REF. NO. M/12/70872

TELECOMMUNICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Prior Notification of replacement of 3no. existing UMTS antenna with 3no. GSM/UTMS antenna and ancillary works to equipment & cabinets Quob Lane West End Southampton SO30 3GJ

SITE VISIT DATE – 22/6/12

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	3no. replacement antenna mounted at a height of 14.2m on the existing telecommunications monopole. Scheme includes an additional equipment cabinet, measuring approx 2.4m(w) by 1.8m(d) by 1.5m(h). The cabinet will be installed on an existing concrete base within the telecommunications enclosure.
SITE AREA	40m2
TOPOGRAPHY	Gently undulating
TREES	There is a row of dense trees and shrubs between the telecommunications equipment and the motorway. There is further planting alongside Quob Road.
BOUNDARY TREATMENT	All the telecommunications equipment is enclosed by a 1.4m high timber fence.
SITE CHARACTERISTICS AND CHARACTER OF LOCALITY	The mast and equipment is sited at the southern side of the field, within an area of countryside.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/38092	Prior notification of intent to site a 1.5m high telecommunications monopole and 3no. equipment cabinets	Prior approval is not required.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Countryside

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) : 1.CO, 59.BE & 65.BE

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed.

COMMENT ON CONSULTATION RESPONSES

COMMENT ON REPRESENTATIONS RECEIVED

None

PLANNING OBLIGATION/CONSIDERATIONS

None

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The above policies outline the criteria against which the application will be assessed. The only aspects that can be considered with regard to this prior approval application are the siting and appearance of the development. This application falls to be determined under the requirements of Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

Policy 65.BE of the Eastleigh Borough Local Plan Review (2001-2011) states that proposals for telecommunications equipment will only be permitted where:

(i) there are no satisfactory alternative sites in the locality available for the equipment;
(ii) there is no reasonable possibility of sharing existing facilities;
(iii) in the case of radio masts there is no reasonable possibility of erecting antenna on an existing building, mast or other structure;
(iv) it is sited, designed and where appropriate, landscaped so as to minimise its visual impact;
(v) there will be no unacceptable affect on the setting of a Conservation Area or Listed Building; and
(vi) applicants have supplied evidence that the base station meets the ICNIRP guidelines for public exposure.

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Assessment

The mast is located within an area of countryside away from residential properties. The proposal utilises an existing telecommunications monopole and will replace existing antennas. The replacement antennas are fairly slim line and will not involve large scale alterations to the appearance of the mast. The equipment cabinet will be housed in an existing enclosure behind a 1.4m high timber fence and mostly screened from the motorway and Quob Lane by tall trees.

An ICNIRP certificate has been supplied demonstrating that the proposal complies with these guidelines.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and legislative background.

CONCLUSIONS

Recommend that prior approval is granted.