

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1st March 2006
AUTHOR/S: Director of Development Services

S/2306/05/F - Willingham
Replace Existing Monopole Telecommunications Mast with a 25m-High Monopole Mast
Land at Station Road, for T. Mobile (UK) Ltd

Recommendation: Approval
Date for determination: 26th January 2006

Site and Proposal

1. The site is located at the southern end of the village adjacent Station Road. There is an existing 20m-high monopole mast with equipment cabinet. The site is adjacent a fruit farm which is in the same ownership. The existing mast is partly screened by a belt of tall conifers and Horse Chestnuts on the road boundary. The nearest dwelling is 'Rayland', 25m from the mast, within the same ownership as the mast site. To the north, 92 Station Road is approximately 30m from the mast, and there are dwellings to the east and south on Station Road in the vicinity.
2. The application, dated 23rd November 2005, has been submitted on behalf of T-Mobile (UK) Ltd, who have been approached by Orange PCS Ltd. Both companies have identified a need to upgrade 2G and provide 3G coverage in the area. The submission is to provide a shared mast for this purpose. The proposal is to replace the existing mast with a 25m mast in the same position. The proposed mast will have two existing and two new T-Mobile antennae and three new Orange antennae, together with one existing and three new microwave dishes. These elements will be mounted on 2 supporting frames at 21m and 25m height. Three equipment cabinets are proposed also.
3. The application is being brought to Development and Conservation Control Committee for determination because the landowner is a District Councillor.

Planning History

4. The existing mast was granted planning permission in 1999 (**S/0382/99/F**).

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003:

5. **Policy P6/5** (Telecommunications): growth of telecommunications systems will be encouraged.

South Cambridgeshire Local Plan 2004:

6. **Policy CS8** (Telecommunications): requires that
 - a) Siting and appearance be designed to have minimal impact upon amenity.
 - b) Evidence of exploration of siting on a building or existing mast.
 - c) Evidence for provision of additional capacity.
 - d) Minimal visual impact upon the urban or rural landscape.

Consultations

7. **Willingham Parish Council** – Recommends approval – no comments.
8. **Chief Environmental Health Officer** – Comments. No objection.

Representations

9. One letter of objection has been received from a resident in Station Road. The concerns are that:
 - a) The mast is too close to residential properties.
 - b) There will be health dangers from propagated radio frequency power output levels and the type of modulation used.
 - c) Why isn't the site located away to the west of the farm? This would give better coverage and would reduce health risk.
10. The applicant has supplied information explaining other sites that have been investigated:
 - a) Freestanding mast at Manning & Son, Station Road: the new mast would have to be 25m high in proximity to the existing, which would be likely to be unacceptable to the Local planning Authority.
 - b) Freestanding mast at Anstee Farm, Black Pit Drove: a new mast at this location would be open to views and would have considerable visual impact; likely acquisition difficulties.
 - c) Freestanding mast at Over Water Tower, Over: poor coverage of the target area.
 - d) CCI Station Road, Willingham: central village location with likely significant impact on the local environment.
11. The applicant states that the installation complies with ICNIRP (1998) public exposure guidelines. No suitable alternative sites are available for sharing in the area.

Planning Comments

12. The proposed mast complies with Policy CS8 as it represents a shared mast in the place of an existing facility. Other sites have been investigated but have been found to be less satisfactory. The application is accompanied by an ICNIRP declaration on public exposure guidelines. The site is provided with a tall conifer tree screen, which is effective in mitigating the visual impact of the mast in the village. I recommend that this proposal be supported.

Recommendation

13. In accordance with the application dated 23rd November 2005

Approve

1. SCA (3 years) (*Standard reason*)
2. Within one month of the development hereby approved ceasing to be used for telecommunications purposes the Local Planning Authority shall be notified accordingly in writing. Within four months of such notification all apparatus (including any mast), equipment, fencing and hard surfacing shall be removed from the land and all buildings and structures shall be demolished and removed from the land. The land shall be restored in accordance with a scheme that shall previously have been submitted to and approved by the Local Planning Authority.
(Reason – To ensure that the mast and associated equipment is removed from the site when the need for the structures ceases in order to avoid dereliction in the countryside).

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - a) Cambridgeshire and Peterborough Structure Plan 2003:
Policy P6/5 (Telecommunications)
 - b) South Cambridgeshire Local Plan 2004:
Policy CS8 (Telecommunications)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise:
 - Dangers to public health.

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. S/2306/05/F

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