

# PLANNING APPLICATION NUMBER: P05/1928

Type of approval sought	DETERMINATION ON NEED FOR APPROVAL (GDO)
Ward	PEDMORE & STOURBRIDGE EAST
Applicant	HUTCHISON 3G
Location:	<b>BRETTELL BROS, HUNGARY HILL, STOURBRIDGE, DY9 7NH</b>
Proposal:	<b>PRIOR APPROVAL UNDER PART 24 OF THE TOWN AND COUNTRY PLANNING ACT FOR THE ERECTION OF A 15 M HIGH TELECOMMUNICATIONS FLAG POLE, THREE ANTENNAS, ONE 200 MM DIAMETER DISH ANTENNA, RADIO EQUIPMENT HOUSING AND ASSOCIATED DEVELOPMENT.</b>
Recommendation summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## SITE AND SURROUNDINGS

1. The application site is an industrial yard located at the junction of Hungary Hill and Junction Road, within a mixed residential/industrial area.

## PROPOSAL

2. Permission is sought to erect a 15m high telecommunications flagpole, 4no.antennae and radio equipment housing at the site within a compound at the site's western corner. This part of the site is elevated above Junction Road.
3. The proposed installation is required to provide the applicant with coverage in the Stourbridge area. In accordance with the applicant's licence requirements and relevant planning policy a search was carried out by the applicant to investigate the possibility of using alternative sites or any existing facilities or high buildings/structures within the search area that may be used for the proposed equipment rather than propose the use of a new installation. The alternative sites which were considered included an existing mast at Green & Preece Grinding Ltd on Rufford Road – this was discounted on the basis that there was insufficient space at that site to accommodate additional equipment. The other alternative site ( at the nearby Gainsborough Trading Estate ) was discounted on similar grounds, and additionally because the existing operators at the site were recently refused permission to extend the height of their mast and therefore it was considered unlikely that permission would be granted for another operator to do the same.

## HISTORY

4.

PROPOSAL	DECISION	DATE
15m Lattice Tower With 10no.Antennae, Equipment Cabinet and Ground Compound ( P00/51487 )	Ref	October 2000

5. This application was refused on the basis that the substantial form of the lattice mast and array of antennae would result in a siting and appearance which would be a visually intrusive feature, causing serious harm to the amenity of nearby residential occupiers.

## PUBLIC CONSULTATION.

6. 5 letters of objection have been received from occupants of properties on Junction Road and New Farm Road, relating to the adverse visual impact of the proposed equipment and health risks from both the new installation and existing installations on Rufford Road and Gainsborough Trading Estate.

7. The Headteacher of Rufford Primary School objects to the proposal.

8. Councillor Adams and Councillor Dunn object to the proposal due to its proximity to the playing fields at Rufford Primary School and potential effects upon the health of school children.

## OTHER CONSULTATION

9. None relevant.

## RELEVANT PLANNING POLICY

10. Policy DD13 of the Dudley UDP Revised Deposit UDP.

11. The Government's policy position on telecommunications is set out in PPG8 ( Telecommunications ).

## ASSESSMENT

12. The proposed equipment is to be located in approximately the same position at the application site as the installation refused under application P00/51487. The determining

issue therefore is whether there has been any change in circumstance which would warrant approval of this application.

13. The lattice mast proposed under application P00/51487 was a substantial structure containing 10no. antennae, visible from a number of vantage points. In refusing that application Officers considered that the erection of the proposed mast would result in serious harm to amenity.
14. Policy DD13 of the Revised Deposit UDP states that protection from visual intrusion will be an important consideration in the determination of applications for telecommunications equipment. The mast proposed by this application is a flagpole structure. Because of its shape the proposed structure would not be an overly obtrusive feature and it would remain relatively unnoticed. There would be no direct views of the equipment from nearby housing. Although the site is elevated relative to the surrounding area, the equipment would be largely screened from view by existing mature trees to the north of the site on Junction Road and by trees in railway sidings immediately to the west. It is considered that the design approach taken fully addresses Officer's concerns in refusing the previous application.
15. PPG8 advises that health considerations and public concern can in principle be a material consideration in the determination of telecommunications applications, and that it is for the local planning authority to determine what weight to attach to such considerations in any particular case. However PPG8 states that if a proposed mobile phone base station meets International Commission on Non-Ionising Radiation Protection ( 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 further the health aspects and concerns about them. In this case information confirming that the proposed equipment conforms to the ICNIRP guidelines has been submitted.

## CONCLUSION

16. The applicant has adequately demonstrated that there are no other alternative sites within the search area which could accommodate the proposed equipment. The development would not have any significantly adverse impact on the visual amenities of the area. The health risk fears expressed by objectors have been considered but are not sufficient to warrant refusal of the application. As such the proposal does not contravene the relevant advice given in Policy DD13 and PPG8.

## RECOMMENDATION

17. It is recommended that prior approval for the siting and design of the equipment be given subject to the following conditions:

**Conditions and/or reasons:**

1. A05A Commencement within 3 years - Full
2. L04A Limit on noise levels