



Officer Report

Application Number:	HGY/2023/1844
Application Type:	Prior notification: Development by telecoms operators
Address:	Pavement o/s Wickes Superstore, Seven Sisters Road, London N15 5NH
Proposal:	The installation of a 15m high slim-line monopole, supporting 6 no. antennas, 3 no. equipment cabinets and ancillary development thereto, (Prior Notification)
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	11/07/2023
Applicant:	NA
Agent:	Mr Alan Osborne

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. SUMMARY OF RECOMMENDATION

PRIOR APPROVAL IS REQUIRED AND REFUSED

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is a prior notification application for the installation of a monopole mast with antennae and for the installation of three ancillary cabinets. The overall height of the mast with antennae/apertures would be 15m high and is akin to the provision of extra cabinets at the base level. The monopole would be a steel structure and headframe with a grey finish. The antennae/apertures would be made of composite materials and electrical components.

2.2 The cabinets would be constructed of steel and would have a green finish. They would contain doors which would open towards onto the public footpath and would be set upon a new concrete base.

2.3 The mast and associated antennas are 'permitted development' but the developer must apply to the Local Planning Authority to ascertain whether prior approval is required for the siting and appearance of the development. In this instance the applicants have submitted these details for approval and the Council has 56 days in which to consider them.

2.4 The applicant has submitted a certificate, which confirms that the proposed mast meets ICNIRP (international Commission on Non-Ionising Radiation Protection) guidance, which satisfied the requirements as laid down by the NPPF. Health considerations and public concern, including

perceived fear of health risks can in principle be considerations in determining applications for planning permission. However, it is for the decision maker (generally the local planning authority) to determine the weight to be afforded to such considerations in any particular case. In the Government's view, if the development meets the ICNIRP guideline for public exposure, it should not be necessary for a local planning authority, in processing planning application, to further consider health aspects and concerns.

Site and Surroundings

2.5 The application site is located on the footpath (pavement) immediately adjacent to the boundary fence to Wicks Superstore on Seven Sister Road, Tottenham directly opposite Elizabeth Road. The application site is surrounded by mixture of commercial units within a large retail park and opposite to ground floor commercial units with residential accommodation above along Seven Sister Road.

2.6 The application site is not located within any Conservation Area. It does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

2.7 There is no relevant recent planning history in relation to the site.

3. CONSULTATION RESPONSE

3.1 The responses below were received following consultation on the application:

Internal:

1) LBH Transportation Team: There are no Transport objections to this application.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 107 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

5. MATERIAL PLANNING CONSIDERATIONS

Principle of development

6.1 The proposal is permitted development under Class A, Part 16 of the General Permitted Development Order (as amended) and does not therefore require planning permission.

6.2 The 56-day notification procedure requires the Local Planning Authority to determine (a) whether prior approval of the siting and appearance of the proposed development is required and, if so, (b) to notify the applicant giving or refusing such approval. Therefore, the principal issues in this case are considered to be:

1) Whether prior approval of siting and appearance is required; and, if so

2) Whether the details of the siting and appearance are acceptable, having regards to the relevant development plan policies and the National Planning Policy Framework (NPPF) relate to the installation of telecommunications equipment.

6.3 Within the general policy framework of facilitating the growth of new and existing telecommunications systems, Paragraphs 113 of NPPF advises that the use of existing masts, buildings and other structure for new electronic communications capability (including wireless) should be encouraged. Where new sites are required for installation – the need for a new site should be justified and equipment should be sympathetically designed and camouflaged where appropriate.

6.4 Siting and appearance

6.5 In relation to Telecommunications Equipment Policy DM3(d) sets out that proposals for the installation of telecommunications equipment will be permitted where:

- a. It is demonstrated the equipment is limited to the minimum operational equipment, which should include any future-proofing requirements to accommodate anticipated improvements in infrastructure.
- b. Opportunities for sharing facilities, such as masts, cabinet boxes and satellite dishes, and erecting antennae on existing buildings or other structures has been fully explored and taken advantage of.
- c. There is no significant adverse impact on the visual amenity of neighbouring occupiers.
- d. There is no adverse effect on the external appearance of the building, street scene, or spaces in which they are located.
- e. The size of any equipment visible from the street is minimised (including satellite dishes, other domestic equipment and any supporting structures).
- f. They are located discretely and do not detract from the special character and appearance of heritage assets or conservation area (see Policy DM9).
- g. They are appropriately designed, coloured and landscaped. For dishes, this may include installing a mesh or transparent structure.
- h. A minimum residual footway width on main pedestrian roads is preserved, in line with the Manual for Streets.”

6.6 The applicant has set out in their supporting statement that full consideration has been given to alternative sites and other existing masts in the vicinity. However, the proposed location and design are considered to provide the optimum solution in this instance, the new sites will enhance the coverage of the 5G technologies providing enhanced coverage to the public. Other factors that have influenced the site selection process include – this is location, existing mast sites area not capable of supporting additional equipment compliment to extend coverage reach across the target area and prospective in-fill mast sites are extremely limited.

6.7 The location of the mast is considered to be more suitable, in terms of visual impact. The application site has a mixed character with retail park consisting of the Wicks Super-store adjoining and the busy Seven Sister Road (one of the main distributor roads in the Borough) with commercial premises directly opposite makes the location proposed mast.

6.8 The design of telecommunication pole with associated antenna is of a fairly streamline design that is considered to be appropriate within the context of the locality. The colour of the mast would be dark green which is considered to be acceptable in this location and will blend in with the surrounding street furniture. This element of the proposal is therefore considered to be acceptable in terms of design and visual appearance.

6.9 It is recognised that at 15m it will constitute the tallest items of street furniture within the locality, being 5m above the existing adjacent lampposts. However, the proposed height of the mast is unavoidable, given that the additional height has been justified on operational grounds.

6.10 Having regards to the above, it is considered that the proposed mast is situated within a less sensitive location available to the applicant and that the most appropriate design solution has been chosen. However, despite the careful design and siting as stated above, it will have a degree of impact upon the character and appearance of the area primarily by virtue of its height. A balancing exercise must therefore be taken to determine whether it has been demonstrated that, in accordance with government advice, the degree of visual harm is offset by whether or not there is a demonstrable need for the proposal and whether or not there are many technically suitable locations and design that will meet operational requirements and cause less environmental.

6.11 The location of the proposed pole in an attempt to reduce and mitigate the impact of pole within the street scene. The proposed pole is located close proximity to an existing streetlight, existing signboard and bus stop shelter. This has therefore attempted to group together the street furniture, thus attempting to reduce the impact of the proposal within the street scene.

6.12 The three additional street cabinets are considered to be appropriate in terms of design and location. They are to be sited on a section of pavement next to an existing street furniture. The location will allow for adequate space for users of the pavement and will fit in with the wall located to the rear.

6.13 The proposed mast is located directly opposite within a predominantly residential area, though is to be sited upon a site that, due to the extent of the busy highway at this location and adjacent retail park, is perhaps as distant from housing as is possible, having regards to the limited extent of the cell search area and the technical requirements of the operators.

6.14 Having regards to the distances and busy highways involved, the streamline nature and appearance of the proposed mast, and the existing street furniture, it is considered that the proposal will not result in any undue impact upon the amenities currently enjoyed by the occupiers of any dwellings.

6.15 The proposed location of the telecoms mast is considered to be suitable in terms of the provision of telecommunications services and the minimisation of visual intrusion in the street scene and to nearby residential occupiers.

7.0 Conclusion

7.1 It is considered that the proposed mast at a height of 15m and additional cabinets would not adversely impact upon the residential amenities of the adjacent properties or appear so visually intrusive to be detrimental to the surrounding area. Proposal would provide 5G mobile coverage and would not be out of character with the pattern of street furniture in the area.

8. RECOMMENDATION

PRIOR APPROVAL IS REQUIRED AND GRANTED

Conditions:

- 1 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.