

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 28/06/2016</b>	<b>Item No: 5.4</b>
<b>Report Originator</b>	<b>Duncan Law Development Officer</b>	<b>Application No: KET/2016/0295</b>
<b>Wards Affected</b>	<b>Ise Lodge</b>	
<b>Location</b>	<b>Ise Garden Centre, Warkton Lane (Land at), Kettering</b>	
<b>Proposal</b>	<b>Full Application: Siting of 15m monopole supporting 6 no. antennas, overall height to top of antennas 17.3m and ancillary development works</b>	
<b>Applicant</b>	<b>CTIL and Telefonica UK Ltd</b>	

### 1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

### 2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details submitted with the application.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

## **Officers Report for KET/2016/0295**

This application is reported for Committee decision because there are unresolved, material objections to the proposal

### **3.0 Information**

#### **Relevant Planning History**

KET/1999/0729 – Erection one 15 metre slim line column complete with integrated antennas, two communication dishes and radio equipment housing – Confirmed as permitted development

KET/2005/0858 – Replacement of existing approximately 17.5 metre telecoms mast with 20 metre column and increase in compliment of antenna from 3 to 6 – Refused and appeal dismissed

KET/2008/0460 – Installation of 3 no. additional antenna on a modified head frame on the existing 15 metre monopole – Refused

KET/2008/0939 – Replacement of monopole and antennae – Refused

KET/2015/0177 - Replacement of 3 no. antennas with 6 no. new antennas on the existing monopole. Installation of a 300mm transmission dish and ancillary development works - approved

KET/2013/0213 - East Kettering Development - Parcels R7, R9 & R10, Warkton Lane (land off) – approved

#### **Site Description**

Officer's site inspection was carried out on 09/06/2016.

The Ise Garden Centre is located on the eastern side of Warkton Lane to the east of Kettering. The wider application site is occupied by a garden centre with what is currently open countryside to the north and east of the site while to the south is residential development from the 1980's. Residential properties also lie to the west of the site, separated by a residential service road from Warkton Lane. An established mature hedge separates the residential properties from the application site. The residential properties on the opposite side of Warkton Lane from the proposal are approximately 189 metres away from the proposed mast. The property nearest to the application site and to the southwest of the mast is approximately 86 metres away.

There is large residential development proposed to the east of the site as part of Kettering's Sustainable Urban Extension and there are houses proposed adjacent to the mast. As a result, the land owners (Hallam Land) and developers (David Wilson Homes and Barrett's) have been consulted. It is of note that the existing mast was in situ at the time of the granting of the initial outline planning permission for the East of Kettering and reserved matters approval for the adjacent DWH and Barratt developments approved under KET/2013/0213. At the time of the site visit, works had commenced on what is known as access 'D', a highway scheme at the junction of Deeble Road and Warkton Lane comprising the construction of a roundabout and alterations to the service road which serves numbers 93 -109 Warkton Lane. The alterations to this service road include removing a 2m section of this screening hedge however a landscaping buffer will ensure that screening qualities are maintained. These works will facilitate entry into Parcels R7, R9 & R10 of the

development for 325 houses.

There currently is an existing 15-metre high monopole located on a concrete plinth with associated plant equipment in the north-eastern corner, to the rear of the wider application site. With the additions of antenna, the total height is 17.8m. To the south of the site are buildings related to the operation of the garden centre and to the west is the car park for the site.

Boundary treatments consist of mature vegetation to the north and east boundaries of the application site surrounding the existing mast. There is a mature tree belt that when in leaf shields direct views of the existing mast from most vantage points. To the western boundary and adjacent to Warkton Lane is a 2 metre dense hedge. There is also a 2 metre dense hedge on the opposite side of the road, providing screening for the residential properties to the west of the application site.

### **Proposed Development**

Siting of 15m monopole supporting 6 no. antennas, overall height to top of antennas 17.3m and ancillary development works

### **Any Constraints Affecting The Site**

C Road

## **4.0 Consultation and Customer Impact**

### **Environmental Health Department**

No comment or objections

### **Neighbours**

David Wilson Homes (developer of housing sites to the north and east of site) – object on the grounds of

- Doubling number of antennas
- Visual impact resulting from increased width
- Associated health risks from increased numbers of antenna

## **5.0 Planning Policy**

### **National Planning Policy Framework:**

Policy 5 – Supporting a High Quality Communications Infrastructure

Policy 7 – Requiring Good Design

### **North Northamptonshire Core Spatial Strategy:**

Policy 13 – General Sustainable Development Principles

### **Emerging Policy**

#### **North Northamptonshire Joint core strategy 2011–2031**

Policy 8 – North Northamptonshire place shaping principles

Policy 10 – Provision of infrastructure

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of Development
2. Design and Impact on Character
3. Impact on Neighbouring Amenity

### **1. Principle of Development**

Policy 5 of the National Planning Policy Framework (NPPF) states that advanced, high quality communications infrastructure is essential for sustainable economic growth and the development of high speed broadband technology and other communication networks plays a vital role in enhancing the provision of local community facilities and services. Paragraph 43 of Policy 5 encourages the reuse of existing masts while Paragraph 45 states that applications for telecommunications development should be supported by the necessary evidence to justify the proposal. Specifically, this should include the outcome of consultations with organisations with an interest in the proposed development and where an addition to an existing mast is proposed a statement should be provided that self-certifies that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines.

Paragraph 46 of the NPPF states that local planning authorities must determine applications on planning grounds and they should:

- not seek to prevent competition between different operators,
- not question the need for the telecommunication system
- or determine health safeguards if the proposal meets International Commission guidelines for public exposure.

Policy 10 of the emerging North Northamptonshire Joint core strategy 2011–2031 – Provision of infrastructure is supportive of the timely delivery of infrastructure, services and facilities to meet needs arising from development.

The North Northamptonshire Joint Planning Unit (JPU) considers that significant weight can be given to the emerging North Northamptonshire Joint core strategy 2011–2031 given the policies have been tested through the Examination Hearings and Main Modifications have been published for consultation.

The principle of development is acceptable subject to satisfaction of the criteria below.

## 2. Design and Impact on Character

Policy 7 of the NPPF requires good design while Policy 13 (h) of the North Northamptonshire Core Spatial Strategy (CSS) requires development to be of a high standard of design and to respect and enhance the character of its surroundings. This is a view that will be reinforced through the introduction of policy 8 d) and e) of the emerging JCS. Policy 5 of the NPPF encourages the reuse of existing masts in order to limit the number of telecommunication masts and thereby limit the visual intrusion of such structures.

The replacement 15m monopole with 6 no. antenna will have an overall height to the tip of antennas of 17.3m; the proposed monopole itself is slightly wider than the existing. This is a reduction from the current height by 0.5 metres however there will be an increase in the width of the head frame from approximately 0.5 metres to 1.5 metres to accommodate the proposed 6 no. antenna.

A previous application KET/2015/0177 gained approval in July 2015 at full planning committee for the replacement of 3 no. antennas with 6 no. new antennas on the existing monopole, installation of a 300mm transmission dish and ancillary development works. This permission is extant and therefore can still be implemented (until July 2018). A comparison between this permitted scheme and the current proposal reveals that the extant permission would result in the same head width of 1.5m albeit with a slightly taller mast as proposed in this current application (by 0.3m). Comparatively there is little difference between this approved scheme and the current application.

The proposal will replace an existing mast and will be located on the same footprint. The location in the corner of the wider garden centre site does give the mast some prominence when approaching from Deeble Road however the existing tree belt diminishes the impact of the pole to some degree being of similar height. Notwithstanding this, the slight increases in width of the pole and antennas are not considered to be injurious to the character of the area. The design of the monopole and antenna is of a standard and functional appearance that is not at odds with, or disrespectful to, the immediate or wider site's character.

In this regard, the development is in accordance with NPPF Policies 7 and 12, CSS Policy 13 parts (h) and (o) and policy 8 d) and e) of the emerging JCS.

## 3. Impact on Neighbouring Amenity

Paragraph 17 of the NPPF and Policy 13(l) of the North Northamptonshire Core Spatial Strategy require that developments do not result in an unacceptable impact on the amenities of neighbouring properties of the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking. This protection of residential amenity is supported by the Place shaping principles of Policy 8 of the emerging JCS.

There will be no additional noise, vibration, smell, overshadowing, overlooking or loss of light but concerns have been raised by David Wilson Homes, the developer of the land to the north with regard to potential increased health risks resulting from the proposal. The current mast was in this location at the time of the detailed approval of the David Wilson Homes/Barratts development (2013) and as it was not deemed to be adversely affecting residential amenity at that time, it is not considered that a larger head size would cause additional residential disamenity through this application.

In compliance with Paragraph 45 of the NPPF that states that where applications for telecommunications equipment are proposed, a statement has been provided that self-certifies that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines. (As this replaces an existing mast, a statement as to why the applicant has explored options of adding to existing structures is not required). This document that declares the proposal to be in compliance with the requirement of the radio frequency public exposure guidelines of the International Commission for Non-Ionising Radiation Protection on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz). In addition, KBC's Environmental Health Department had no comment or objections to the proposal. The development therefore is considered to be accordance with Policy 13 (l) of the CSS and policy 8 of the emerging JCS.

### **Conclusion**

The proposal is considered to be accordance with the development plan, national and local policy. There are no material planning matters that indicate against the scheme and it is therefore recommended for approval.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

#### **Previous Reports/Minutes**

Ref:

Date:

Duncan Law, Development Officer on 01536 534316