

Development Management Delegated Decision Report

B/21/0353



SUMMARY OF APPLICATION

Application Reference				B/21/0353			
Application Type				Prior Notification under Part 16 - Telecomms			
Proposal				Application to determine if prior approval is required under Schedule 2, Part 16, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for: Proposed Arqiva Smart Metering 1no. Omni at 13.83m, Mean Mounted on proposed 12m Streetworks Pole, Proposed Arqiva Smart Metering 1no. GPS Antenna at 12.4m Mean Mounted on proposed Streetworks Pole, Proposed Arqiva Smart Metering 1no. 3G Omni Antenna at 12.22m Mean Mounted on proposed Streetworks Pole, Proposed Arqiva Smart Metering Equipment Enclosure to be installed on a Root Foundation			
Location				Verge at Donington Road, Bicker, Boston PE20 3AL			
Applicant				Arqiva Ltd, Arqiva Ltd			
Agent				Damian Hosker, WHP Telecoms Limited			
Received Date:		23-Jul-2021		Consultation Expiry Date:		26-Aug-2021	
Valid Date:		23-Jul-2021		Statutory Expiry Date:		17-Sep-2021	
Date of Site Visit:		05-Aug-2021		Extension of Time Date:		N/R	
Objections received?				None			
5 day notification record:				N/A			
Councillors notified		Date		Response received – date		Ok to continue	
Recommendation				Prior approval required and granted.			
Report by:				Emma Dennis			
Date:				13/09/2021			

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located on the edge of a residential neighbourhood, alongside the A16 within the settlement of Kirton. There are no listed buildings in close proximity and the site is outside of the Kirton Conservation Area.

Another Monopole located 2m north of the one proposed, and is approximately 10m in height.



DETAILS OF PROPOSAL:

Prior Approval is sought to:

- Proposed Arqiva Smart Metering 1no. Omni at 13.83m, Mean Mounted on proposed 12m Streetworks Pole,
- Proposed Arqiva Smart Metering 1no. GPS Antenna at 12.4m Mean Mounted on proposed Streetworks Pole,
- Proposed Arqiva Smart Metering 1no. 3G Omni Antenna at 12.22m Mean Mounted on proposed Streetworks Pole,
- Proposed Arqiva Smart Metering Equipment Enclosure to be installed on a Root Foundation.

RELEVANT HISTORY:

There is no relevant history on this site.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

South East Lincolnshire Local Plan (2011-2036)

The following policies contained within the South East Lincolnshire Local Plan (2011-2036) (i.e. SELLP) are relevant to this application:

- Policy 2: Development Management;
- Policy 3: Design of New Development; and
- Policy 5: Meeting Physical Infrastructure and Service Needs

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2021)

At the heart of the 2021 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 4: Decision-making; and
- Section 10: Supporting high quality communications

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

No consultee responses have been received.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

This application is submitted under Part 16, Class A of Schedule 2 of the Town and Planning Country Planning (General Permitted Development (England)).

The proposed mast and ancillary cabinets fall under development permitted by Class A of Part 16 of the GPDO. However, the proposal is permitted development providing it satisfies the condition criteria set out under Paragraph A.2 and A.3.

Condition A.3 – Prior Approval

The issues that need to be considered are whether or not the proposals comply with the aforementioned and in particular relate only to the siting and appearance of the proposed communication equipment.

Effect on appearance of the area

It is noted that the application site is not within, nor affects the setting of a conservation area, the closest listed building is approximately 68m away and consists of a listed milepost. The monopole and cabinet are to be sited adjacent to the A52 and a roundabout which connects the A52 to South Street which leads into Swineshead. There are three street lighting columns on the same parcel of land proposed to house this equipment, directional road signs on and adjacent to the roundabout and a former fuel station which is currently being used as a car washing business is also present. The proposed monopole would be read against this backcloth and not appear visibly intrusive.

Effect on Highway Safety as a result of the siting

It is proposed to erect the monopole and equipment on a wide grass verge adjacent the A52, there are no public footpaths adjacent the site which avoids the issue of impeding pedestrian flow. The proposed monopole will be set back approximately 11m from the public highway therefore will not have a negative impact upon highway safety.

Impact on residential amenity as a result of the siting

The proposed siting of this monopole and associated cabinet is located south of Swineshead, in a location which has very few residential properties. This site was chosen to be as far away as possible from the views of residential properties. The closest dwelling is approximately 40m from the proposed monopole and cabinet and separated from the neighbouring dwelling with mature trees and hedges. It is not considered that this proposal would create a negative impact upon the neighbouring properties.

CONCLUSION:

In all, it is considered that the proposed apparatus will not harm the character and appearance of their surroundings or the amenity of neighbouring land users.

It is considered that prior approval is required and should be granted for the proposed development based on the information provided.

RECOMMENDATION:

Prior approval required and granted.

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1.	<p>The development hereby permitted shall be begun before the expiration of five years from the date of this approval.</p> <p>Reason: Required to be imposed pursuant to Schedule 2, Part 16, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).</p>
2.	<p>The development hereby permitted shall not be carried out except in complete accordance with the following details shown on the submitted plans:</p> <ul style="list-style-type: none"> ▪ 307345-00-004-ML001 Rev 1 Site Location Plan ▪ 307345-01-100-MD002 Rev 2 Proposed Site Plan ▪ 307345-01-101-MD002 Rev 2 Proposed Equipment Plan ▪ 307345-01-150-MD002 Rev 2 Proposed Elevation <p>Reason: To ensure the development is undertaken in accordance with the approved plans and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE
<p><u>STATEMENT OF PROACTIVE WORKING:</u></p> <p>In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p>