

MAIDENHEAD DEVELOPMENT CONTROL PANEL

1 April 2009

Item: 3

Application No.:	09/00341/TLDDT
Location:	Land To West Of Lower Cookham Road Maidenhead
Proposal:	Application to determine whether prior approval is required for the siting and design of a replacement 14 meter telegraph pole with an additional cabinet to existing design approved under 03/40448
Applicant:	Telefonica 02 UK Limited
Agent:	Waldon Telecom
Parish/Ward:	Maidenhead Riverside Ward

If you have a question about this report, please contact: on 01628 796061 or at sheila.bowen@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposed equipment would assimilate satisfactorily within the rural street scene and the Green Belt and it is not considered the appearance of the mast would adversely harm the living conditions of occupiers of any nearby properties, because of the distance involved.

It is recommended the Panel grants prior approval with the conditions listed in Section 10 of this report.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site is located on the grass verge on the west side of Lower Cookham Road, in the countryside between Maidenhead and Cookham just north of the built up area of Maidenhead. There is an existing 12 m high telegraph pole style telecoms column on the site, with one equipment cabinet adjacent to it. There are street lights, a hedge and trees in the immediate vicinity.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

03/40448	Application to determine whether prior approval is required for the siting and design of a 12m high telegraph pole telecommunications column with shroud antennas and equipment cabinet.	Prior approval required and granted 7.8.2003.
08/02481	Application to determine whether prior approval is required for the siting and design of a 12.5m high telegraph pole telecommunications column with shrouded antennas and an additional equipment cabinet.	Prior approval required and granted 3.12.2008. Not implemented

- 4.1 The application is to determine whether prior approval is required for the siting and design of a replacement 14m high telegraph pole telecommunications column with shrouded antennas and one additional equipment cabinet measuring 1.5m high, 1.48m wide and 0.352 deep.

- 4.2 The proposed installation would be to provide 3G coverage to the residential area of Maidenhead Court.
- 4.3 The essential visual differences between the current proposal and the existing installation on site would be that the pole would be 2m taller, and there would be an extra equipment cabinet.

5 MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Berkshire Structure Plan and Royal Borough Local Plan

5.1 The main strategic planning considerations applying to the site and the associated policies are:

	Green Belt	Other
	✓	
Structure Plan	DP3	
Local Plan	GB2	TEL1, DG1, T5

5.2 Supplementary planning documents adopted by the Council relevant to the proposal are:

- Telecommunications

5.3 More information on these documents can be found at:

http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm

Other Local Strategies or Publications

5.4 Not applicable

6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issue for consideration is impact on the character and appearance of the area, and the impact on the Green Belt.
- 6.2 Due to the prominent public highway location of the site it is considered that the prior approval of the siting and design of the mast and equipment is required.
- 6.3 Policy TEL1 states that the Council will only grant permission for telecommunications development where there is no reasonable possibility of sharing existing facilities; there is no reasonable possibility of erecting antennae on an existing building or other structure where there is little or no adverse environmental effect; the proposed development does not have significant adverse visual impact and it is sited and designed so as to minimise obtrusiveness
- 6.4 The proposed equipment would be visible in the street scene. However the site is partially screened from some views by trees and hedgerows
- 6.5 Like the existing structure on the site, the pole would be a slim line structure of a functional appearance; the proposed extra cabinet would be relatively small in size, green and, set to the back of the verge against the line of the hedge, would not be obtrusive in the street scene. It is considered that the installation would not be harmful to the character of the area or the openness of the Green Belt.

- 6.6 Paragraph 67 of Government guidance in PPG8 *Telecommunications* states that if the evidence regarding the consideration of sharing existing masts or sites is not considered satisfactory the planning authority may be justified in refusing prior approval for the development. The applicant has provided details of the coverage shortfall, which this equipment would remedy. In this case, the pole would be a replacement of an existing pole, so the proposal accords with this Government guidance.
- 6.7 The applicant has submitted a declaration of conformity with ICNIRP public exposure guidelines. PPG8 *Telecommunications* clearly sets out that it is not for the local planning authority to seek to replicate through the planning system controls under the health and safety regime. Provided the equipment meets the ICNIRP guidelines for limiting exposure then it is the Government's view that it would not be necessary for a local planning authority in processing an application for prior approval to consider further the health aspects and concerns about them.

Other Material Considerations

- 6.8 There are no other considerations to warrant determining the application other than in accordance with the Adopted Local Plan.

7. ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

- 7.1 N/A

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

- 8.1 4 addresses within 100 metres of the site were consulted; no responses received.

Statutory consultees

Consultee	Comment	Where in the report this is considered
The Highway Authority	Not consulted; no objections had been raised to application 08/02481.	N/A

Other consultees and organisations

None

9. APPENDICES TO THIS REPORT

- *Appendix A Site Location Plan*

10. CONDITIONS

- 1 The works to which this determination relates shall be commenced within five years from the date of this notice.

Reason: To accord with the provisions of the Town and Country Planning (General Permitted Development) Order 1995