

APPLICATION NO.	P18/V0186/T56
SITE	Grass Verge on Radley Road Radley Road Abingdon, OX14 3SL
PARISH	ABINGDON
PROPOSAL	Installation of a 15m high telegraph pole design telecommunications tower with a trisector antenna within a GRP shroud, 2no. 300mm dishes and 4no. ground based equipment cabinets and other ancillary equipment adjacent to Radley Road.
WARD MEMBER(S)	Robert Hall Vicky Jenkins
APPLICANT OFFICER	EE Limited EE Limited Lewis Dixey

RECOMMENDATION

It is recommended that the notification is approved

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application is referred to committee following a call-in from one of the local councillors, Vicky Jenkins.
- 1.2 This application is not a planning application but deals with mobile phone telecommunications development that is permitted development but for which the council has to be notified of, and agree to, the siting and appearance of the equipment. Given the operating constraints of the telecommunications operator the council is asked to determine whether the proposed siting and appearance is objectionable. Therefore the application seeks to determine whether “prior approval” is required from the council for the siting and appearance of the equipment. The council has 56 days (8 weeks) to make this determination or the works are approved by default. The deadline for decision on this application is 15 March 2018.
- 1.3 The site is area of grass verge adjacent to Radley Road, Abingdon, opposite the junction with St Peter’s Road, and north of Cameron Avenue. The proposal is for a 15m high single pole with two 300mm dishes and four ground based equipment cabinets with other ancillary equipment. A site location plan is provided below:
- 1.4 There are no site constraints present and a site location plan is provided below:



1.6 Extracts of the application plans can be found **attached** at Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1	Abingdon Town Council	Object on the grounds of visual amenity
	Councillor Vicky Jenkins	Objects on the grounds of the location and visual amenity
	Neighbours	10 letters of objection on the following grounds: <ul style="list-style-type: none"> • Concerns over public health • Impact on visual amenity • Highways implications • The site does not appear to be public highway
	Environmental Protection Team	No objections

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3.0 **RELEVANT PLANNING HISTORY**

3.1 [P17/V3286/PEM](#) - Other Outcome (10/01/2018)

Installation of mobile phone equipment.

[P69/V0029](#) - Other Outcome (01/12/1969)

Use of land for residential development.

[P65/V0610](#) - Other Outcome (01/02/1965)

Residential development of 42 terraced houses and garages, etc Planning Application History

3.2 **Pre-application History**

[P17/V3286/PEM](#) Installation of mobile phone equipment. Officers recommended that a prior notification be submitted.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 This development does not fall within the defined scope for potential EIA development.

5.0 **MAIN ISSUES**

5.1 Paragraphs 45 and 46 of the National Planning Policy Framework deal with prior approval applications for telecommunications development. They state that applications should be supported by necessary evidence to justify the proposal, including:

- The outcome of consultations with organisations with an interest in the proposal, particularly nearby schools and national safeguarding organisations
- A statement that the proposal meets international health regulations
- That locating the equipment on other existing structures has been examined

Applications should be determined on planning grounds. The need for the equipment should not be questioned, while health implications should not be assessed if the proposal meets international health regulations.

5.2 The site is not near a school or national safeguarding area. Therefore the main considerations when assessing this application are

- Whether the proposed new mast and equipment would harm the visual amenity of the area.
- Health implications
- Possible alternative locations
- Highways issues

5.3 **Visual amenity**

The location for the proposed mast and associated equipment is an area of grass verge adjacent to Radley Road. The site is surrounded by four semi-mature trees, between 7m and 14m in height. The mast will be relatively narrow and both it and cabinets will be green in colour.

5.4 Objectors argue that the site is attractive and the proposal will harm its visual amenity. However it is also true that the quality of the planting around the site will provide a significant degree of screening for the equipment. Consequently, views from the surrounding public highway, Radley Road, St Peter's Road and Cameron Avenue, will be relatively limited. The green colour of the equipment will also help to reduce its visual impact. Overall officers consider the impact will not harm the visual amenity of the wider area.

5.5 **Health Issues**

The applicant has provided the required Declaration of Conformity with ICNIRP Public Exposure Guidelines. The council's Environmental Protection Team does not object. Officers are therefore satisfied that concerns over public safety have been addressed and, following the guidance in the NPPF, should not be given further consideration.

5.6 **Possible Alternative Locations**

The proposal is required to replace the existing grid-iron mast at Allen's Motors on the Radley Road Industrial Estate. The applicant has submitted a site search to assess seven alternative locations in the vicinity. The alternatives were discounted for the following mix of reasons

- The site is not maintained by a public body
- Legal restrictions
- Presence of overhead power lines
- The site would need a higher mast than that proposed for technical reasons

Given the evidence officers are satisfied there is no practical alternative location for the equipment. Objectors have questioned whether the site is public land. Oxfordshire County Council has confirmed that the site is public highway land.

5.7 **Highways Issues**

Objectors are concerned that the servicing of the equipment from Cameron Avenue is likely to cause parking congestion in the adjacent turning head. The applicants state servicing is expected to be only once every six months with one light van. Given the expected prevalence of servicing vehicles in any residential area officers consider an objection on the grounds of highway safety would be unreasonable.

6.0 **CONCLUSION**

6.1 Under the provisions of Part 16 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the council does not wish to exercise its right of prior approval of the siting and design of the new

telecommunications tower and associated equipment. The submitted application should be approved.

The following planning policies have been taken into account:

Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by Statutory Instrument No. 1040 which came into force on 24 November 2016)

National Planning Policy Framework 2012

Vale of White Horse Local Plan Part 1 2031
CP37 - Design and Local Distinctiveness

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