

Planning Committee: 03 August 2005

Item Number: 19

Application No: W 05 / 0953 TC

Registration Date: 15/06/05

Town/Parish Council:

Expiry Date: 09/08/05

Case Officer: Debbie Prince
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Public Highways, opposite sports field, Hampton Road, Warwick.

Installation of telecommunications equipment, comprising 12.5 streetworks monopole, containing 3G antennae and associated mini-equipment cabinet

FOR 02 (UK) Ltd

The 56 day period for determination expires on 8th August 2005.

SUMMARY OF REPRESENTATIONS

Warwick Town Council objects to the proposal on the grounds that the additional pole and cabinet are unsightly and detract from the visual amenity of the area. Any cabinet should be located other than on the public highway and any mast should incorporate street lighting to avoid a proliferation of street furniture.

Neighbours-16 letters of objection have been received from neighbours including Warwick Sports Club and Warwick Racecourse as the proposal is located near a residential area, with properties within 60 m of the proposal and opposite the sports ground and racecourse buildings. Objection has also been raised on the following grounds:-

- There is no conclusive evidence that radiation from the proposed installation will not cause adverse health effects.
- Close proximity to 3 schools.
- The sports field is often used by children from neighbouring schools.
- Close proximity to workers at Warwick Racecourse and the Listed Grandstand.
- It will reduce the value of properties.
- Inappropriate location on the footpath.
- Proliferation of harmful development in the area.
- Close to a Nature Conservation Area

The Warwick Society objects to the proposal as although the proposed mast will be sited opposite to a sports field, there are still perceptions that its presence will create health hazards in the densely populated area close by. They also object to the location of the control panel on the footpath of this busy road where it will be an obstruction and an eyesore and will be vulnerable to collision damage and vandalism.

WCC Ecology have no ecological reason for comment.

WCC Archaeology-the proposal would cause no significant damage to any deposits of archaeological interest.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
SC8 - Telecommunications (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

PLANNING HISTORY

Objection was raised to an application W05/0591TC for a taller mast on this site on the grounds:

"Due to the height and design of the proposed mast and equipment cabin, the District Planning Authority considered that they would be visually intrusive and prominent to the detriment of the street scene and as such would therefore be contrary to Policy (DW) ENV3 of the Warwick District Local Plan 1995."

KEY ISSUES

The Site and its Location

The application site is located in Warwick Town Centre. The mast would be positioned at the back of the pavement on the west side of Hampton Road, opposite the sports ground and adjacent to the race course buildings.

Details of the Development

The proposed mast would be approximately 12 metres in height and would be designed so as to have the appearance similar to that of a telegraph pole. Adjoining the mast would be an equipment cabin measuring approximately 1m x 1.3m x 1.3m.

Assessment

It is considered that the applicants have provided adequate justification for an infill mast within this vicinity which is to the south of Warwick Town Centre. Justification has been provided with regard to other sites considered and in particular large buildings within Warwick. Unfortunately, due to various circumstances, none are available and as such an on street location appears to be the final option.

It is also considered that due to the design and reduced height of the proposed mast, its location with other street furniture of similar size and its setting against the buildings of the race course, that the structure would not have such a significant detrimental impact on the street scene sufficient to warrant objection.

Although in a dense urban area, in order to provide urban coverage, the positioning of the proposed mast would mean that it would be located at least 60 metres away from the nearest neighbours, and would not be in direct view

of the nearest dwellings (No 33 Hampton Road, 1 Goldsmith Avenue). As such the proposal would have a very limited impact upon the general amenities of the neighbouring dwellings.

The Courts have held that health considerations and public concern about harm to health can be material considerations in determining applications. The view of the Government (PPG8) is, however, that *“if a proposed base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them”*.

A fundamental part of the precautionary approach, recommended in the Stewart Report (2000) was the adoption of the ICNIRP guidelines for public exposure. The applicant has confirmed that the proposed apparatus would operate within the ICNIRP guidelines and therefore comply with the requirement of PPG8. I have considered the technical information relating to health risk, but I attach greater weight to the guidelines of national and international bodies, particularly as these were subject to recent detailed consideration by the Stewart Group and that of PPG8 (2001). Whilst I can appreciate that the presence of the mast would remind local residents of their fears and concerns, and taking into account all the circumstances relating to the proposal, I conclude that the perceived health risks do not justify refusal.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

APPROVE.