will generally be available to deal with radio interference problems. This policy was referred to by a planning inspector in a previous appeal decision on the application site, where they disregarded a reason for refusal on grounds of interference. Therefore the loss of reception as a result of the applicant's telecommunications

equipment does not constitute a reason for refusal in this instance.

The impact of the proposal on neighbouring property values is not a material planning consideration and as such is not a reason for refusal of planning permission.

**RECOMMENDATION**

**Grant permission subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

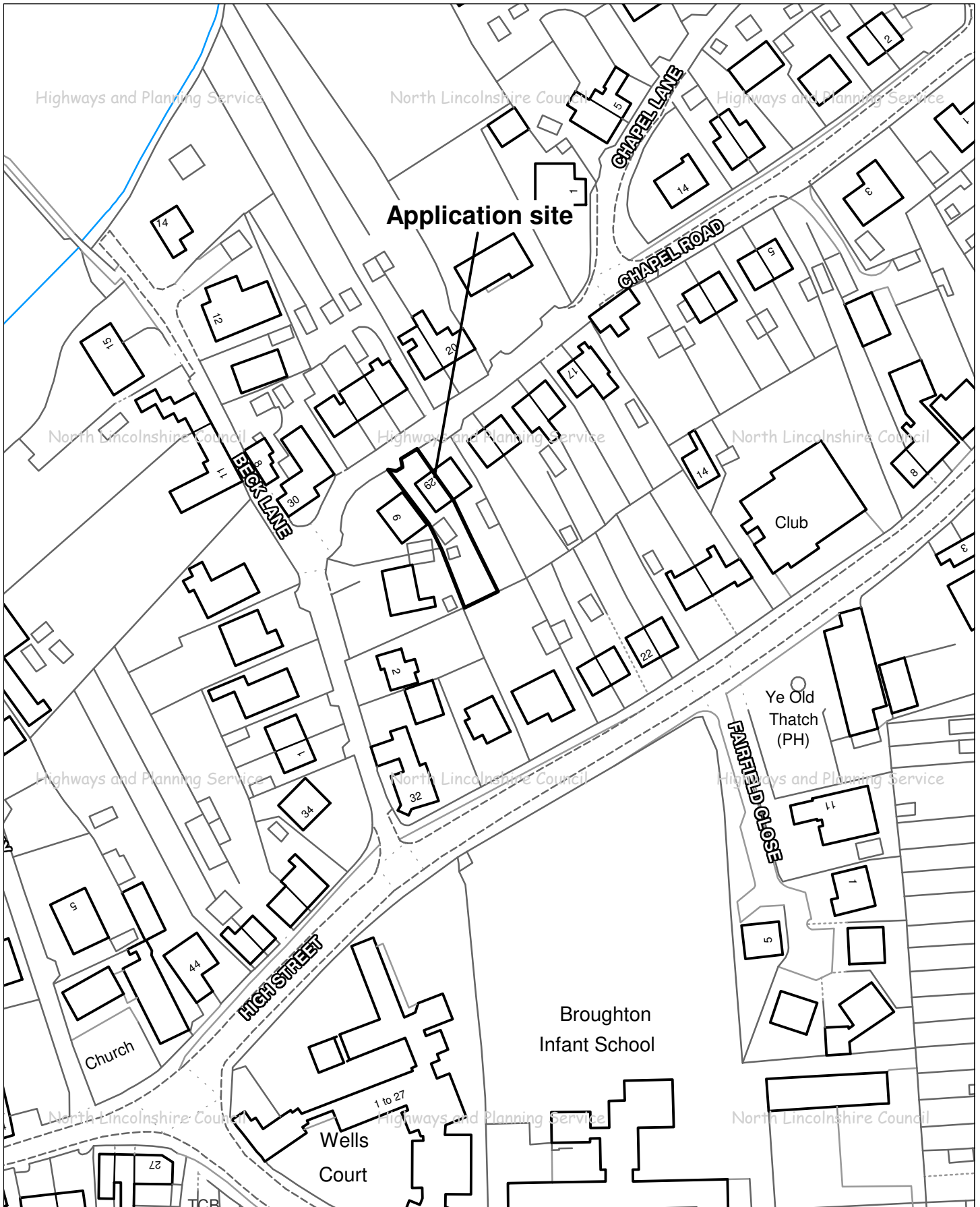
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2009/1163/01 and PA/2009/1163/02.

Reason

For the avoidance of doubt and in the interests of proper planning.



Drawing Title: 2009/1163

OS Grid Ref: SE96370884

Drawn by: KC

Scale: 1:1250

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**Highways and Planning Service**

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