



**PLANNING COMMITTEE:** 5<sup>th</sup> April 2011  
**DIRECTORATE:** Planning and Regeneration  
**HEAD OF PLANNING:** Susan Bridge

**N/2011/0134:** Erection of 12.5m telecommunications mast and two radio equipment cabinets  
The Headlands Public House, Longland Road, Northampton

**WARD:** Headlands

**APPLICANT:** Vodafone (UK) Ltd and Telefónica 02 (UK) Ltd  
**AGENT:** Mr D. Hosker

**REFERRED BY:** Head of Planning  
**REASON:** Objections received to a Prior Notification application

**DEPARTURE:** No

---

**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

1.1 Refusal for the following reason:

The proposed monopole, by reason of its height and positioning would have an intrusive and overbearing affect on the surrounding residential properties, specifically 18 Longland Road and 135 The Headlands and therefore the proposal fails to comply with the requirements of PPG8 – Telecommunications.

**2. THE PROPOSAL**

2.1 This is a prior notification application for the erection of a 12.5m high monopole and two ancillary equipment cabinets, which are to be located adjacent to the north eastern corner of the Headlands Public House.

### **3. SITE DESCRIPTION**

- 3.1 The application site comprises a two storey building, which is in use as a public house, which is located at the junction of Longland Road, The Headlands and Broadway East. The wider area is used for residential accommodation. The dwelling types are a combination of bungalows and houses.

### **4. PLANNING HISTORY**

- 4.1 None relevant to this application.

### **5. PLANNING POLICY**

#### **5.1 Development Plan**

Section 38(6) of Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The current Development Plan comprises the East Midlands Regional Plan, the Northamptonshire County Structure Plan and the Northampton Local Plan.

#### **5.2 National Policies**

PPS1 – Delivering Sustainable Development  
PPG8 – Telecommunications

#### **5.3 Northampton Local Plan**

E20 – New development

### **6. CONSULTATIONS / REPRESENTATIONS**

- 6.1 **Public Protections (NBC)** – No objections on account of the relevant ICNIRP declaration being submitted.

- 6.2 **Cllr. B. Markham** – The siting of the proposed monopole is visually intrusive and the proposed equipment cabinets could pose a security risk to surrounding properties. There would be a detrimental impact upon the amenity of surrounding residents.

- 6.3 **Letters of objection from the occupiers of 7, 18 and 20 Longland Road, 135 The Headlands and 3 and 5 Whiteland Road.**

Comments can be summarised as:

- The proposed mast would be out of place within a residential area
- The proposal would be detrimental to visual amenity
- It would not be possible to have any form of screening against this development.
- Other sites are more suited to this type of development
- Security levels would be adversely impacted upon.
- Noise may be generated.

6.4 **A petition signed by 66 individuals has been submitted objecting to the proposal.**

## 7. **APPRAISAL**

7.1 The development proposed is permitted development due to the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). A condition of the Order requires the prior approval by the Council as planning authority of the siting and appearance of the installation. As such these two matters are the determining issues.

7.2 In terms of the monopole's siting, it is considered that by reason of its close proximity to the boundaries of the adjacent residential properties, specifically 18 Longland Road and 135 The Headlands, the proposal would give rise to a detrimental impact upon residential amenity. This is as result of the overbearing and intrusive affect that the proposed monopole would have on the private amenity space of these dwellings. This situation is exacerbated by the height of the installation and the fact that there is no scope to offer any mitigating screening. As a result of this, it is considered that the proposed development fails to comply with the requirements of PPG8 within this regard.

7.3 Whilst it is recognised that the need for the proposed installation has been demonstrated through the submission of radio coverage plots, it is considered that there are locations within the identified search area where the proposed apparatus could be accommodated without detriment to amenity as previously identified. This option of resiting the proposal has been put to the developer, however at the time of drafting the report the application had not been withdrawn. Nonetheless this remains a possibility.

7.4 It is recognised that the design of the proposed installation is of a monopole type and therefore not substantial in width, however, this does not counterbalance the negative affect that the proposal would have on residential amenity. Although objections have been received regarding the impact on security levels, it is considered that due to the distance from the site boundaries of the equipment cabinets (approximately 2.5m), it is considered that the proposal is unlikely to pose a significant security risk. However, this does not offset the harm to residential amenity as previously identified. The installation would be accessed via the public house car park and therefore there would be no undue detrimental impact upon highway safety.

7.5 It is recognised that telecommunications applications often raise concern regarding the impacts of the apparatus on health. However, Paragraph 30 of PPG8 is of particular relevance, which states:

*“...it is the Government’s firm view that the planning system is not the place for determining health safeguards. It remains central Government’s responsibility to decide what measures are necessary to protect public health. In the Government’s view, if a proposed phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider the health aspects or concerns about them.”*

7.6 In light of this and on account of no objections being received from NBC Environmental Health, it is considered that no further consideration can be given to this matter.

**8. CONCLUSION**

8.1 It is considered that although the need for the proposed installation has been demonstrated, there would be a detrimental impact upon residential amenity, which could be adequately mitigated through the resiting of this proposal. As such, the scheme does not comply with the requirements of PPG8.

**10. LEGAL IMPLICATIONS:**

10.1 None

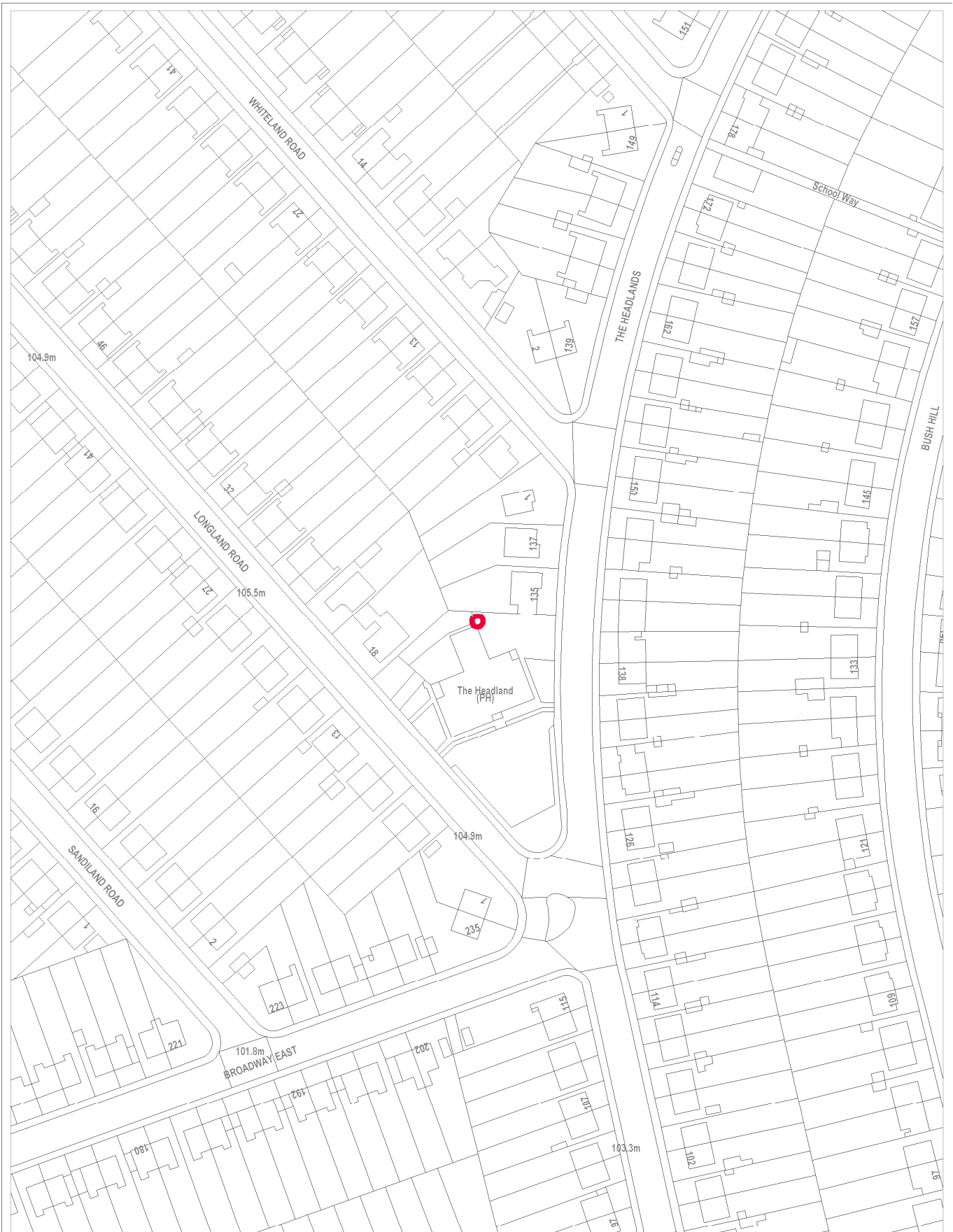
**11. BACKGROUND PAPERS**

11.1 None

**12. SUMMARY AND LINKS TO CORPORATE PLAN**

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.

<b>Position:</b>	<b>Name/Signature:</b>	<b>Date:</b>
<b>Author:</b>	Ben Clarke	23/03/11
<b>Development Control Manager:</b>	Gareth Jones	23/03/11



Name: JC  
 Date: 24th March 2011  
 Scale: 1:1250  
 Dept: Planning  
 Project: Site Location Plan

Title  
**The Headlands PH**

Produced from the 2008 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655