

DELEGATED

AGENDA NO
PLANNING COMMITTEE

DATE 21st JUNE 2006

REPORT OF CORPORATE DIRECTOR OF
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

06/0322/FUL

LAND TO THE REAR OF YARM STATION CAR PARK, GREEN LANE, YARM
ERECTION OF 20M HIGH SECTORED TELECOMMUNICATION COLUMN WITH RADIO
ANTENNAE, ASSOCIATED EQUIPMENT AND ANCILLARY DEVELOPMENT

SUMMARY

Planning permission is sought for the erection of a 20m high telecommunications column with radio antennae associated equipment and ancillary development including landscaping and a scheme of fencing.

7 letters of objection have been received which in the main object to potential health risks associated with the development and to the impact on visual amenity.

The applicant has submitted a 'Declaration of Conformity' to ICNIRP guidelines and as such the health implications of the antennae are accepted.

The proposed development is sited away from residential properties and the nearest highway, adjoining a train station car park and open fields. There is already an array of street furniture associated with the car park, which gives a vertical emphasis to the built form of the environment. As such, it is considered the proposed development should not unduly compromise the amenity of residential properties or the character of the area in general.

RECOMMENDATION

Planning application 06/0322/FUL be approved subject to the following conditions

- 01. The development hereby approved shall be carried out in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.
Drawing Number(s): - KDC/D5901/01a, 02, 03b, 04a, 05b
Reason: To define the consent.***
- 02. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a scheme for landscaping, tree and/or shrub planting. Such a scheme shall specify types and species, layout contouring and surfacing of all open space areas. The work shall be carried out during the first planting and seeding season following the substantial completion of the development, and any trees or plants which within a period of five years from the date of planting, die are removed or become seriously damaged, shall be replaced with others of a similar size and species in the next planting season unless the Local Planning Authority gives written consent to any variation.
Reason: To preserve the said trees in the interests of the amenities of the area.***

- 03. Notwithstanding the details included on the approved documents, the precise colour of the external face of the column and equipment cabin shall be submitted to and approved in writing by the Local Planning Authority. The approved colour scheme shall be implemented on site.**

Reason: In the interests of visual amenity of the area.

THE PROPOSAL

1. Planning permission is sought for the erection of a 20m high sectorised telecommunications column with radio antennae, associated equipment and ancillary development.
2. The applicant has advised that the site is required to provide coverage to the southern residential districts of Yarm in respect to O2's 2g and 3g networks.
3. A total of seven sites were considered at a pre application stage, all of which were closer to the residential areas of Yarm.
4. The column and base equipment would be located on a concrete base, having a 2.1m high weld mesh fence surrounding with a light green powder coat finish. A 2m wide landscaping zone lies around the north, south and western perimeters of the weld mesh fencing. A timber post and rail fence is shown adjacent to the car park boundary and an access path leading from the car park to the compound entrance.
5. The proposed column has a height of 20m (including antenna), has a width at ground level of 1m and a width at its highest point of 0.4m (excluding antenna). Ground cabinets are shown as being approximately 3m in height.
6. The column and the associated meter cabinets are indicated as having a galvanised grey finish.

CONSULTATIONS

The following Consultations were notified and any comments they made are below: _

Engineers And Transportation

I have no adverse comments regarding the application, however access is shown through the railway station car park which is no an adopted highway, but is land in the ownership of the Council, therefore consultation/approval with the land and property manager /car parking manager will be required, if not already undertaken.

Environmental Health Unit

I have no objection to this application.

Engineers And Transportation

Environmental Health Unit

Councillors

Castle Levington And Kirklevington Parish Council

The Parish Council has examined the proposal, and has no objection to it.

Network Rail

Neighbours were notified and any comments received are below (if applicable): -

Mr D T Whitaker
6 Kingsdale Close' Yarm

Objects on grounds of health risks, short and long-term side effects of exposure, to which children are believed to be particularly vulnerable. The proposed scheme is close to schools and residential properties, which in view of the open countryside beyond may not be necessary.

The mast will be highly visible, a blot on the landscape and be unable to be screened.

Mrs P Brooks

20 Kingsdale Close' Yarm

Strongly objects to the application as the land is close to a residential area where many children live. The safety of telecommunications columns has not been conclusively proved. The land is greenfield and the antennae will be an eyesore, which would be seen on a daily basis.

Isobel Hadfield

22 Kingsdale Close' Yarm

Summarised:

Objects on health grounds as the mast is within close proximity to a school, school fields and the railway station, which are used by large numbers of children and people in general.

This will potentially be the 3rd mast in the area and concern is raised over how much harm would be done with masts being such short distances apart.

JA Spooner

51 Wetherall Avenue' Yarm

I note with interest section 6 site selection, a site outside Yarm railway station was rejected as too close housing, the new location at the rear of Yarm railway station is equally as close to local housing, is close to a local school (fire station site was rejected as close to nursery), the area selected is agricultural land & this appears to be continually being depleted for this type of development, the effect of radiation from this type of installation is still unproven so feel this site is inappropriate for this development, do we really require another telephone mast in the area

Marek Pawlak

2 Field View Mews' Green Lane

My property is on the opposing side of the railway line and the proposal will affect my view. Can an alternative height or technology be considered?

Jacky Stevely

Meadowdene' Green Lane

Can the mast be disguised to look like a tree?

PLANNING POLICY CONSIDERATION

Where an adopted or approved development plan contains relevant policies, section 54A of the Town and Country planning Act requires that an application for planning permission shall be determined in accordance with the Plan, unless material planning considerations indicate otherwise.

The relevant development plan in this case is the adopted Stockton on Tees Local Plan.

Policy GP1

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;

- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

Policy IN16

Proposed telecommunications development should be sited and designed to cause the least practicable adverse visual impact. If such harm would result, in assessing what is practicable due regard will be paid to the need for development, taking into account any alternative means of meeting that need reasonably open to the operator

SITE AND ITS SURROUNDINGS

7. It is proposed to erect the telecommunication column at the rear of the Yarm Station car park, along its southern boundary. The railway line lies to the east of the site and open fields to the south. The nearest residential property lies approximately 70m to the north having the train station car park and Green Lane falling in between.

MATERIAL PLANNING CONSIDERATIONS

8. Several other sites have been considered to provide telecommunications to meet the applicant's requirements. All of these sites were either closer to residential properties or located in more prominent positions and as such this proposal is considered to be the most suitable option raised. The applicant's agent has been specifically asked about utilising the pylons to the south east of the site. They have advised this would be too far from their coverage area and as such would require an additional street works development.
9. In view of the scale of the proposed column and associated development it is considered that as the proposed column is 70m away from the nearest property, having a car park and busy road falling in between then the impact on the amenity of these properties and their occupiers would not be significant. A railway line and open fields lie to the east and south and it is considered that the proposed development would not have any significant impact on these areas.
10. The column will be readily visible from Green Lane to the north and possibly visible from the wider area in general. As the column would be approximately 56m behind the line of the road, in an area which is already subject to an array of vertical street furniture in the form of lighting columns, it is considered the impacts on the street scene in general would not be significant. Several other sites within the immediate area were considered by the applicant although in view of the distancing from residential properties, the nature and character of the site, it is considered the selected site is a suitable location.
11. A declaration of conformity with the ICNIRP guidelines on public exposure has been submitted and as such no further consideration is given to health and safety matters associated with the transmission element of the proposal.

CONCLUSION

12. The proposed development is considered to accord with the guidance of Local Plan Policy IN16 in that other sites have been assessed with respect to their suitability and the location of the mast and its design is such that it will not have a significant impact on the character and appearance of the street scene or the area in general. Furthermore, in view of distances involved, the proposal should not unduly compromise the amenity of near by properties.

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Financial Implications – N/A

Environmental Implications – As report

Community Safety Implications – As report

Background Papers – Stockton on Tees Local Plan

Human Rights Implications - The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

Ward

Ward Councillor

Ward Councillor

Ward Councillor

Yarm

Councillor B Jones

Councillor Mrs J. Beaumont,

Councillor A B L Sherris