

# PLANNING APPLICATION NUMBER:P07/0459

Type of approval sought	Full Planning Permission
Ward	Hayley Green & Cradley South
Applicant	Wayne Lees
Location:	<b>113, ABBEY ROAD, HALESOWEN, WEST MIDLANDS, B63 2HG</b>
Proposal	<b>ERECTION OF A 9.5M HIGH RADIO MAST (RESUBMISSION OF REFUSED APPLICATION P07/0016)</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## SITE AND SURROUNDINGS

- 1 The application property is a 2 storey semi-detached dwelling (hipped roof, canopy across the whole width of the frontage and ramp [for a less abled person] down from the road frontage). There is already a radio mast at the property, which can be seen extending above the ridge line form the highway.
- 2 To the rear of the property there is a ditch containing a watercourse (the Lutley Gutter), with vegetated banks. There is a footpath on the opposite side of this ditch to dwellings, beyond which arable fields rise in a south easterly direction.

## PROPOSAL

- 3 This is for the erection of an amateur radio mast, which can be extended to 9.5 metres in height, and retracted to 5.5 metres in height. It is shown as having a three pronged antenna sitting laterally on top of a rotator, with the distance between the outer prongs shown as 4.2 metres.
- 4 It is proposed to be located in the rear garden of the property (approximately 8 metres from the rear boundary).
- 5 The applicant has provided supporting information. This states that he has the appropriate operating licence and will have that licence suspended if any interference with television or radio reception is proven.

- 6 This is the resubmission of a refused application which was for a proposed mast of 18 metres in height (refer to planning history).

## HISTORY

- 7 A summary of the relevant planning history is set out below.

APPLICATION No.	PROPOSAL	DECISION	DATE
P07/0016	Erection of 18 metre high radio mast	Refused	22/02/07

The above application was refused for the following reason –

*The Local Planning Authority consider that, as a result of its height, the proposed mast will unduly impact on views from the open land to the south east of the site, which is designated Green Belt and Landscape Heritage Area. It is considered that it would also be over-dominant towards neighbouring dwellings. This is especially at its fully extended height of 18 metres. The proposal is consequently contrary to policies DD4 and HE2 of the Unitary Development Plan, and Planning Policy Guidance 2 (Green Belts).*

## PUBLIC CONSULTATION

- 8 Three letters of objection have been received from the local community. The issues of concern, in summary, are:-
- ❖ it would have a detrimental effect on the view from neighbouring properties at 5.5 or 9.5 metres (and especially given its width of 4.2 metres);
  - ❖ it would be out of keeping with the landscape and an eyesore;
  - ❖ it would cause interference to TV and radio reception;
  - ❖ possible health implications / radioactivity;
  - ❖ people's attention would be drawn to the mast from the fields – they will also look into neighbours' gardens.
- 9 Eleven letters in support have been received. In summary, these state that there are no objections. One of those letters states that the applicant should be able to fulfil his hobby.

## OTHER CONSULTATION

- 10 Head of Environmental Protection – no adverse comments.

## RELEVANT PLANNING POLICY

- 11 *Adopted Unitary Development Plan (UDP) 2005*

- DD4 - development in residential areas.
- DD11 – watercourses;
- HE2 – Landscape Heritage Areas (LHAs)
- NC5- SLINCs
- S01- Green Belts.

- 12 *Planning Policy Guidance (PPG)*

- PPG 2 (Green Belts).

## ASSESSMENT

- 12 The key issues are-

- The visual impact of the mast on the Green Belt;
- The visual impact of the mast on residential amenity

- 13 *Impact on the Green Belt*

The fields to the rear of the application property are Green Belt, Landscape Heritage Area (LHA) and the area around the watercourse is a Site of Local importance for Nature Conservation (SLINC).

- 14 In respect to this, the siting of the proposed mast is considered too divorced from the watercourse to have any direct impact on it, including the trees around it - consequently there would be no impact on the SLINC / nature conservation value of the wider area.
- 15 In relation to Green Belt policy, on the previous application (P07/0016), it was considered that the proposed 18 m high mast would be able to be viewed from significant distances within the Green Belt and LHA unduly impacting on the character of that area.

- 16 With the current application, as a result of its proposed smaller height, it is considered that the mast would have a more limited visual impact, with direct views towards it from the Green Belt curtailed by the vegetation on the banks of the watercourse, which runs at the rear of the properties.
- 17 *Impact on residential amenity*  
The previously refused 18 metre high mast was also considered likely to be significantly dominant when viewed from the adjoining dwellings, especially the rear gardens of those properties, consequently having an adverse impact on the amenity of the occupiers of these adjoining dwellings. When fully extended, it was considered it would also be capable of being viewed from within the streetscene (at the front of the dwellings).
- 18 The difference between that refused mast and the current one not only relates to the height, but also the type of mast – the refused mast was a lattice type, the proposed mast is basically a pole with a beam on top.
- 19 It is considered that given the reduced height and the slimline nature of the mast now proposed, unlike the refused 18 metre high lattice mast, it would not be overly visible from the adjoining dwellings. It is also considered that it would not be able to be easily viewed from the street. Its impact on residential amenity would therefore not be significant.

## CONCLUSION

- 20 The reduced height and form of the proposed mast, when compared to the previously refused mast (P07/0016), enable it to be viewed as satisfactory, without injuring the openness and character of the Green Belt or having an adverse visual impact on the amenity of the occupiers of the nearby dwellings. It is therefore considered in compliance with the development plan, in particular policies S01 and DD4 of the adopted Unitary Development Plan (UDP).

## RECOMMENDATION

- 21 Approval is recommended, subject to the following conditions:-

**Reason for approval**

The reduced height and form of the proposed mast, when compared to the previously refused mast (P07/0016), enable it to be viewed as satisfactory, without injuring the openness and character of the Green Belt or having an adverse visual impact on the amenity of the occupiers of the nearby dwellings. It is therefore considered in compliance with the development plan, in particular policies S01 and DD4 of the adopted Unitary Development Plan (UDP).

**Conditions and/or reasons:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. For the avoidance of doubt, the approved mast shall be extended to a maximum of 9.5 metres in height.