REF. NO. J/16/78282

TELECOMMUNICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Prior Notification: Replacement 15m high monopole with 3no. shrouded antennas & installation of 2no. equpiment cabinets Hanson Aggregates School Lane Chandler's Ford Eastleigh SO53 4EN

SITE VISIT – Yes

ARE PLANS ACCURATE? Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed monopole mast is the same height and slightly bulkier than the existing mast. The proposal has two equipment cabinets, one of which replaces an existing cabinet.
SITE AREA	50m2
TOPOGRAPHY	Level at front then slopes away towards houses at the rear.
TREES AND BOUNDARY TREATMENT	Tall trees and vegetation along the front of the site adjoining school lane and along site boundaries.
SITE CHARACTERISTICS AND CHARACTER OF LOCALITY	The site is part of a cement works in a large industrial estate. To the north of the site is a row of terraced houses with other residential properties in the wider locality.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/38274	PRIOR NOTIFICATION OF INTENT TO ERECT A 15M HIGH TELCOMMUNICATIONS SLIMLINE MONOPOLE AND GROUND BASED EQUIPMENT COMPOUND. (56 DAY DETERMINATION)	Raise no objection January 2002

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No response

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Existing Employment Area Within HRA Screening Area

REF. NO. J/16/78282

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

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

'Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: 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

N/A

COMMENT ON REPRESENTATIONS RECEIVED

N/A

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 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The application site lies within the urban edge, as defined in the Eastleigh Borough Local Plan Review (2001-2011) and as such the relevant planning policies are 65.BE and 59.BE.

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

- The proposal will upgrade the existing telecommunications equipment to provide an improved service for customers in the locality. As the mast is an upgrade it is not necessary to consider alternative sites and there is no obvious mast sharing solution.
- The mast is a slim line monopole that is the same 15m height as the existing mast, although is slightly bulkier due to the additional antennas. The proposed mast and associated equipment

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

cabinets are considered to have minimal impact on the appearance of the surrounding area, the equipment being mostly screened by mature trees from both school lane and along the site boundaries. The mast will fit in with the other tall structures within the cement manufacturing site and within the mostly industrial area.

- The proposal is no higher than the existing mast and is not considered to have a significantly greater impact on the outlook or amenity of neighbouring residents than the existing structure.
- The proposed mast is located in the same position as the mast it is replacing and the equipment cabinets appears to be a reasonable distance away from the trees so as not to jeopardise their long term retention.
- The equipment is sited back behind a row of trees where it will not cause a hazard to pedestrians or road users. It is assumed that the development will be serviced in the same way as the existing equipment.
- An ICNIRP declaration is included within the submission demonstrating that the proposal will conform to international health requirements.
- The development falls within the HRA screening area. However, due to the nature of the development an HRA assessment is not required and the proposal is unlikely to have an impact on the protected area.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

Recommend that no objection is raised.