

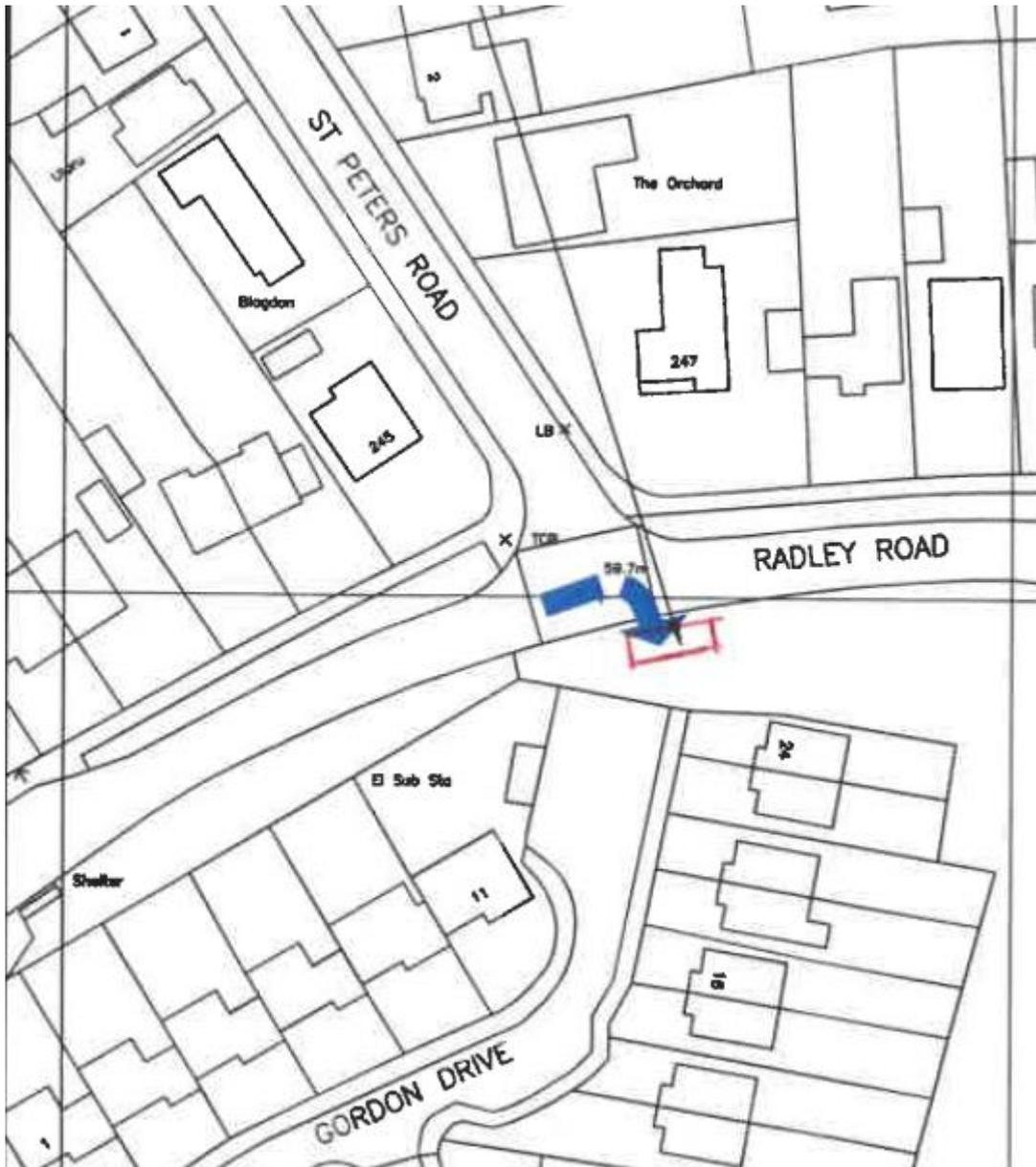
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| APPLICATION NO. | P18/V1221/T56 |
| SITE | Grass verge on Radley Road, Radley Road, Abingdon, OX14 3SL |
| PARISH | Abingdon |
| PROPOSAL | Installation of a 15 metre high telecommunications telegraph pole and associated ground-based equipment. |
| WARD MEMBER(S) | Robert Hall Vicky Jenkins |
| APPLICANT | EE Ltd |
| OFFICER | Kerry Street |

RECOMMENDATION

Prior Approval is Agreed

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application comes to committee at the request of one of the local councillors, Vicky Jenkins. The application is a “prior approval” type and is for an amendment to the location of a telecommunications mast and ground cabinets which was approved by committee in March 2018 (ref P18/V0186/T56).
- 1.2 The amendment proposed is that the site of the equipment will be moved to the east by approximately 1 metre. This is to avoid an underground water pipe.
- 1.3 The proposal is permitted development and does not require normal planning permission. The application is for “prior approval” of the siting and appearance of the proposed mast and associated cabinets. The council has 8 weeks to make a decision otherwise the works are approved by default. The deadline for the council to make a decision is 19 July 2018.
- 1.4 The site is part of the grass verge next to Radley Road, opposite the junction with St Peter’s Road, and north of the hammerhead in Gordon Drive. It is in a residential area and adjacent to several semi-mature trees. A tree survey has been submitted in support of the application. This shows all the surrounding trees will be retained with some low-level pruning. It has also been confirmed that the site is public highway. A site location plan is below and the application drawings are **attached** in Appendix 1.



2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

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| 2.1 Abingdon Town Council | Object on the grounds of visual impact, local road safety, potential health risks and that a more appropriate site had not been found |
| Neighbours | 5 households object on the following grounds in summary: <ul style="list-style-type: none"> • Visually intrusive impact on a main road in a residential part of town • Too close to housing • Ruins an attractive green area |

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| | <ul style="list-style-type: none"> • Damage to Abbey Fishponds Local Nature Reserve • The amended location will require the removal of some tree branches • Alternative sites have not been properly assessed • The mast is bigger than needed right now • The proposals are a safety risk for pedestrians at a crossing point on the road (this is not a material consideration for this type of application) • If the proposal is accepted the mast should be more sympathetically designed • No confidence in the competence of the applicant's contractors (this is not a material consideration) • There is a covenant on the land (this is not a material consideration) • The proposals should include landscaping • There are health implications for neighbours (this is not a material consideration for this application) |
| Environmental Protection Team | No objection on health grounds |
| Countryside Officer | No objection in terms of Abbey Fishponds LNR |

3.0 **RELEVANT PLANNING HISTORY**

3.1 P18/V0186/T56 – Telecommunications Development 56 Granted 13/03/18
Installation of 15m high telegraph pole design telecommunications mast with 2 dishes and 4 ground cabinets

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 This type of development does not qualify for an EIA

5.0 **MAIN ISSUES**

5.1 **Siting and Appearance**

The sole consideration for this type of prior approval application is the siting and appearance of the equipment. The only change is that the mast and cabinets will move approximately 1 metre from their previously approved positions. As before, the surrounding trees will be retained and will provide mitigation for the visual impact of the equipment. Given the small degree of change in location officers consider that, in planning terms, there is no material change in the visual impact of the equipment from that of the previous

approval. Consequently, there is considered to be no valid planning reason for making a different decision.

5.2 **Other Issues**

The nature of this “prior approval” application means that many of the considerations that apply to a planning application and have been raised through consultation are not relevant. These include:

- Health – the application includes the relevant nationally-accepted safety certificate, so the health implications of the proposal are deemed to be acceptable under national regulations
- Abbey Fishponds Local Nature Reserve – although the impact on Abbey Fishponds is not relevant to this type of application the council’s ecologist has assessed the proposal and has no objections
- Pedestrian safety – this is not a relevant planning issue for this type of “prior approval” application
- The mast is bigger than needed now – if true this is a commercial decision for the applicant and is not relevant to the planning merits of the case
- The presence of a covenant – members are aware that a covenant is not a material planning consideration

6.0 **CONCLUSION**

- 6.1 The relative small change in the location of the proposed equipment from that approved in March 2018 means that there is no material change in planning circumstances from the previous approval. Therefore, officers consider that the proposal is acceptable as submitted and should be approved.

The following planning policies have been taken into account:

Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 16 Class A

Planning Policy Guidance, 2014

Equalities Act 2010

Human Rights Act 1998

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