

PLANNING APPLICATION NUMBER:P09/1627

Type of approval sought	Determination on need for approval (GDO)
Ward	NORTON
Applicant	Telefonica 0 ² UK Ltd
Location:	LAND AT WORCESTER LANE OPPOSITE, 20, WIMBLEDON DRIVE, STOURBRIDGE, WEST MIDLANDS
Proposal	PRIOR APPROVAL UNDER PART 24 OF THE TOWN & COUNTRY PLANNING (GPDO) FOR THE INSTALLATION OF A 12.5M HIGH MONOPOLE SUPPORTING 6 ANTENNAS AND RADIO EQUIPMENT AT GROUND LEVEL
Recommendation Summary:	PRIOR APPROVAL BE SOUGHT

SITE AND SURROUNDINGS

1. The application site is an existing 12.5m high mast located upon a small patch of open ground between the back of the pavement in Worcester Lane and Stourbridge Golf Course. It is sited adjacent to a public footpath that crosses the golf course and is sited within the Norton to Lapal Green Belt.

PROPOSAL

2. The proposal is seeking determination as to whether the prior approval of the Local Planning Authority will be required under Part 24, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended for the siting and appearance of the installation of a 12.5 metre high imitation telegraph monopole supporting 2 no. antennae situated within a shroud and ancillary development in the form of a street cabinet. This monopole would replace the

existing installation on the site. It would be the same height as the existing, the only variation being the housing to the top being wider and ancillary cabinets being slightly larger. The purpose of this installation is to allow for mast sharing.

3. The applicants have stated that the site is required to deliver improved coverage of the new 3G communication system to the local area. Plans have been submitted to show a coverage gap that the proposed installation will fill in, and information submitted to show that alternative sites have been considered but have been dismissed. In addition, a certificate of declaration has been submitted to show that the proposal is designed to be in full compliance with the requirements of radio frequency public exposure guidelines of the International Commission on Non-ionizing Radiation Protection (ICNIRP).

HISTORY

- 4.

APPLICATION No.	PROPOSAL	DECISION	DATE
P04/0814	Prior approval under PT 24 of the T&CP GPDO to erect a 12.5m slimline Flexicell Monopole Mast and associated equipment cabinet.	Allowed on appeal	21 st March 2005

PUBLIC CONSULTATION

5. The application was advertised by way of letters being sent to the occupiers of properties within a 204m radius of the site. The application was also advertised by the display of a site notice inviting written representations to be made within 21 days of notice being put on view. At the date of writing this report the consultation process was still running. One letter of objection has been received related to concerns with this facility getting bigger. Any further correspondence will be reported by way of pre-committee note.

OTHER CONSULTATION

6. Group Engineer (Development) – No comments received at the date of writing this report. Comments will be reported by way of a pre-committee note.
7. Head of Environmental Protection and Trading Standards – No comments received at the date of writing this report. Comments will be reported by way of a pre-committee note.

RELEVANT PLANNING POLICY

8. Adopted Dudley Unitary Development Plan (2005)
 - Policy DD4 Development in residential areas
 - Policy DD6 Access and Transport Infrastructure
 - Policy DD13 Telecommunications
 - Policy AM1 An integrated, safe, sustainable and accessible transport strategy
 - Policy AM5 Bus Provision
9. National Planning Guidance
 - Planning Policy Guidance (PPG) 8 – Telecommunications (2001)

ASSESSMENT

10. **KEY ISSUES**

- Siting and Visual Impact
- Health and Safety Issues

Siting and Visual Impact

11. Policy DD13 (Telecommunications) of the adopted Dudley UDP states that :
“...Proposals should be sensitively designed and sited to minimise the impact of development on the environment and surrounding area. Protection from visual intrusion will be an important consideration in determining applications. Proposals for new/ resited telecommunications masts and equipment will be permitted provided:-

- *The siting and design of the apparatus is appropriate;*
- *The external appearance of the apparatus is acceptable;*
- *That proper regard has been had to locational and landscaping requirements;*
- *The impact on amenity is acceptable ...”*

12. The proposal site closely borders residential uses and given the close proximity of these established occupiers Policy DD4 (Development in Residential Areas) of the adopted Dudley UDP is relevant. Policy DD4 confirms that: *“Residential development, extensions and/ or alterations to existing buildings and other non-residential development will be allowed where: there would be no adverse effect on the character of the area or upon residential amenity; the scale, nature and intensity of use of the proposed development would be in keeping with the surrounding area;...”*
13. National planning guidance on telecommunications development is set out in Revised Planning Policy Guidance Note 8 (PPG 8) (August 2001) *“Telecommunications”*. Referring to visual intrusion considerations, paragraph 14 is clear that protection from visual intrusion and the implications for subsequent network development will be important considerations in determining planning applications.
14. The proposal comprises the erection of a 12.5m high slim line monopole topped by a shroud which would enclose 2 antennae. At ground level and located to the side of the mast, 0.4 metres to the south, would be located 1 ancillary equipment cabinet. This would be a replacement for the existing facility and is required to allow for mast sharing.
15. This aspect of Worcester Lane is lined on both sides with 8 metre high single lamp columns with single projecting luminaries and mature trees of varying heights between approximately 8 metres to 14 metres. Further, there is an existing monopole in situ. This existing street furniture, combined with the mature trees and

highway signage form the standard vertical street furniture along this aspect of Worcester Lane. The proposed mast would therefore not be seen in isolation when viewed from the street scene. The proposed monopole and ancillary equipment is sited within the Green Belt. Whilst the replacement of the existing monopole would result in a development with a visual impact in the area that would be very small, it would harm its character and appearance. Further it would to a minor degree affect the openness of the area. In this regard, the development is considered as inappropriate within the Green Belt and very special circumstances would therefore need to be demonstrated to justify this proposed development. PPG 8 states that the lack of a suitable alternative site that would meet the needs of the network coverage or capacity might be considered as these very special circumstances. The coverage plots provided clearly indicate a current deficiency in the area. Further the applicant has explored alternative sites, of which the application site is most appropriate and sustainable, due to mast sharing capabilities. On this basis, and combined with the fact that there is an existing monopole in this location, these factors outweigh the minimal visual harm to the area and amount to very special circumstances.

Health and Safety Issues

16. National planning guidance (PPG8) states that it is not necessary for a local planning authority in considering planning applications to take into account health related matters associated with telecommunications development. In determining planning applications, local planning authorities should not duplicate other legislation through the planning system. In the UK, existing health and safety legislation falls under the responsibility of the Health and Safety Executive and therefore it is not reasonable to apply such considerations in the determination of this prior approval application.
17. Despite the above, there are guidelines issued by the International Commission for Non-Ionizing Radiation Protection (ICNIRP) in relation to the health and safety aspects of telecommunication equipment. The applicant has confirmed that the new

equipment proposed complies with the guidelines adopted by ICNIRP. Paragraph 98 of PPG8 states that:

“...In the Government’s view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them.”

18. PPG8 confirms that the perception of risk to health and safety in relation to telecommunications proposals is not a material planning consideration and that where ICNIRP certification is given that the local planning authority should not consider the health aspects and concerns about them.
19. The report by the Independent Expert Group on Mobile Phones (Stewart Report) published in May 2000 concluded that the balance of evidence indicates that there is no general risk to health of people living near to base stations on the basis that exposures are expected to be small fractions of the guidelines. More recently, the Advisory Group on Non-Ionising Radiation (Swerdlow Report), whilst acknowledging that published research on radio frequency exposures and health has limitations, came to the conclusion that the weight of evidence does not suggest that there are adverse health effects from exposure to frequency fields below guidelines levels. It is therefore considered that despite some residents being deeply concerned about the effects of exposure to radio waves from the proposed equipment on their health, there is no scientific basis for concluding that the development would adversely affect the health of residents of this locality.
20. Notwithstanding the scientific evidence, some residents may feel that masts should not be permitted in or near residential areas. It is likely that as the consultation process continues that the prospect of the equipment being installed has resulted in anxiety amongst some. Whilst it is accepted that these fears are not irrational, these concerns appear to be based on assuming the worst case outcome and consequences that contradict a substantial body of scientific research and opinion. Moreover, the level of risk is low in relation to the need and benefits of the

development. Therefore, on balance, whilst the concerns of local residents are fully appreciated, it is considered that the health concerns raised are insufficient to outweigh the guidance contained within paragraph 98 of PPG8.

CONCLUSION

21. The proposed development is considered as acceptable in terms of visual amenity and siting due to very special circumstances being achieved and the existence of a monopole of very similar scale and design. Further, the proposed development is to allow for mast sharing capabilities which reduces the proliferation of further telecoms equipment.

RECOMMENDATION

22. It is recommended that Prior approval be granted.

Reason for approval

The proposed development is considered acceptable in terms of visual amenity and siting due to very special circumstances being achieved and the existence of a monopole of very similar scale and design. Further, the proposed development is to allow for mast sharing capabilities which reduces the proliferation of further telecoms equipment.

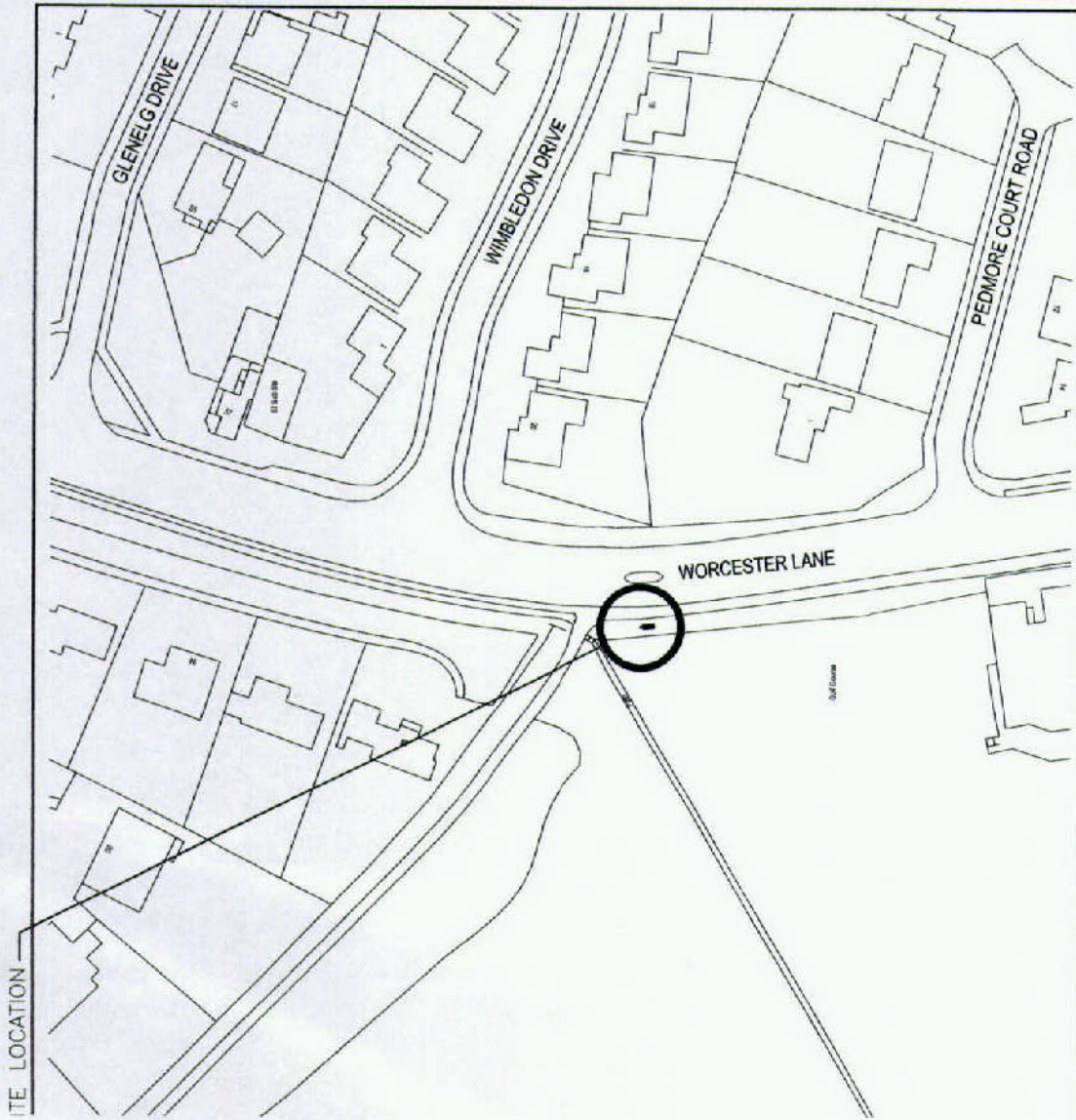
Conditions and/or reasons:

1. The proposed development is considered as acceptable in terms of visual amenity and siting due to very special circumstances being achieved and the existence of a monopole of very similar scale and design. Further, the proposed development is to allow for mast sharing capabilities which reduces the proliferation of further telecoms equipment.

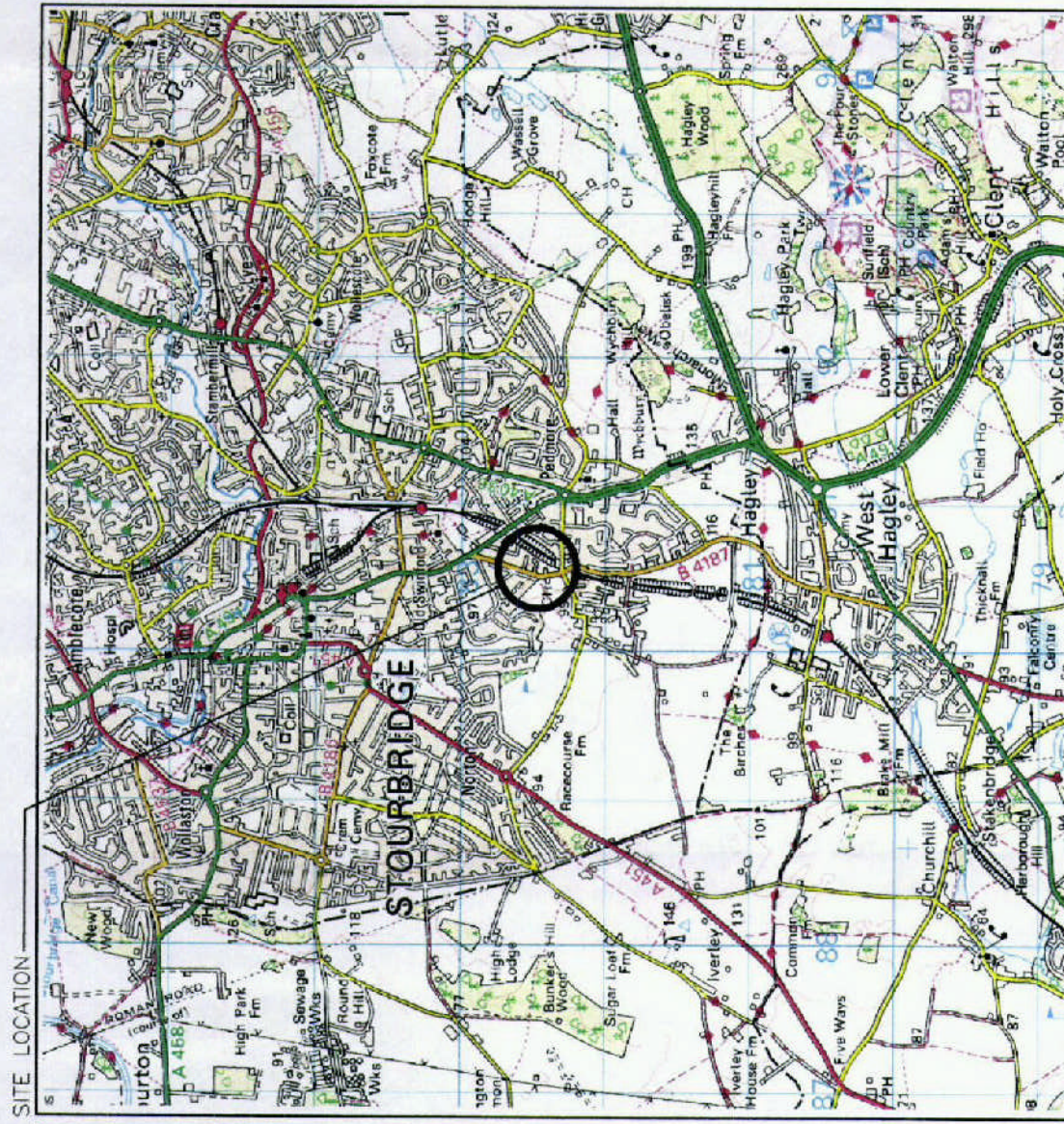
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P0911627
location plan

- NOTES
1. All dimensions are in millimetres unless stated otherwise.
 2. Site to be provided with adequate safety signage in accordance with O2 standard detail drawing 9.391/A



OS PLAN
SCALE 1:1250



LOCATION PLAN
SCALE 1:50000



REV	DATE	DESCRIPTION	DRN
A	19.10.09	PRELIMINARY ISSUE	JSD

O₂

O₂ (UK) Ltd, 260 Bath Road,
Slough, Berks SL1 4DX



Unit 1 Shell Green,
Bennetts Lane, Widnes,
Cheshire. WAB 0GW

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Fax : 0151 495 1688
e-mail : enquiries@
cellular-systems.co.uk



PLANNING DRAWING

SITE ADDRESS:
WORCESTER LANE,
STOURBRIDGE,
WEST MIDLANDS,
DY8 2RB

DRAWN BY:	JSD	CHECKED:	PB
DATE:	19.10.09	APPROVED:	SEB
SCALE:	1:1250, 1:50000		
JOB No:	C59770		

TITLE:	LOCATION PLANS
CELL NAME:	PEDMORE EAST

O ₂ CELL ID No.	20124	Cornerstone CELL ID No.	2646	Vodafone CELL ID	78297
DRAWING No.	C59770/PL/001				

SED ON ORDNANCE SURVEY AT 1:1250
THE PERMISSION OF THE CONTROLLER OF
HER MAJESTY'S STATIONERY OFFICE.
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LICENCE No. 100038899

SITE N.G.R.
390515 E
282493 N

P0911627
Site plan

NOTES

1. All dimensions are in millimetres unless stated otherwise.

2. Site to be provided with adequate safety signage in accordance with O2 standard detail drawing 9391/A

TRANSMISSION LINK PROVIDED BY BT

TRANSMISSION LINK PROVIDED BY BT			
NO.	SIZE	HEIGHT	ORIENTATION
PROPOSED TO SERVE O2			
ANT 1	1.3m	11.7m	KATHREIN 65XV10UR13K 60°
ANT 2	1.3m	11.7m	KATHREIN 65XV10UR13K 180°
ANT 3	1.3m	11.7m	KATHREIN 65XV10UR13K 300°
PROPOSED TO SERVE VODAFONE			
ANT 4	1.3m	11.7m	KATHREIN 65XV10UR13K 60°
ANT 5	1.3m	11.7m	KATHREIN 65XV10UR13K 180°
ANT 6	1.3m	11.7m	KATHREIN 65XV10UR13K 300°

ANTENNA HEIGHT IS MEASURED TO CENTRE OF ANTENNA FEEDER LENGTHS FROM CABIN/CABINET TO EACH ANTENNA

The proposed installation is compliant with ICNIRP recommendations (Designed in accordance with O2(UK) Datasheet 064 latest issue)

Build Manager: [Signature]

REV	DATE	DESCRIPTION	DRN
A	19.10.09	PRELIMINARY ISSUE	JSD

O2

O2 (UK) Ltd, 260 Bath Road,
Slough, Berks SL1 4DX

CSL
Cellular Systems Limited

Unit 1 Shell Green,
Bennetts Lane, Widnes,
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Tel : 0151 422 6464
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e-mail : enquiries@cellular-systems.co.uk

ISO 9001

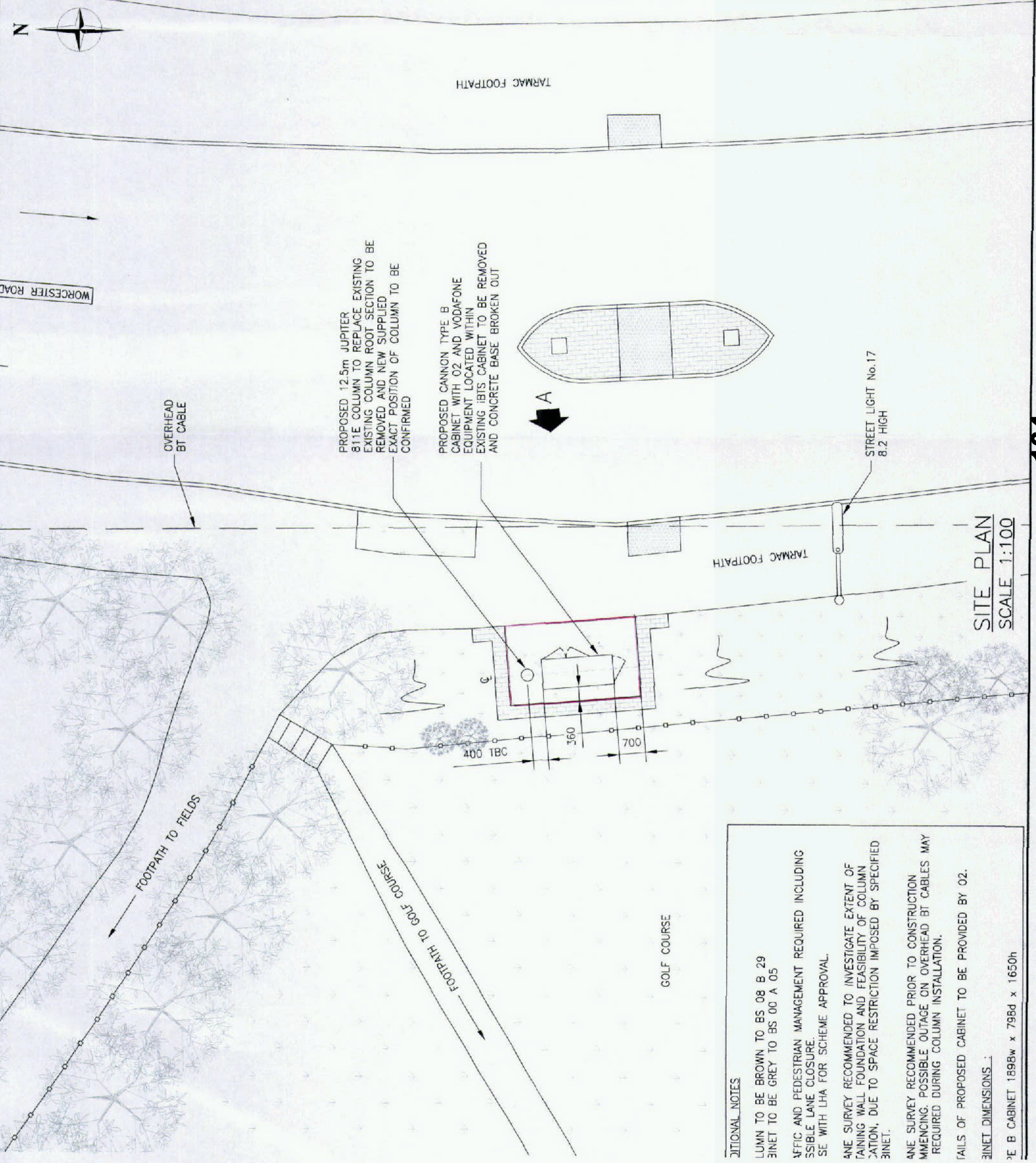
National Inspection Council
Electrical Installation Centre

APPROVED CONTRACT

PLANNING DRAWING

SITE ADDRESS:
WORCESTER LANE,
STOURBRIDGE,
WEST MIDLANDS,
DY8 2RB

DRAWN BY:	JSD	CHECKED:	PB
DATE:	19.10.09	APPROVED:	SEB
SCALE:	1:100		
JOB No:	C59770		
TITLE:	SITE PLAN		
CELL NAME:	PEDMORE EAST		
O2 CELL ID No.	Cornerstone CELL ID No.	Vodafone CELL ID	
20124	2646	78297	
DRAWING No.	C59770/PL/002		



ADDITIONAL NOTES

LUMEN TO BE BROWN TO BS 08 B 29
SIGNET TO BE GREY TO BS 00 A 05

AFFIC AND PEDESTRIAN MANAGEMENT REQUIRED INCLUDING
SSIBLE LANE CLOSURE.
SEE WITH LHA FOR SCHEME APPROVAL.

ANE SURVEY RECOMMENDED TO INVESTIGATE EXTENT OF
TRAINING WALL FOUNDATION AND FEASIBILITY OF COLUMN
JATION, DUE TO SPACE RESTRICTION IMPOSED BY SPECIFIED
SIGNET.

ANE SURVEY RECOMMENDED PRIOR TO CONSTRUCTION
MMENCING. POSSIBLE OUTAGE ON OVERHEAD BT CABLES MAY
REQUIRED DURING COLUMN INSTALLATION.

AILS OF PROPOSED CABINET TO BE PROVIDED BY O2.

SIGNET DIMENSIONS:

ANE B CABINET 1898w x 798d x 1650h

NOTES

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2. Site to be provided with adequate safety signage in accordance with o2 standard detail drawing 9391/A

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National Inspection Court
Electrical Installation Contractors



APPROVED CONTRACT

PLANNING DRAWING

SITE ADDRESS:

WORCESTER LANE,
STOURBRIDGE,
WEST MIDLANDS,
DY8 2RB

DRAWN BY:	JSD	CHECKED:	PB
DATE:	19.10.09	APPROVED:	SEB
SCALE:	1:100		

JOB No: C59770

TITLE: ELEVATION A

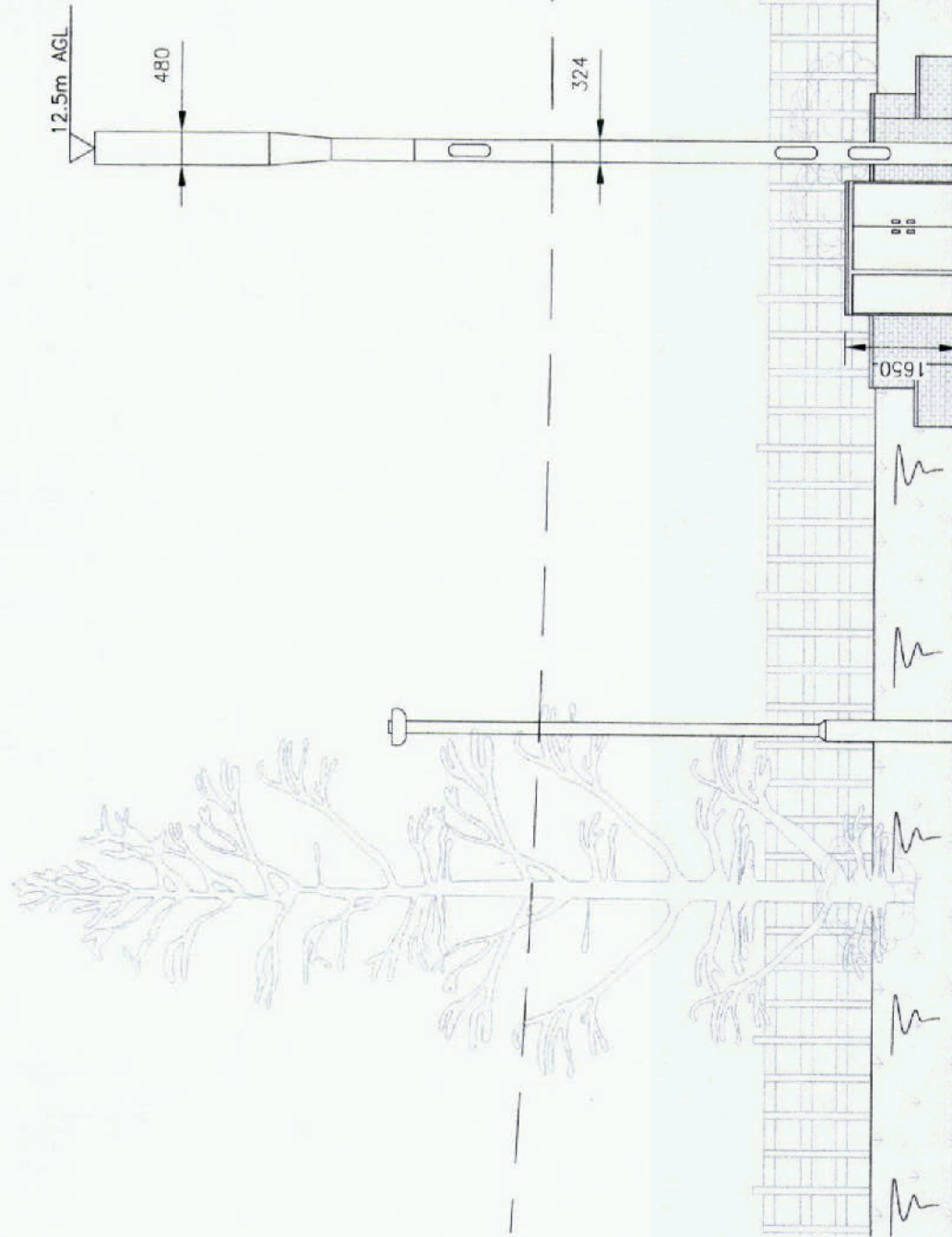
CELL NAME: PEDMORE EAST

O₂ CELL ID No. Cornerstone CELL ID No. Vodafone CELL ID

20124 2646 78297

DRAWING No.

REV C59770/PL/003



ELEVATION 'A'
SCALE 1:100