REF. NO. J/16/77813

TELECOMMUNICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Replacement of 15m monopole with 14.7m phase 4 monopole with 1no. additional equipment cabinet Wide Lane, Eastleigh SO18 2HG

SITE VISIT - Yes

ARE PLANS ACCURATE? Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks approval for the replacement of an existing 15m high monopole sited to the north-western side of Wide Lane with a 14.7m high monopole with 6no. antennas and includes the installation of 1no. equipment cabinet.
TOPOGRAPHY	The site is relatively flat.
TREES	There is a mature tree belt to the immediate rear of the site. These trees are not covered by a Preservation Order and whilst a degree of pruning may be required to facilitate the development, it is not considered that they will be unacceptably affected by the proposals.
BOUNDARY TREATMENT	The site opens onto Wide Lane, with the tree screening behind.
SITE CHARACTERISTICS	The site consists of a grassed highway verge to the north-western side of Wide Lane which lies between the footway/cycleway and the parallel tree line. There is presently a 15m high mast in situ which is to be replaced as part of the proposals as well as associated equipment cabinet at its base which are to remain.
CHARACTER OF LOCALITY	The site lies within designated countryside and strategic gap and is positioned between the University of Southampton Sports Ground to the west and Southampton Airport Parkway Train Station to the east with the airport itself further beyond this. There is a range of street furniture present along this stretch of Wide Lane, including 10m high street lighting columns, highway signage, other telecommunications masts and associated telecommunications equipment.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/39223	ERECTION OF 15 METRE HIGH TELECOMMUNICATION MONOPOLE AND ASSOCIATED EQUIPMENT CABINETS (56 DAY DETERMINATION)	Prior Approval Granted Nov 2002

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BAA (Southampton Airport)	No objection - I note that this site has been assessed before for a similar development.
Transportation & Engineering	No response – However, the proposed mast will be in the same position as the existing structure it is replacing. The new cabinet will be in a line with the existing cabinets and open away from the pavement so will not cause an obstruction.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Designated Strategic Gap and Countryside

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 1.CO, 2.CO, 59.BE, 65.BE.

'Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: Policies S9, DM1, DM8 The Submitted Local Plan comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

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

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

PLANNING OBLIGATION/CONSIDERATIONS

N/A

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

REF. NO. J/16/77813

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Legislative Background:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

This application has been submitted under the Town and Country Planning General Permitted Development Order 2015, Schedule 2, Part 16. The provisions of Class A, A.3 (3) of which requires that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development. The Council therefore can only take account of these specified aspects in considering and determining the application.

Development Plan Policies:

The application site lies within designated countryside and strategic gap, as defined in the Eastleigh Borough Local Plan Review (2001-2011) and as such the relevant planning policies to this application are Saved Policies 1.CO, 2.CO, 59.BE and 65.BE respectively.

Saved Policies 1.CO seeks to protect the countryside from inappropriate development, whilst Saved Policy 2.CO seeks to prevent that which would physically or visually diminish a strategic gap.

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires that development avoids unduly impacting on neighbouring uses.

Policy 65.BE states that proposals for telecommunications equipment will be permitted where there are no satisfactory alternative sites, there is no reasonable possibility of mast sharing or erecting the mast in an existing building or structure and it is sited, designed and where appropriate, landscaped so as to minimize visual impact and that applicants have supplied evidence that the base station meets the ICNRP (International Guidelines on Non-ionising Radiation Protection) guidelines for public exposure.

Assessment of proposals:

The proposals are considered to be acceptable in respect of their siting and appearance. The principle of the siting of a mast in this location has been established by way of the previous planning consent (Z/39223) for an existing 15m high monopole, and the proposed replacement mast is a similar height and design to the existing structure. A fair degree of screening will be maintained from the land to the west by the existing tree belt to the rear of the site. Whilst the one cabinets will further increase the amount of street furniture present along this stretch of Wide Lane, this is not considered to result in an excessive degree of visual clutter in this location and the cabinets themselves are otherwise modest in height and scale and of an appropriate visual appearance for their purpose.

The development will also not unduly impinge upon neighbouring uses or the safe operation of the nearby airport by way of its siting with no objection having been raised by the aerodrome operator and no other letters of representation being received. The position of the one new equipment cabinet is in line with the existing cabinets and open away from the pavement so as not to impinge upon the

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ASSESSMENT OF PROPOSAL

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safety of pedestrians or cyclists using the footway.

The application is accompanied by a declaration confirming that the development meets the ICNIRP guidelines for public exposure.

For the reasons given, therefore, the application is considered to accord with the requirements of the aforementioned development plan policies.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

It is deemed that prior approval is required and it is recommended that this be approved.