

# PLANNING APPLICATION NUMBER:P13/0231

|                         |  |
|-------------------------|--|
| Type of approval sought | Determination on need for approval (GDO)   |
| Ward                    | Halesowen South  |
| Applicant               | Vodafone Ltd   |
| Location:               | <b>HIGHWAY VERGE OF CARTERS LANE, LAPAL, HALESOWEN, B62 0BU</b>  |
| Proposal                | <b>PRIOR APPROVAL UNDER PART 24 OF THE TOWN &amp; COUNTRY PLANNING (GPDO) FOR A TELECOMMUNICATIONS DEVELOPMENT COMPRISING INSTALLATION OF 15M HIGH DUAL USER STREET POLE AND 2 NO. RADIO EQUIPMENT CABINETS.</b> |
| Recommendation Summary: | <b>APPROVE SUBJECT TO CONDITIONS</b>   |

## SITE AND SURROUNDINGS

- 1 The application site is highway verge on the western side of Carters Lane, on that part of the highway between the bridges over the M5 Motorway and the A456 (Manor Way).
- 2 The verge on which the existing mast is sited slopes up towards a hedgerow, which borders open fields that then fall away to the west. On the opposite side of the road, the verge slopes up to a hedgerow in front of a relatively large wooded mound around Junction 3 of the M5. There are footways either side of Carters Lane and there are various lighting columns and road signs along the highway. A Public Right of Way, running from the fields to the west of the site, emerges onto Carters Lane to the south of the application site.
- 3 On the northern side of the bridge over the A456 there is a place of worship and run of residential properties, forming the leading edge of the built development at this locality. There is also further residential development within Birmingham on the far side of the M5.

## PROPOSAL

- 4 This proposal is for a prior approval determination of telecommunications equipment under the provisions of Part 24 of the General Permitted Development Order 1995 (as amended). Given the prior approval nature of the application, if the application is not formally determined by the Council and the agents notified of the decision by the expiry date then the applicant is legally able to install the proposed apparatus.
- 5 The application plans show the replacement of the existing mast with a new mast of the same height. The replacement mast would be of similar design with a column and projecting shroud to the top. The only visible difference between the two masts is that the shroud on the replacement would have a greater diameter by 10cm.
- 6 The applicant is also proposing the installation of two additional equipment cabinets which would require a short extension to the existing retaining wall to the adjoining bank.
- 7 The applicants have submitted a covering letter with their application, plans, a planning statement including details of pre application consultations, coverage plots and an ICNIRP (International Commission on Non-Ionizing Radiation) declaration.

## HISTORY

| APPLICATION | PROPOSAL  | DECISION | DATE        |
|-------------|---|----------|-------------|
| P06/1249    | Prior approval under Part 24 of the Town and Country Planning G.P.D.O. for the installation of a radio base station comprising of a 15m flexicell monopole ground based equipment cabinets and ancillary works. | Refused  | 08-Aug-2006 |
| P06/1775    | Prior approval under Part 24 of   | Granted  | 07-Nov-     |

|  |  |  |      |
|--|--|--|------|
|  | the Town and Country Planning G.P.D.O. for the installation of a radio base station comprising of a 15m flexicell monopole, ground based equipment cabinets, extension to vehicle crash barrier and ancillary works (Resubmission of refused application P06/1249) |  | 2006 |
|--|--|--|------|

## **PUBLIC CONSULTATION**

- 8 No representations received, following consultation with 58 adjoining neighbours and the posting of three site notices at the site and within the immediate area.

## **OTHER CONSULTATION**

- 9 Group Engineer (Development): No Objection
- 10 Head of Environmental Health and Trading Standards: No Objection
- 11 Birmingham City Council: No comments received.

## **RELEVANT PLANNING POLICY**

- National Planning Guidance

National Planning Policy Framework (2012)

- Section 5 – Supporting high quality communications infrastructure

- Black Country Core Strategy (2011)

ENV 2 Historic Character and Local Distinctiveness

ENV 3 Design Quality

- Unitary Development Plan (2005) (Saved Policies)

DD1 Urban Design

DD4 Development in Residential Areas

DD13 Telecommunications

## ASSESSMENT

12 The main issues are

- Policy
- Need
- Visual Impact
- Health

### Policy

13 Saved Unitary Development Plan Policy DD13, states that applications for telecommunication development should include an assessment of site share opportunities and other alternatives to a new mast. Where new masts are needed to provide for the efficient operation of the network, masts should be sensitively designed and sited to minimise their impact.

14 Part 5 of the NPPF states that local authorities should support the expansion of electronic communications networks, although there is an acknowledgement that new base stations and masts should be kept to a minimum and should be sympathetically designed and camouflaged where appropriate.

15 Both local and national planning policy requires operators to provide evidence that the proposed base station conforms with the ICNIRP (International Commission on Non-Ionizing Radiation Protection) exposure guidelines. The applicant has submitted the necessary certificate confirming that the proposed mast conforms to those guidelines.

## Need

- 16 The replacement mast is required to allow more efficient site sharing between Vodafone and O2 as part of their Cornerstone agreement, and it would also allow for improved and faster 3G coverage. Such agreements allow for the provision of a more efficient network, but more importantly, provide the opportunity to reduce the need for the establishment of additional new masts and therefore reducing the overall visual impact associated with such installations. In addition saved Policy DD13 of the Dudley Unitary Development Plan encourages site sharing.
- 17 The applicant has supplied coverage plots with the application with regard to Vodafone and O2, which indicates the replacement mast would provide improved 3G coverage in the immediate area along Manor Way, the M5 and the wider Lapal and Bartley Green areas.

## Visual Impact

- 18 The design of the replacement mast is virtually identical to the existing mast which is to be replaced, in that it would consist of a column with a projecting shroud near the top which would house the antennas. The shroud size will increase from a diameter of 500mm to 600mm. The overall height of 15m would remain unchanged. On the basis the replacement mast is not significantly different in terms of visual impact there is substantive reason to object to the proposal on this ground.
- 19 In addition two new equipment cabinets are proposed closer to the mast. To facilitate their provision the existing retaining wall would need to be extended. Their provision is not considered to be visually intrusive in that are located between an existing crash protection barrier, with their visual impact also reduced by the bank and hedge to the rear.

## Health

- 20 Whilst health is a material consideration when considering applications for development, the National Planning Policy Framework states that local planning authorities should not reconsider health matters where the applicants have self certified that the base station conforms to the International Commission on Non-Ionising Radiation guidelines. In this case the applicant has submitted the required information confirming that the proposal would meet the guidelines.

## **CONCLUSION**

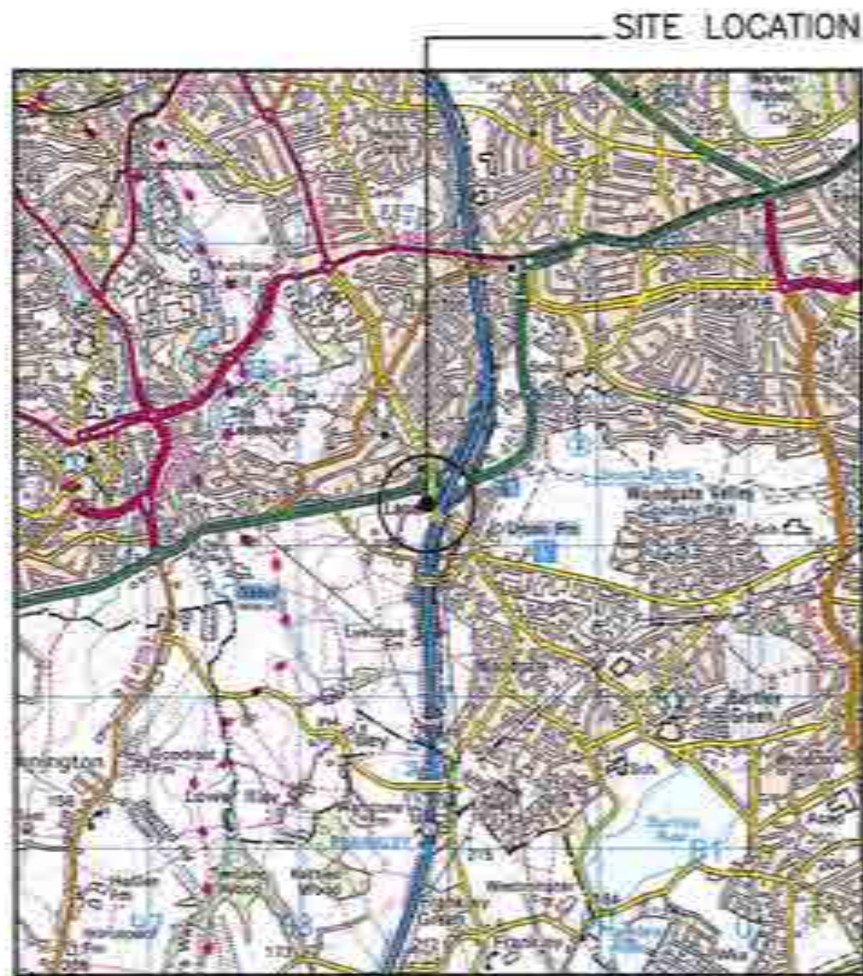
- 21 The proposed development is acceptable in that a need has been demonstrated and the visual impact would be no more harmful than the existing mast. In addition the applicant has demonstrated that the base station would comply with ICNIRP guidelines. Consideration has been given to Policies ENV2 and of the Black Country Core Strategy and saved policies DD1, DD4 and DD13 of the Dudley Unitary Development Plan.

## **RECOMMENDATION**

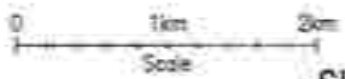
It is recommended that prior approval is required and that prior approval be GRANTED subject to the following condition(s):

Conditions and/or reasons:

1. No works shall commence until details of the colour finish of the mast and equipment cabinets has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be finished in accordance with the approved details and shall be retained as such for the life of the development.



SITE LOCATION

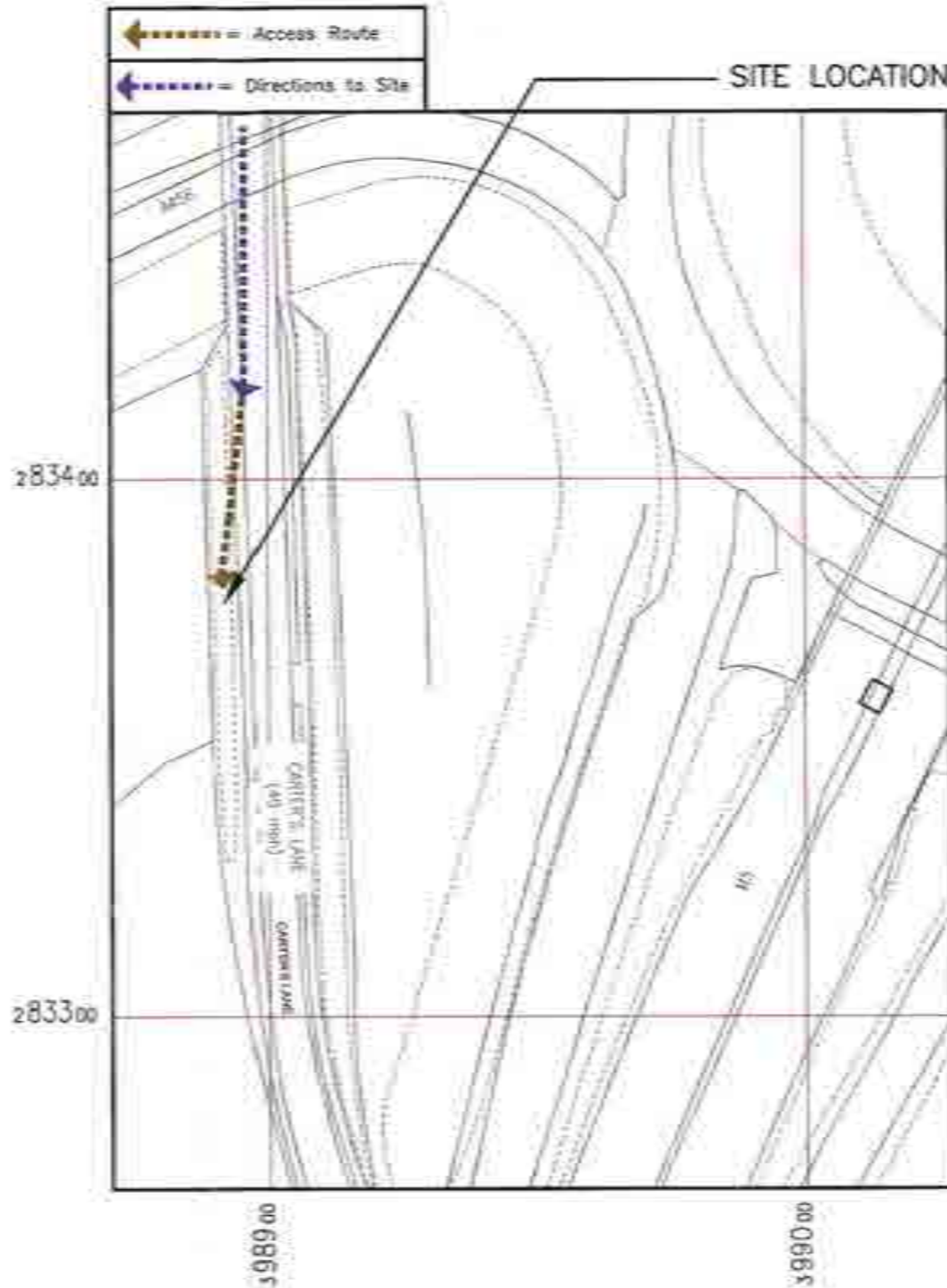


SITE LOCATION  
(Scale 1:50000)

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SITE PHOTOGRAPH



DETAILED SITE LOCATION  
(Scale 1:1250)

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Notes:  
 1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 398892 N: 283376

Directions  
 Exit the M5 at J2 and follow the A4034 (Birchfield Lane)  
 -the road name changes to Oldbury Road.  
 At the first roundabout take the first exit on to Long Road.  
 Follow the road straight down and the road name changes to Kent Road. At the first roundabout take the second exit onto Carter's Lane. Follow Carter's Lane down. The site is on the right hand side just before the road goes over the M5.

| REV | MODIFICATION | BY | CHK | DATE |
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| Cell ID No    | A                       |            |     |
| CTIL          | Post                    | Shaver     |     |
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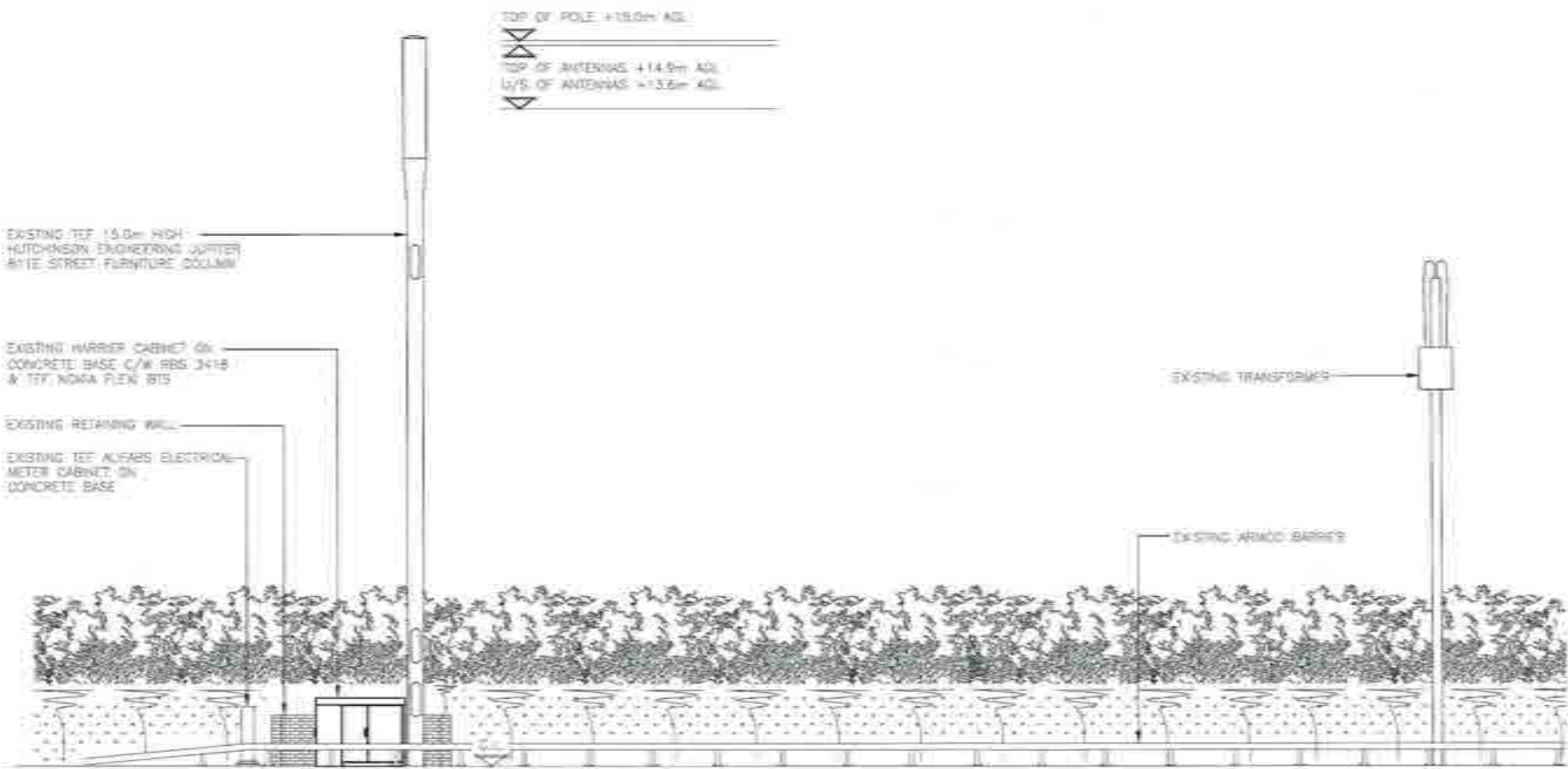
Site Address / Contact Details

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 LAND ON CARTER'S LANE  
 BRWINGHAM  
 B62 0BU

|                   |                    |        |          |           |          |
|-------------------|--------------------|--------|----------|-----------|----------|
| Drawing Title:    | SITE LOCATION MAPS |        |          |           |          |
| Purpose of issue: | PLANNING           |        |          |           |          |
| Drawing Number:   | 100                |        |          |           |          |
| Scale:            | As Shown           | Drawn: | SM       | Date:     | 07/01/13 |
| Checked:          | GP                 | Date:  | 07/01/13 | Approved: | AT       |
|                   |                    |        |          | Date:     | 07/01/13 |
|                   |                    |        |          |           | A        |

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EXISTING WEST ELEVATION  
 (1:100)

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
 Designed in accordance with Cornerstone document: CORN/09/006

| REV | MODIFICATION        | BY | CH | DATE     |
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| A   | Issued for Approval | SM | SE | 11.01.13 |

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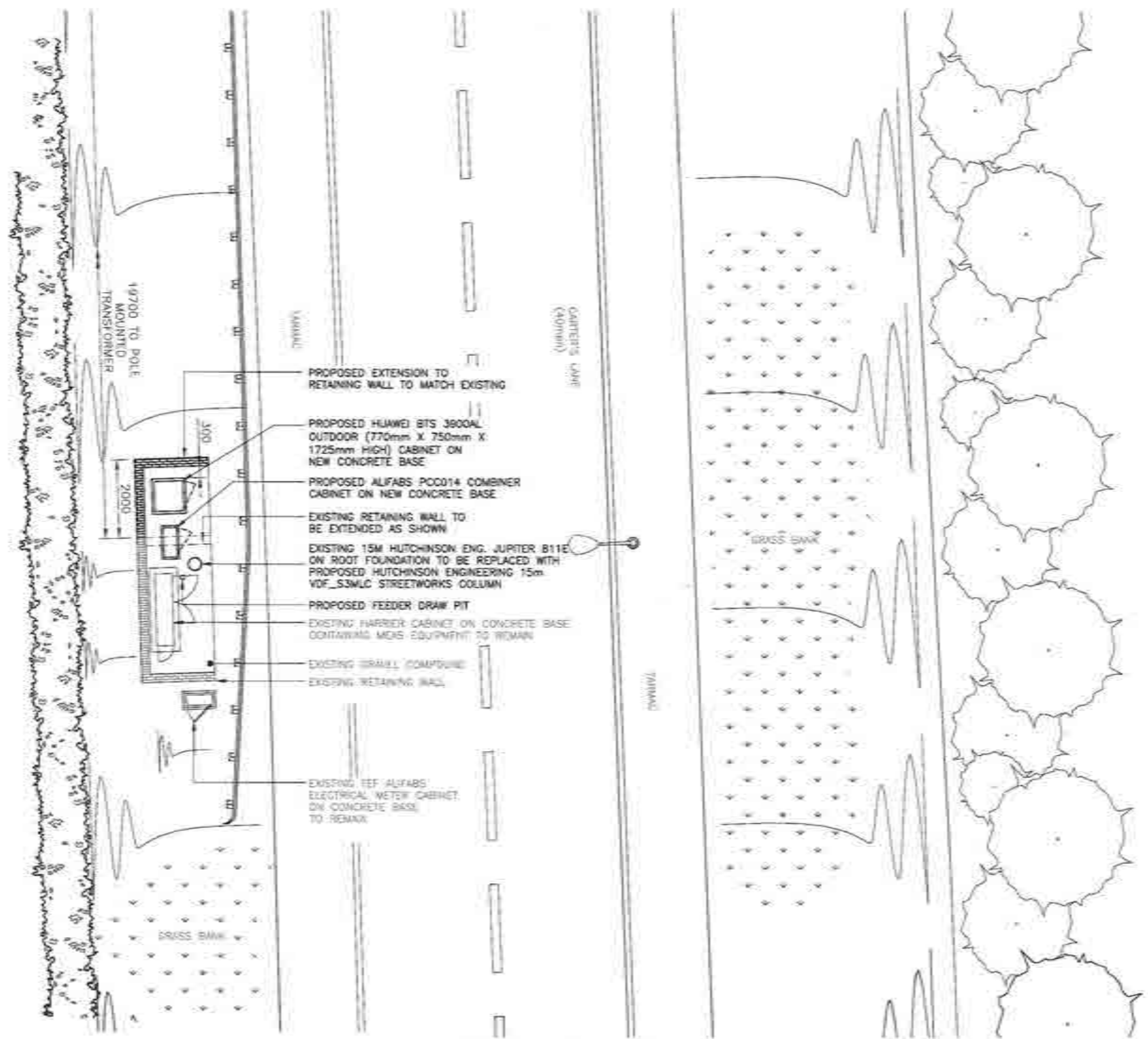
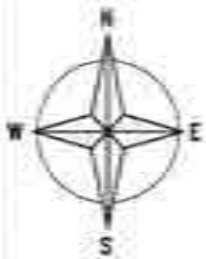
Drawing Title: EXISTING SITE ELEVATION

Purpose of Issue: PLANNING

Drawing Number: 301

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|----------|----------|--------|----------|-----------|----------|--------|----------|
| Scale:   | As Shown | Drawn: | SM       | Date:     | 07.01.13 | Issue: |          |
| Checked: | SC       | Date:  | 07.01.13 | Approved: | JE       | Date:  | 07.01.13 |
|          |          |        |          |           |          |        | A        |





PROPOSED EXTENSION TO RETAINING WALL TO MATCH EXISTING

PROPOSED HUAWEI BTS 3800AL OUTDOOR (770mm X 750mm X 1725mm HIGH) CABINET ON NEW CONCRETE BASE

PROPOSED ALFABS PCC014 COMBINER CABINET ON NEW CONCRETE BASE

EXISTING RETAINING WALL TO BE EXTENDED AS SHOWN

EXISTING 15M HUTCHINSON ENG. JUPITER B11E ON ROOT FOUNDATION TO BE REPLACED WITH PROPOSED HUTCHINSON ENGINEERING 15m VDF\_S3MLC STREETWORKS COLUMN

PROPOSED FEEDER DRAW PIT

EXISTING FARRIER CABINET ON CONCRETE BASE CONTAINING METERS EQUIPMENT TO REMAIN

EXISTING SMALL COMPOUND

EXISTING RETAINING WALL

EXISTING TEF ALFABS ELECTRICAL METER CABINET ON CONCRETE BASE TO REMAIN

PROPOSED SITE PLAN (1:100)

Notes:  
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 398892 N: 283376

| REV | MODIFICATION        | BY | CH | DATE     |
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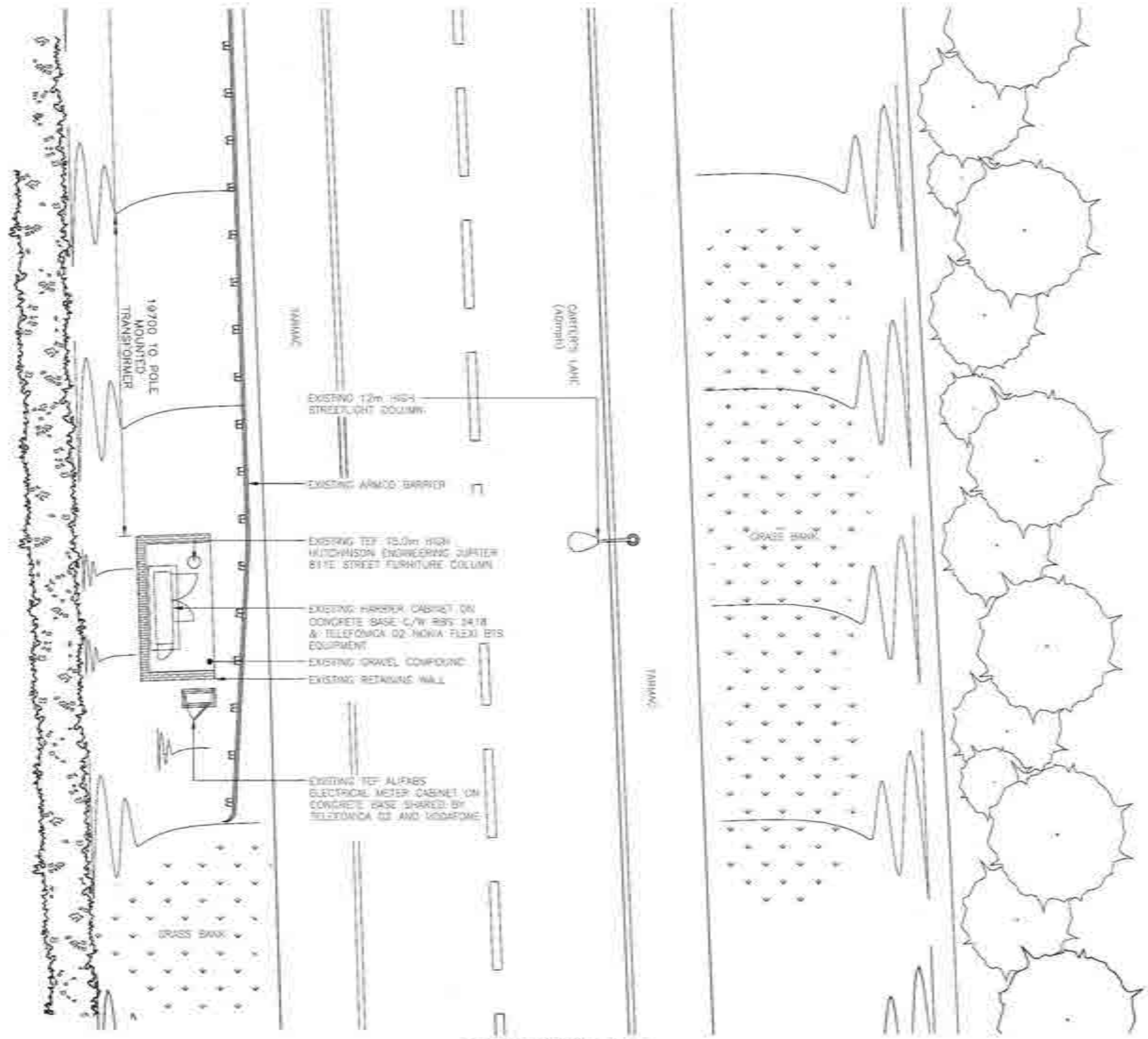
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Drawing Title: PROPOSED SITE PLAN  
Purpose of issue: PLANNING  
Drawing number: 202

|                 |                |                |                |
|-----------------|----------------|----------------|----------------|
| Scale: As Shown | Drawn: SM      | Date: 07.01.13 | Issue:         |
| Checked: SE     | Date: 27.01.13 | Approved: AE   | Date: 07.01.13 |

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
Designed in accordance with Cornerstone document: CORN/09/006



EXISTING SITE PLAN  
(1:100)

Notes:  
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N.G.R. E: 398892 N: 283376

| REV | MODIFICATION        | BY | CH | DATE     |
|-----|---------------------|----|----|----------|
| 1   | Issued for Approval | SM | SC | 11.01.13 |

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Drawing Title: EXISTING SITE PLAN  
 Purpose of issue: PLANNING

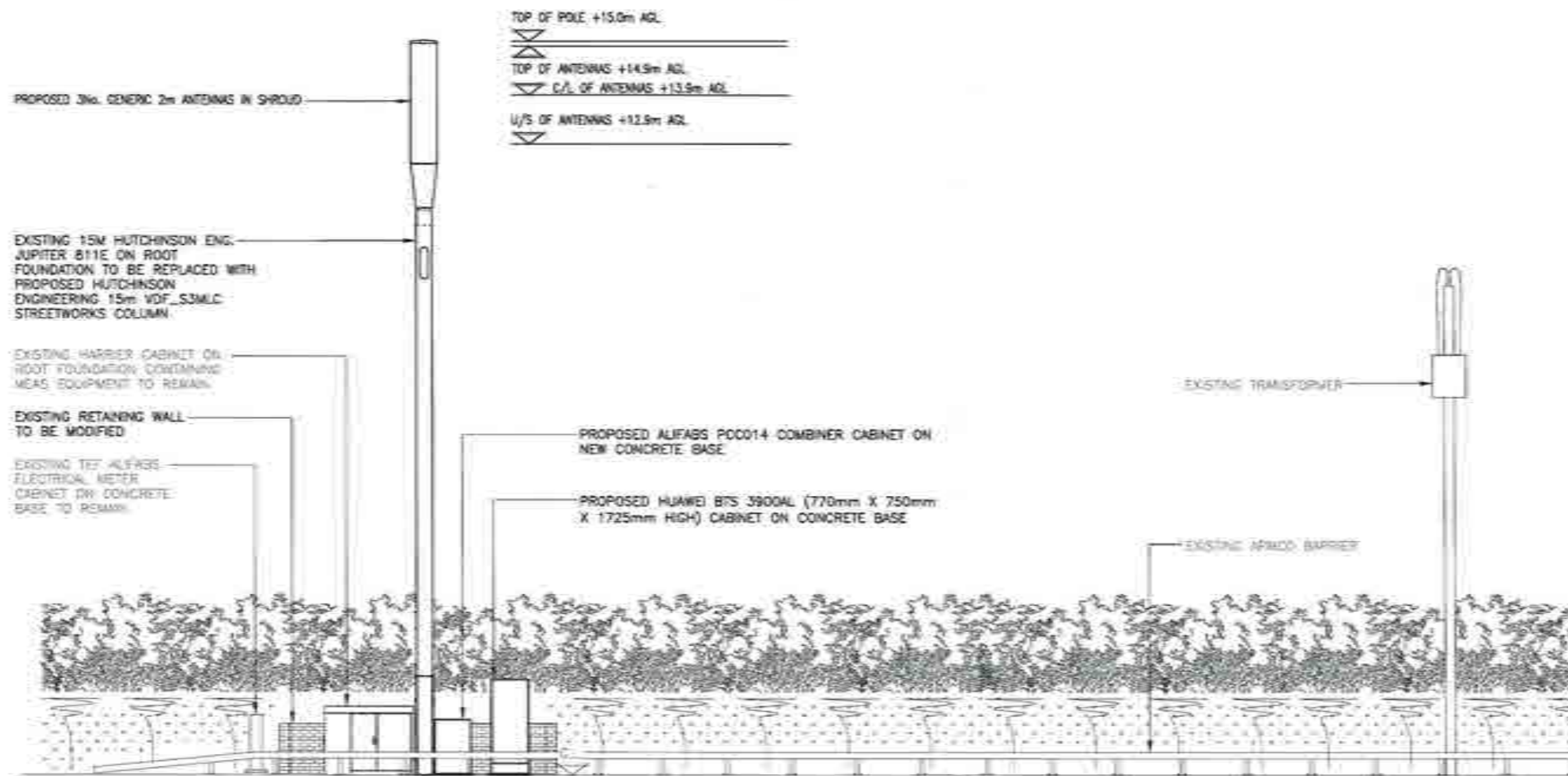
Drawing Number: 201

Scale: As Shown  
 Checked: SC Date: 07.01.13  
 Drawn: SM Date: 07.01.13  
 Approved: AE Date: 07.01.13

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 Designed in accordance with Cornerstone document: CORN09/006

Notes:  
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N.G.R. E: 398892 N: 283376



TOP OF POLE +15.0m AGL  
 TOP OF ANTENNAS +14.9m AGL  
 C/L OF ANTENNAS +13.9m AGL  
 U/S OF ANTENNAS +12.9m AGL

PROPOSED WEST ELEVATION  
 (1:100)

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
 Designed in accordance with Cornerstone document: CORN/09/005

|     |                     |    |    |          |
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|   |          |        |          |
|---|----------|--------|----------|
| Drawing Title:<br>PROPOSED SITE ELEVATION |          |        |          |
| Purpose of Issue:<br>PLANNING             |          |        |          |
| Drawing Number:<br>302                    |          |        |          |
| Scale:                                    | As Shown | Drawn: | SM       |
| Checked:                                  | SM       | Date:  | 07.01.13 |
| Approved:                                 | AE       | Date:  | 07.01.13 |
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