

PLANNING APPLICATION NUMBER: P14/1655

Type of approval sought	Full Planning Permission
Ward	Halesowen North
Applicant	Mr L. Goodby
Location:	21, KINITHS WAY, HALESOWEN, B62 9HJ
Proposal	INSTALLATION OF ANTENNA MAST AND ANTENNAS IN REAR GARDEN (RETROSPECTIVE)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site consists of an inter-war semi-detached dwelling located within a cul-de-sac of similarly designed properties.
2. Behind the dwelling is a splayed garden with a maximum length of 27m. To either side of the garden are the private gardens of adjoining dwellings.
3. To the rear of the site is the flank wall of a bungalow which is located in Fairhaven Croft and a garage parking court which is accessed from Fairfield Drive. Beyond the garage court is a development of six bungalows.

PROPOSAL

4. This is a retrospective planning application for the erection of 8m high amateur radio mast and associated antennas which are attached to the top of the mast.
5. The mast is of a slim line lattice and is of collapsible design which means it can be laid horizontally reducing the height to around 2m when not in use. A photograph has been submitted with the application to show this.

6. The mast is located close to the south western boundary of the site, about 16.5m from the house and 9.5m from the end of the garden.
7. The mast and associated antennas are used by one of the residents of the property to facilitate their amateur radio hobby.
8. The applicant has submitted a 12 name petition in support of the application.

HISTORY

9. None.

PUBLIC CONSULTATION

10. Six letters of objection have been received, following consultation with 12 adjoining neighbours, the posting of a site notice and the publication of a notice. Main issues raised:
 - Higher than house
 - Unable to sell house
 - Visual Impact/impact to view
 - Previous mast constructed at site
 - Does not need to be as high
 - Reference made to Planning Guidance Note 13 – Radio Aerials and Satellite Antennae, which advises mast should be located closer to house, and should be positioned behind existing landscape features.
11. Additionally, one letter of support has been received, main issues raised:
 - There have been amendments at the site for at least 8 years
 - Does not harm view
 - Does not cause interference
 - Mast is lowered when not used

OTHER CONSULTATION

12. None

RELEVANT PLANNING POLICY

- National Planning Guidance
National Planning Policy Framework (2012)
Planning Practice Guidance (2014)
- Black Country Core Strategy (2011)
ENV 2 Historic Character and Local Distinctiveness
- Unitary Development Plan (2005) (Saved Policies)
DD1 Urban Design
DD4 Development in Residential Areas
- Supplementary Planning Guidance/Documents
PGN 13. Radio aerials and satellite antennae

ASSESSMENT

13. The main issues are:

- Policy
- Visual Impact and Neighbour Amenity

Policy

14. There are no specific policies within either the Black Country Core Strategy or the Dudley Unitary Development Plan which directly deal with amateur radio installations, however, Saved Policy DD4 – Development in Residential Areas is of relevance and requires development proposals to be in keep in with the surrounding area and not to have an adverse impact upon amenity.

15. Also of relevance to the application is Planning Guidance Note 13 – Radio Aerials and Satellite Antennae which should be treated as material consideration.
16. The Note states that application will as far as possible be judged on the effect that an extended mast is likely to have on the visual amenities of neighbours in the area as it is reasonable to expect that the apparatus will be used frequently.
17. Appropriate choice of site is considered to be crucial. Equipment should not be obtrusive from the highway or areas of public open space and a position at the side or rear in preference to the front of the building is essential. Additionally the note states position close to the rear elevation of the building often minimises the impact on the surroundings.
18. The outlook from adjoining buildings, gardens and footpaths should be safeguarded by utilising existing natural screening. Conditions for natural plant screening will be attached where this is considered to be effective.
19. In certain circumstances the notes implies that a condition requiring the mast to be retracted (where possible) may be appropriate.
20. At a national level the former Planning Policy Guidance (PPG) Note 8 on Telecommunications at Para 80 stated a particularly sympathetic attitude towards the installation of masts for amateur radio operators. However, this has not been replicated by in the National Planning Policy Framework or Planning Practice Guidance.

Visual Impact and Neighbour Amenity

21. As stated above this a retrospective planning application for the erection of an 8m high slim line metal lattice mast and associated antennas within the rear garden of 21 Kiniths Way. The mast which is set onto to concrete pad is designed to be retractable, so that it can be lower into a horizontal alignment.

22. In terms of views from public areas these are generally limited by the existing dwelling and other dwellings in the surrounding area. Views for example can only be glimpsed through the narrow gap to No. 21 and down the access to the garage court onto Fairfield Drive.
23. Therefore, public views of the mast when it is in the up position are relatively limited.
24. It is considered that the mast in its up position can be seen from adjoining gardens and houses as there is little or no screening available to the mast, other than existing conifers within the applicants garden, the boundary fence, the applicants garage and the adjoining bungalow which is to Fairhaven Croft. Therefore, the mast would be visually intrusive when in the up position.
25. In terms of physical impact the slim line lattice design means therefore would be no impact in terms of light or overbearing impact.
26. The applicant states that when the mast is unused and is in its horizontal alignment it is understood to be no higher than 2.5m, which is not much higher than the boundary fences and is below the height of the adjoining bungalow, the applicants garage and the garages within the court to the rear
27. The applicant has advised that he would be amenable to a condition requiring the mast to be kept in the retractable position when not in use.
28. In weighing up the planning merits of the case it is considered that there are issues regarding visual impact to neighbours, despite the relatively slim line nature of the mast. However, this is significantly reduced when the mast when us in retracted state. Therefore, as such the imposition of condition requiring the mast to kept in retracted or lowered state when not in use is considered appropriate in this case, particularly as the applicant would be willing to accept a planning condition.

CONCLUSION

29. The mast is not considered to cause any harm in terms of public views, however, there are some concerns regarding the visual amenity of adjoining neighbours. However, an appropriate condition which requires the mast to only be in the vertical state when in use would reduce the impact to an acceptable level. Consideration has been given to Policy ENV 2 Historic Character and Local Distinctiveness of the Black Country Core Strategy and saved Policies DD1 Urban Design and DD4 Development in Residential Areas of the Dudley Unitary Development Plan.

RECOMMENDATION

It is recommended that the application be APPROVED subject to the following conditions:

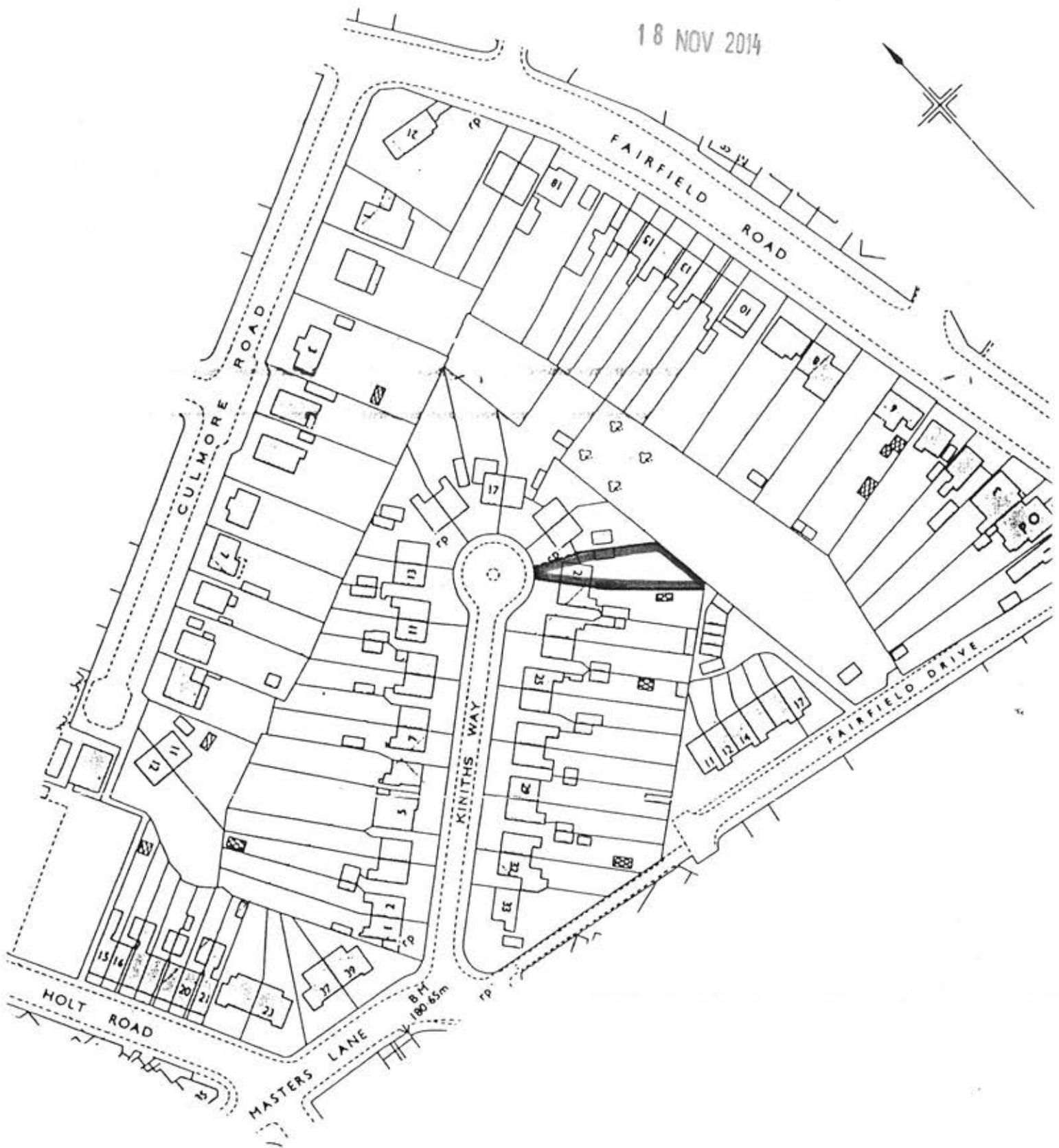
Notes to Applicant/Informative

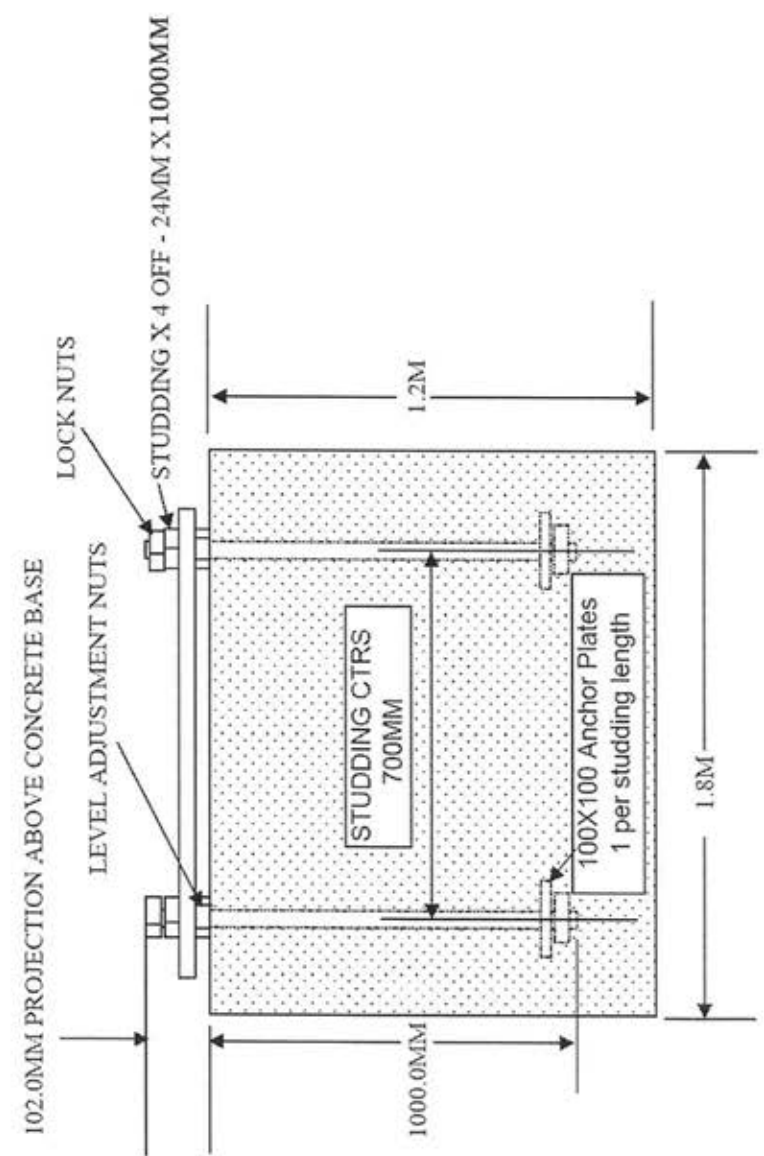
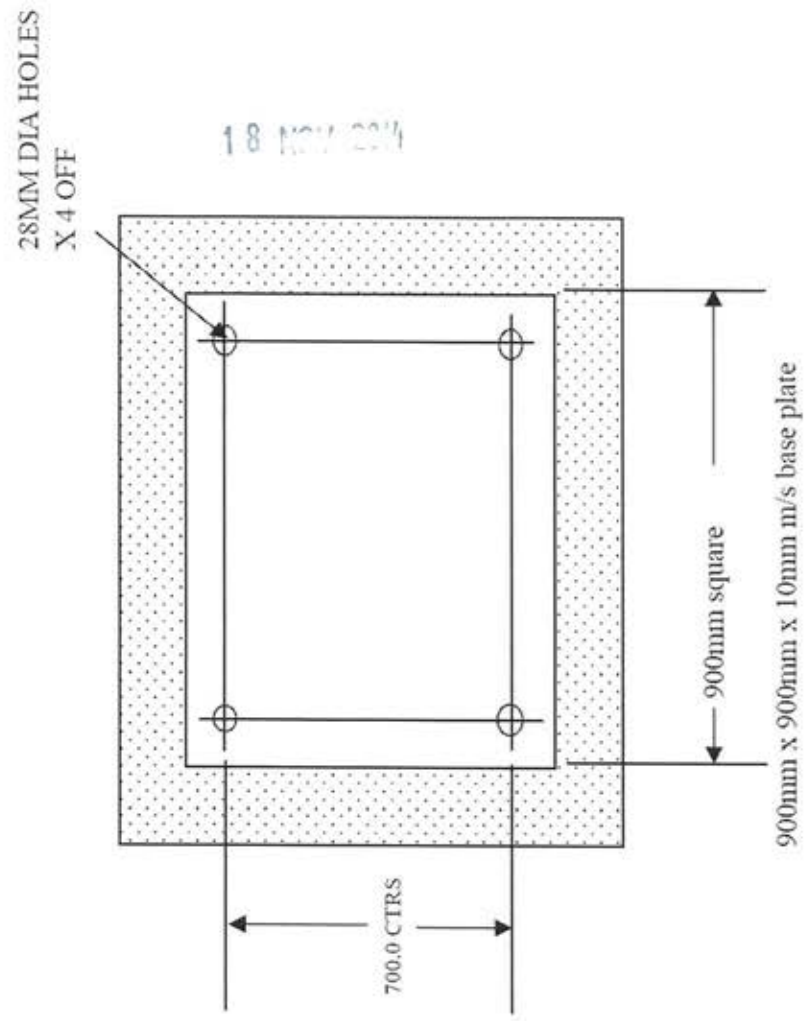
In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Conditions and/or reasons:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Unreferenced plans and specification submitted with the planning application.
2. When the apparatus is not in use, the mast shall be maintained in its retracted, horizontal position.

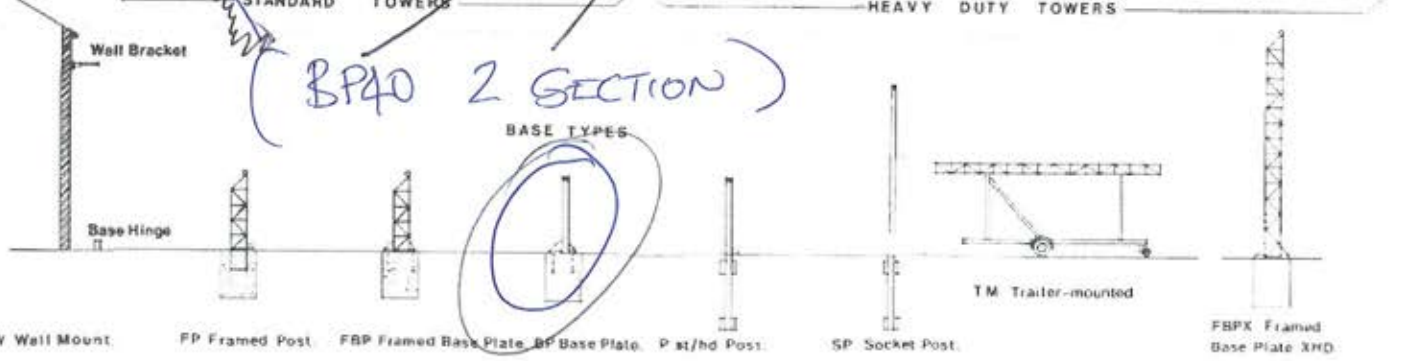
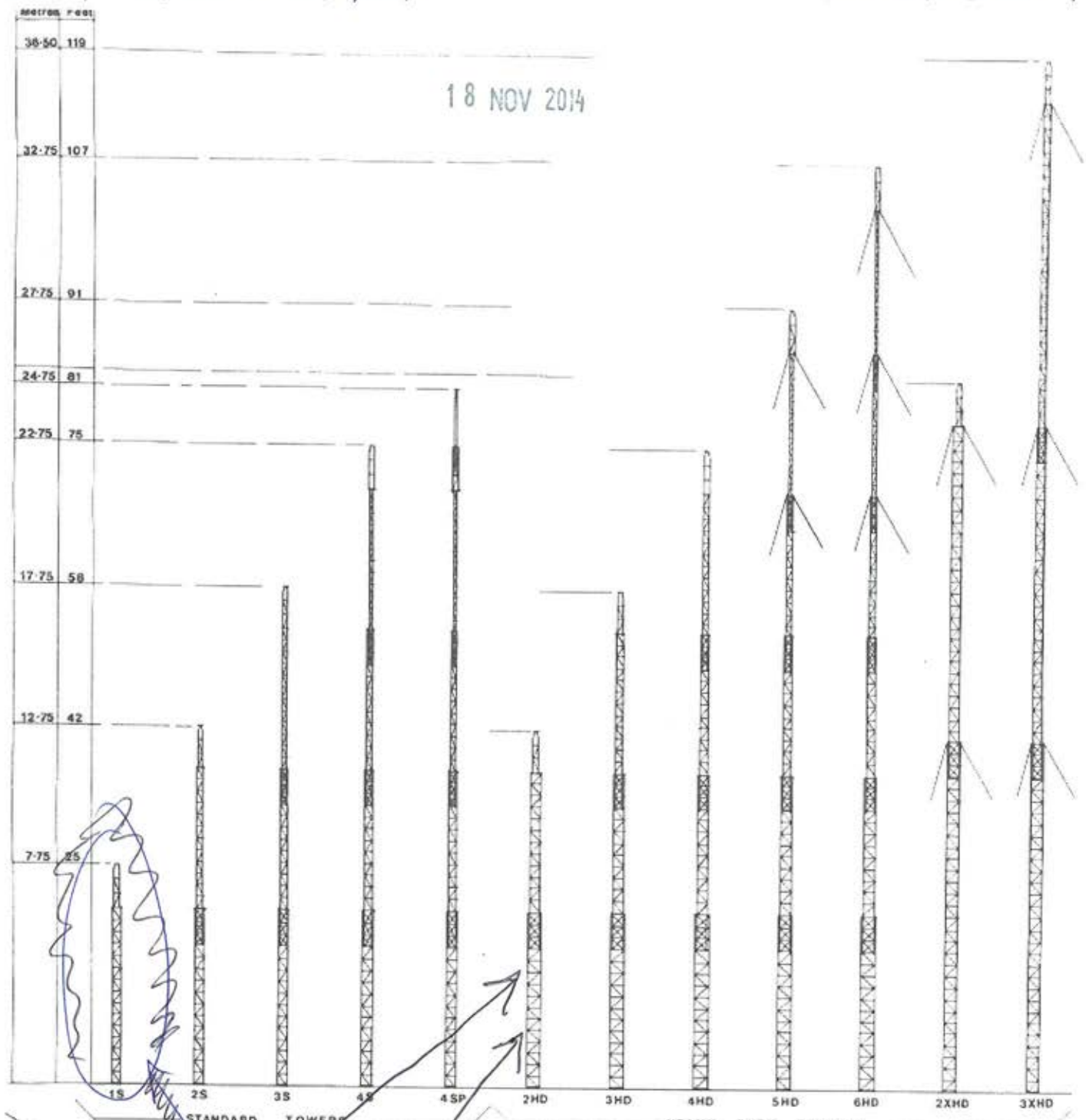
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3 TONNES OF SUPER STRENGTH CONCRETE
WAS USED TO MAKE THIS
BASE AND SUNK INTO THE
GROUND.

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To specify a particular tower merely quote the tower/ base; e.g. a 3S/FP is a standard 3S tower complete with FP type base.

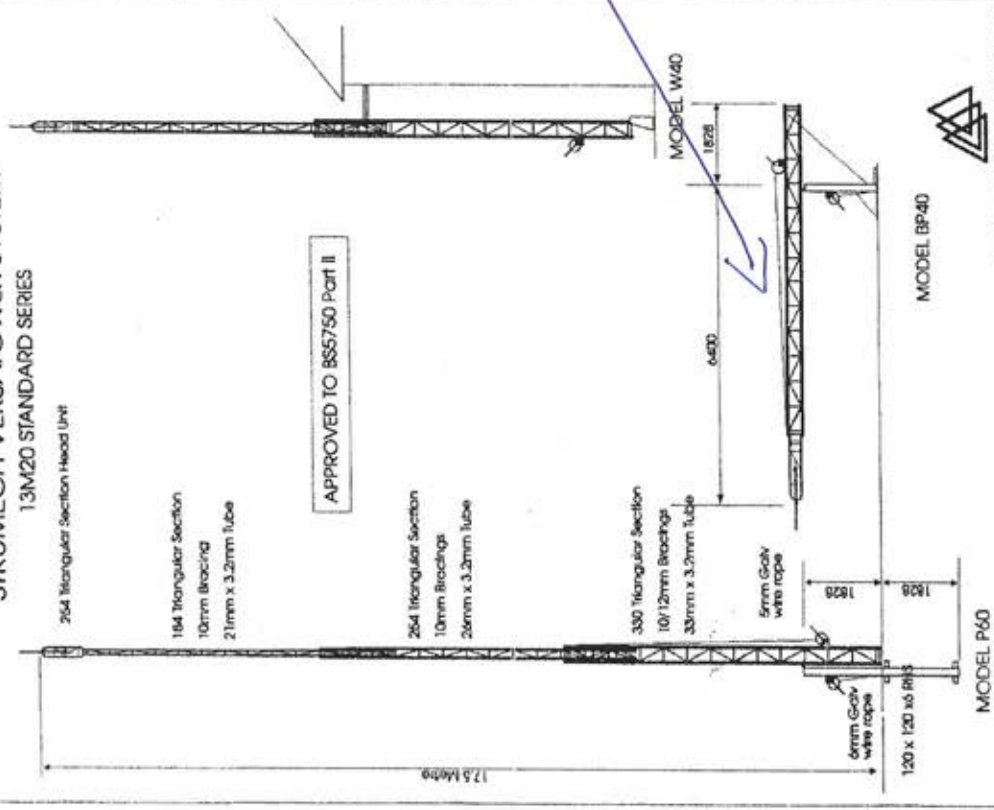
SPECIFICATIONS

		STANDARD MODELS						HEAVY DUTY MODELS																			
		1S		2S		3S		4S		4SP		2HD		3HD		4HD		5HD		2XHD		3XHD					
		M	Ft	M	Ft	M	Ft	M	Ft	M	Ft	M	Ft	M	Ft	M	Ft	M	Ft	M	Ft	M	Ft	M	Ft		
Nominal extended height		7.75	25	12.75	42	17.75	58	22.75	75	24.75	81	32.75	107	37.75	123	42.75	139	47.75	155	52.75	171	57.75	187	62.75	203		
Design load		7.75	25	8.00	27	8.50	28	9.00	29	11.00	38	8.20	27	8.60	28	9.00	29	9.40	31	9.80	32	14.40	47	14.50	48	20.10	68
Wind	Coupled	Wind Speed		Kg lbs		Kg lbs		Kg lbs		Kg lbs		Kg lbs		Kg lbs		Kg lbs		Kg lbs		Kg lbs		Kg lbs		Kg lbs			
	60 mph	490	880	275	600	275	600	150	330	30	66	75	165	400	880	430	940	475	1040	525	1150	600	1320	660	1450	740	1630
Load	Unloaded	Wind Speed		Kg lbs		Kg lbs		Kg lbs		Kg lbs		Kg lbs		Kg lbs		Kg lbs		Kg lbs		Kg lbs		Kg lbs		Kg lbs			
	60 mph	240	525	170	375	80	175	48	105	15	33	75	165	295	650	320	700	350	770	400	880	440	970	490	1080	540	1190
Load	75 mph	300	660	210	460	110	240	55	120	18	39	95	209	380	830	410	890	440	970	490	1080	540	1190	600	1320	660	1450
	100 mph	150	330	100	220	50	110	25	55	9	19	47	104	180	396	190	418	200	440	220	484	240	528	270	594	300	660

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13M20 STANDARD SERIES



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