



18/00432/T56.
Scale 1:1,250
© Crown copyright and database rights 2018 Ordnance Survey 100024284.

Planning Committee

2 May 2018



Application No.	18/00432/T56		
Site Address	Vicarage Road, Sunbury upon Thames TW16 7UB		
Applicant	Vodafone Ltd		
Proposal	Installation of a 17.5m Shrouded High Jupiter Street Pole (Grey); 1 x 0.3 Microwave Dish; 3 x equipment cabinets (Green) and ancillary equipment		
Ward	Sunbury Common		
Called-in	This has been called into Committee by Cllr Griffiths on the grounds of impact upon the character and appearance of the area on an existing grass verge and where the mast could be located elsewhere.		
Officer	Matthew Clapham		
Application Dates	Valid: 23/3/2018	Expiry: 18/5/2018	Target: Under 8 weeks
Note	This application cannot be deferred as under the regulations, a decision has to be reached by 18/5/2018 or the proposal receives deemed consent for approval.		
Executive Summary	<p>This application seeks the installation of a 17.5m high mobile phone mast with associated equipment.</p> <p>The site is located within the Sunbury Cross Shopping Centre on a grass verge adjoining the junction with Vicarage Road and the Sunbury Cross Roundabout.</p> <p>The principle of a mast in this location is considered acceptable. Whilst the proposed mast would be slightly taller than the adjoining building to the north, the area has a number of tall buildings; street furniture and the A316 flyover in close proximity.</p> <p>Government Guidance supports the provision of telecommunications equipment where acceptable on planning grounds.</p> <p>No concerns are considered to arise with regard to Parking, Highway Safety or Trees. However, we await consultation responses from the County Highway Authority and the Arboricultural Consultant and any comments will be reported orally at the Committee. Therefore, the proposal is considered acceptable.</p>		
Recommended Decision	This planning application is recommended for approval, subject to conditions.		

MAIN REPORT

1. Development Plan

- 1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

➤ EN1 (Design of New Development)

2. Relevant Planning History

- 2.1 None.

3. Description of Current Proposal

- 3.1 The application site is a grass verge on the junction where Vicarage Road meets the Sunbury Cross Roundabout. To the north is an access road that runs to the front of the Sunbury Cross Shopping Parade, which comprises a three storey terraced building, with ground floor commercial/retail units with flats/maisonettes above. To the south is the Roundabout and the A316 Great Chertsey Road flyover. The site is currently occupied by a two storey building that was formerly a Chinese Restaurant although this is no longer operating.
- 3.2 The proposal seeks to install a 17.5m high monopole with a shroud at the top to house the required antenna and also a microwave dish. The mast would be grey in colour. There would also be 3 equipment cabinets in green colour and other ancillary equipment. .
- 3.3 Copies of the proposed site layout and elevations are provided as an appendix.

4. Consultations

- 4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
Environmental Health (contamination)	No response to date
Tree Officer	No response to date
County Highway Authority	No response to date

5. Public Consultation

- 5.1 17 letters of notification were sent out to neighbouring properties. 20 letters of objection have been received, Reasons for objecting include:
- Impact on Character and appearance of the area
 - Impact on residential amenity
 - Trees
 - Health concerns

6. Planning Issues

- Siting and appearance

7. Planning Considerations

Government Guidance

- 7.1 The National Planning Policy Framework (NPPF) states that '*advanced, high quality communications infrastructure is considered essential for sustainable for economic growth*'. In addition, the draft revised NPPF, March 2018 states that '*Advanced, high quality and reliable communications infrastructure is essential for economic growth and social wellbeing. Planning policies and decisions should support the expansion of electronic communications networks.*'
- 7.2 Furthermore, the NPPF confirms that '*Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for a telecommunications system, or set health safeguards different from the International Commission guidelines for public exposure*'.

Siting and Appearance

- 7.3 It is accepted that the 17.5m high mast is taller than most mobile phone masts and the proposed column would be taller than the adjacent buildings and other immediate features. However, the area clearly contains a number of street furniture items within the highway area and so the presence of slim and vertical structures is considered to be a feature of this area. The presence of a number of tall buildings in the locality and the raised flyover of the A316 which has street furniture that more than exceeds the height of this mast should also be recognised. Therefore, it is considered that, even though it would be taller than other features in the immediate vicinity, the mast would not be unacceptably dominant within the street-scene and would be seen as one of a much greater number of varying features.
- 7.4 Whilst the proposed mast would be visible from some residential properties, taking into account its relatively slim line appearance, the other street furniture and the separation distances to the nearest residential dwellings above the commercial properties in the Sunbury Cross Parade and other properties adjoining Vicarage Road. Therefore, it is not considered that there would be any significant loss of outlook for the occupiers of the neighbouring properties.
- 7.5 With regard to the equipment cabinets, they are considered necessary for the effective function of the mast and are further additions of equipment within the existing street and would not be out of keeping at this major road junction. As such, the cabinets are considered acceptable.
- 7.6 The applicant has provided supporting information in relation to need and the other sites which have been examined. This information conveys a demonstrable need to supplement coverage in the area and that other options have been considered. Within the context of the Governments encouragement for high quality communications infrastructure as set out in the NPPF, this carries some weight in favour of the proposal.
- 7.7 In terms of Highways, the site is under the ownership of Surrey County Council. No response has been received from the County as yet and any response will be reported orally to the Committee. However, as the landowner, notice was served on Surrey County Council and as far as I am aware, no objections were raised within the 21 day notice period. There are not considered to be any significant parking issues.

Other Matters

- 7.8 Concerns have been raised regarding the health implications of the telecommunications equipment. However paragraph 46 of the NPPF states that local planning authorities should not determine health safeguards if the proposal meets International Commission guidelines for public exposure to non-ionising radiation. In addition, the draft NPPF (March 2018) states that Local Planning Authorities should not set health safeguards different from the International Commission guidelines for public exposure. Confirmation that the proposal would meet these guidelines has been provided and there are therefore no health reasons for rejecting the proposed scheme.
- 7.9 The Councils Tree Officer's comments are awaited and will be reported orally at the meeting. The adjoining trees are not subject to any Preservation Orders and are located on County Highway land. The nearest adjoining tree is not considered to be of any significant merit and in view of the other trees in the vicinity, does not make a significant contribution to the character and appearance of the area that is viewed from the public realm.

Conclusion

- 7.10 For the reasons set out above, it is considered that the proposal would be acceptable in terms of its siting and appearance. Accordingly, it would not have a detrimental impact upon the character and appearance of the area and would therefore accord with the design and amenity aims of Policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document 2009 and guidance contained in the National Planning Policy Framework.

8. Recommendation

- 8.1 GRANT subject to the following conditions: -
1. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:
100; 300 and 301 received 23.3.2018
Reason:- For the avoidance of doubt and in the interest of proper planning