

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 03-11-2008**

<b>ITEM</b>	<b>4</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/1184/F	
<b>LOCATION:</b>	COLKIRK H Banham Limited Land at Church Road	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Telefonica O2 UK Ltd 260 Bath Road Slough	
<b>AGENT:</b>	Turner & Partners 5 Hockley Court 2401 Stratford Road	
<b>PROPOSAL:</b>	Installation of radio base station consisting of 30 metre tower, 6 no. antennae, 6 no. dishes & ancillary dev.	

### **KEY ISSUES**

1. Impact upon the character and appearance of the locality
2. Impact upon residential amenity

### **DESCRIPTION OF DEVELOPMENT**

The application seeks full planning permission for the erection of a radio base station consisting of a 30m tower with 6 antennae, 6 dishes and ancillary development.

### **SITE AND LOCATION**

The site is along Church Street on the western edge of Colkirk and positioned immediately to the south of a collection of farm buildings with an existing mast in close proximity.

### **RELEVANT SITE HISTORY**

3PL/2004/0994/F - Retention of temporary mast for a further 3 months - Temporary Permission  
3PL/2004/0501/F - Retention of a telecommunications mast - Temporary Permission  
3PL/2003/1874/F - Installation of 3 jaybeam antennas in existing mast with 2 transmission dishes - Approved  
3PL/1998/0750/F - Steel mono pitch building to store grain handling equipment - Approved  
3PL/1988/0471/F - Erection of radio tower, cellular radio aerals, equipment building and security fence - Approved  
3PL/1980/0226/F - Erection of radio mast - Approved

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### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development

PPS7: Sustainable Development in Rural Areas

PPG8: Telecommunications

### **CONSULTATIONS**

COLKIRK P C

Objection: Whereas Colkirk Parish Council appreciate the need for a mast in the area, they unanimously object to the erection of a replacement in the position specified in this proposal. The proposed position of the mast will have a detrimental impact on many properties in Colkirk and a major impact on Pond House in Gormans Lane. The residents of Pond House have enjoyed an uninterrupted view from the back of the house since it was built in the 1970's and the current residents, Mr & Mrs P Hopkinson, had no reason to believe this would change when they purchased the property just less than a year ago. Residents are concerned that to move the mast as per the planning application would not only affect their visual amenity but also the value of their properties.

The proposed photographic evidence provided by Mr Hopkinson graphically illustrates the potential effect on property values, which cannot be underestimated. This prospect is particularly alarming in the light of the current developments within the property market.

We understand that the owners of the field beyond the proposed site would be happy to discuss accommodating the mast and we would therefore ask you to refuse permission so alternative sites can be investigated.

### **REPRESENTATIONS**

Objections have been received; the following is a summary:

The mast will be in view of local residents, an alternative site should be investigated, existing mast position should be retained and no benefits to moving the mast.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 03-11-2008**

### **ASSESSMENT NOTES**

- \* The application is referred to Development Control Committee at the request of a Ward Representative.
- \* The application has been submitted in order to gain consent for a mast so as to allow the nearby existing mast to be removed. This has been requested so as to facilitate improved access and manoeuvrability at the adjacent farm buildings.
- \* It is considered that the re-positioning of the mast from its current position to a point 50m to the south west of the existing will not cause significant additional harm to local residents in terms of amenity nor would it affect the character and setting of the rural locality to a significant degree as suggested by a number of objectors and the Parish Council. Concern has been expressed at the potential devaluation of properties, however, this does not carry any weight as a material consideration in the determination of a planning application. Further concern has been expressed at why an alternative site could not be used. The applicant's supporting statement shows how they considered site selection and alternative site options and why the requested site has been put forward. Their approach is consistent with advice in PPG8 and the code of best practice.
- \* It is necessary to ensure that the existing mast is removed, however, it should be noted that this should not be until the proposed is fully operational. Discussions are taking place to produce an appropriate mechanism to ensure this (either through a planning condition or legal agreement). The results of the discussions will be reported to the Committee verbally.
- \* It is considered that the proposal is consistent with planning policy and, as such, is recommended for approval.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Existing mast to be removed within 2 months
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans