

DELEGATED OFFICER REPORT:**Application Ref:****Site Address:** CORONATION PARADE, HAMBLE-LE-RICE**Case Officer:** Clare Martin

Description: Prior notification application for the installation of a 15m high slim-line monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet at the base of the monopole, 1 no. equipment cabinet, 1 no. electric meter cabinet, 1 no. transmission cabinet and ancillary development thereto (56 day determination period)

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Next to local centre		

Planning History?	Yes ☐	No ☒
Details ...		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations: (summarised)	<u>14 letters of objection</u> • Visually intrusive - Mast will adversely affect the appearance of Coronation Parade and viability of shops. • Reduces the width of shared pedestrian/ cycle route. • Mast would be sited next to busy road into Hamble – additional street furniture will increase risk to road users. • Amount of street furniture (mast and various cabinets) • Impact outlook of homeowners. • Devaluation of properties • Mast not required • There are better sites where this mast could be more sympathetically located. • Health concerns • Impact on wildlife <u>Officer's Response</u> • Comments are noted and the impact of the mast on coronation parade, the shared pedestrian/ cycle route, highway safety, and impact on the amenity of residents are discussed in the assessment sections. • The need for the mast, health concerns, impact of the mast on wildlife and devaluation of properties are not material considerations and so cannot be considered as part of the prior notification application. • The telecoms equipment would be sited on an area of hard surfacing, which does not have high ecology potential.		
Transport Officer: (summarised)	<u>Objection</u> - due to the narrowing of the footway by the equipment associated with the monopole. The equipment is located on the route of the well-used Dani King Cycleway and would narrow the width of the shared use foot/cycleway by approximately 1.0m down to 2.0m at the location of the 'Proposed Phase 8 Monopole c/w wraparound cabinet at base'		

	shown on drawing ELH26162_M001. This is an unacceptable narrowing of the shared use foot/cycle. The consultation goes onto provide advice on alternative positioning.
Environmental Health Officer:	The applicant would need to self-certify compliance with regulations on electromagnetic non-ionizing radiation.
Parish Council:	<u>Objection</u> <i>Visual Appearance</i> The application is located in one of the most important vistas in the village - as it is the first front facing dwellings you see as you come down Hamble Lane. Eastleigh Borough Council and Hamble Parish Council has over recent years spent considerable money improving the quality of the public realm at Coronation Parade with percentage for art contributions paying for much of the public art and the works to make it more accessible and the soft landscaping being provided in partnership. Given the importance of this neighbourhood shopping area the location of the telecoms mast is incongruous and will severely harm the visual appearance of the precinct. <i>Other</i> • The equipment's location on the lozenge also has the potential to cause issues for cyclist using the adjoining path and visibility more generally given the size of the enabling cabinets located next to it. • The mast will create an unpleasant outlook for those in the flats above the shops and those in Folland Court. In the near area there are a number of alternative green spaces where the mast could be accommodated without causing harm to the amenity of the street scene. HPC own two sites further up Hamble Lane and would consider them as potential alternative locations to avoid the mast being placed here.

Site Visit:	Yes ☒	No ☐
Details: Carried out on 22/3/23		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
The Town & Country Planning (General Permitted Development) (England) (Amendment) Order 2015, Part 16 of Schedule 2, Class A allows the installation, alteration or replacement of any electronic communications apparatus by an electronic communications code operator. The proposal complies with the requirements set out within this use class and therefore the principle of development is acceptable. Under the above Act the developer must apply to the Local Planning Authority, before starting development, to determine whether the prior approval of the authority will be required as to the <u>siting and appearance</u> of the proposed development.

Policy:
National Planning Policy Framework

Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1 & DM9.

Proposal:

The communications equipment is a densification project to infill a gap in the UK H3G (three) network in order to increase capacity and coverage in the area, most notably in relation to 5G services. The prior notification application comprises the installation of an 18m high monopole telecommunications mast with 6 antennas and 4no. equipment cabinets including a wraparound cabinet at the base of the mast.

The submission includes:

- An ICNIRP certificate declaring the equipment conforms to public exposure guidelines.
- Developers notice made under article 13.

Assessment:

While the search area to site the telecommunications equipment is relatively small, the site selected is not considered suitable as the position of the mast would visually dominate its surroundings and the siting of the equipment would cause a hazard to users of the shared footpath/ cycle way.

Character and Appearance (*Siting & Design*)

The proposed mast would be sited on a shared cycleway/ footpath directly next to Hamble Lane, which is the main approach into and out of Hamble and an important vista. There are no trees or landscaping in this location and so the 18m high mast and associated equipment cabinets would be fully visible from its immediate surroundings. The equipment is also located at the point where two relatively long, straight, sections of Hamble Lane meet and so there would be long views of the mast when entering or leaving Hamble.

Furthermore, the telecommunications equipment would also be located in front of a busy local shopping parade, with the car parking area and shops fronting onto telecommunications equipment. In recent years work has been undertaken to upgrade the public realm at coronation parade (including the introduction of public art) and this has improved its visual appeal, helping to attract customers and maintain the vitality and viability of the local shopping parade. The proposed mast would become the visually dominate feature in this location, being almost double the height of the two storey shops and four times the diameter of the existing lamp posts. The mast and four associated equipment cabinets would also add visual clutter to Coronation Parade, thus detracting from the character and appearance of the local shopping centre.

While it is appreciated that the bulk of the mast, antennas and equipment cabinets has been minimised as much as possible, the proposal represents a large, imposing and incongruous structure, which due to its very prominent siting would dominate views of both the local shopping parade and wider Hamble Lane and detract from the appearance of the locality.

Impact on Shared Footpath/ Cycleway (*Siting*)

The mast and four associated equipment cabinets would be sited on a two way shared cycle/ footpath, which is part of a wider network of cycle routes in the locality. The route is well used to access the shops at Coronation Parade and to travel into and out of Hamble. The siting of the telecommunications equipment would narrow the width of the shared surface from 3m to 2.1m and on this basis the Highway Officer has raised an objection to

the siting of the telecommunications equipment. The mast requires four equipment cabinets narrowing the cycleway/ footpath for a length of 5m. As such the telecommunications equipment would create an unacceptable hazard for pedestrians and cyclists when passing in opposite directions, particularly at busy times or for people with wheelchairs, pushchairs or mobility scooters.

Highway Safety (*Siting*)

The telecommunications equipment is sited well back from the nearest road junctions onto Hamble Lane and is not considered to pose a highway safety risk to vehicles using the road network.

Residential Amenity (*Siting*)

The mast would be sited approximately 17-21m away from the nearest flats (above the coronation parade shops and at Folland Court). The mast is not positioned directly in front of their windows, but rather in the space between the two rows of shops and opposite the entrance to Folland Court's parking area. Therefore while the mast will be visible from nearby flats the impact on their outlook is not to such an extent as to be considered unacceptable.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) states:

A public authority must, in the exercise of its functions, have due regard to the need to:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups.

It is considered that this application does not raise any equality implications.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and emerging plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering

the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Conclusion:

Recommendation:

PERMIT ☐

REFUSE ☒

Comments ...