

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	06/07/18
Planning Development Manager authorisation:	AN	16/7/18
Admin checks / despatch completed	AN	17/7/18

**Application:** 18/00856/TELCOM      **Town / Parish:** Frinton & Walton Town Council

**Applicant:** CTIL and Telefonica UK and Vodafone Ltd

**Address:** Land East of Main Road Great Holland

**Development:** The installation of 1no. 15m Elara Monopole, 3no. antennas, 2no. dishes and 2no. equipment cabinets.

### 1. Town / Parish Council

Frinton and Walton Town Council      NOTED

### 2. Consultation Responses

N/A

### 3. Planning History

17/01281/TELCO M	Replace 1 No. lamp post with 1 No. 15m lamp post column with luminaire to remain at 9m, 1 No. trisector antenna, 2 No. 0.3m dishes and 2 No. equipment cabinets.	Determination	20.09.2017
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### 4. Relevant Policies / Government Guidance

N/A

#### Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 216 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. Importantly the Inspector has confirmed that the housing requirement for Tendring of 550 new homes per annum for the period up to 2033 is based upon sound evidence. There are however concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

## **5. Officer Appraisal**

### Site Description

The site is located on the eastern side of Main Road within the village of Great Holland. The site forms part of a pedestrian crossing and a wide grass verge that is enclosed by mature vegetation on its eastern side. Opposite the site are residential properties that front onto Main Road. To the north is the junction with Pork Lane.

### Proposal

This telecommunications notification application proposes the following;

- The installation of 1 no. 15m high Elara Monopole;
- 3 no. antennas;
- 2 no. 0.3m dishes; and
- 2 no. equipment cabinets measuring 1.9m in length, 1.65m in height and 0.8m in depth.

The proposed telecommunication equipment will result in a major improvement in 4G mobile coverage to the Great Holland Village and surrounding residential areas.

This application is submitted under Part 16 Class A - Electronic Communications Code Operators of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2016. The application is in prior approval form which means that the Local Planning Authority are assessing as to whether prior approval is required for the siting and appearance of the development.

### History

Under planning reference 17/01281/TELCOM, permission was previously granted for the following:

- The replacement of 1 no. lamp post with 1 no. 15m high lamp post column with the luminaire to remain at 9m;
- 1 no. trisector antenna;
- 2 no. 0.3m dishes; and
- 2 no. equipment cabinets measuring 1.9m in length, 1.65m in height and 0.8m in depth.

However, following this decision, Essex Highways Authority stated concerns with the loss of the existing lighting column, and instead recommended a new mast positioned adjacent to it.

### Appraisal

#### 1. Policy Considerations

National and Local policies support the provision and improvements of the telecommunications network. The National Planning Policy Framework at paragraph 42 states that 'advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services'.

## 2. Design/Siting

The siting of the development has been chosen as it is considered the most appropriate location to provide sufficient coverage to the local area whilst safeguarding the character and appearance of the village. Supporting documentation confirms that there are no other masts or tall buildings in the vicinity suitable to accommodate the proposed equipment and therefore a new standalone site is required. Ten other sites were assessed but were deemed unsuitable for several reasons including the lack of coverage that would be achieved, the impact upon heritage assets and the rural locality.

The site chosen is in the centre of the village and would involve the erection of a 15m column adjacent to the existing lighting column and telegraph pole. The slimline design of the pole and its galvanised appearance will help the pole assimilate with this existing street furniture. In this context the appearance of the monopole would not be detrimental to the character of the village and would not appear oppressive to residents to the west.

The equipment cabinets would be located in a set back position on the existing wide grass verge and would be viewed against the backdrop of existing trees and hedges. The cabinets will also be painted green to blend in with the adjacent vegetation.

Consequently, it is considered the development would assimilate suitably into its surroundings and whilst the monopole would be more highly visible due to its significant height it would not be detrimental or harmful to the character and appearance of the area.

### Other Considerations

A ICNIRP Certificate has been provided that demonstrates that the proposal fully meets the International Commission guidelines for public exposure.

Frinton & Walton Town Council has noted the proposal, whilst no other letters of representation have been received.

## 6. Recommendation

Prior Approval not required.

## 7. Conditions

N/A

## 8. Informatives