

Application Number: 16/10465 Telecommunications

Site: COMMUNICATIONS SITE at BUTTS BRIDGE HILL,
FAWLEY ROAD, HYTHE

Development: 11.7m high monopole; removal of existing 10m high pole;
equipment cabinet (Prior Notification to carry out
Telecommunications Development)

Applicant: H3G and EE Ltd

Target Date: 25/05/2016

1 REASON FOR COMMITTEE CONSIDERATION

Discretion of Service Manager Planning and Building Control

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Built-up area

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

1. Special qualities, local distinctiveness and a high quality living environment

Policies

CS2: Design quality

CS8: Community services and infrastructure

Local Plan Part 2 Sites and Development Management Development Plan Document

No relevant policies

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

National Planning Policy Framework

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

None

6 RELEVANT PLANNING HISTORY

Erect a 11.7 metre high monopole tower and antenna and an equipment cabin (01/72347) - Details not required to be approved 8/8/01

7 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council:- Views awaited - advise that will not be considering application until 11th May.

8 COUNCILLOR COMMENTS

None

9 CONSULTEE COMMENTS

9.1 Civil Aviation Authority:- No comment

9.2 National Air Traffic Control:- No objection

9.3 Southampton Airport Safeguarding:- No objection

9.4 Land Drainage:- No comment

10 REPRESENTATIONS RECEIVED

None

11 CRIME & DISORDER IMPLICATIONS

No relevant considerations

12 LOCAL FINANCE CONSIDERATIONS

Local financial considerations are not material to the decision on this application

13 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.

- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

In this case all the above apply and as the application was acceptable as submitted (subject to some clarification and minor revisions) no specific further actions were required.

14 ASSESSMENT

- 14.1 This Prior Notification application relates to an existing telecommunications base station that is situated on the highway verge at Butts Bridge Hill. The existing mast in this location is a slimline monopole that is 11.7 metres in height (including the antenna on top of the mast). The mast is visible from a number of nearby residential properties. The submitted application seeks to replace the existing mast in this location with a new mast that would also be 11.7 metres in height. However, the new mast would be bulkier than the existing structure, mainly due to the top of the new mast having a bulkier shrouded antenna feature. The application also proposes to install a new ground based equipment cabinet.
- 14.2 As with any telecommunications prior notification application, it needs to be determined whether the siting and appearance of the proposed development is acceptable. In this case, the proposed new mast would have a greater visual impact than the existing structure, and the bulkier shrouded antenna feature at the top of the mast would make the mast stand out more in the streetscene than other nearby street furniture. However, it is not felt the greater size of the new mast would be so significant as to appear visually harmful in this particular context. The mast would be no higher than at present and it is only the top most part of the proposed mast that would be materially different to what exists at present. Provided the mast is painted green to match adjacent streetlights (a point that still needs to be confirmed by the applicant's agent), it is felt the mast would have an acceptable streetscene impact. The impact of the ground based cabinet is also considered visually appropriate.
- 14.3 The nearest residential dwellings to the proposed mast (in Buttsbridge Road to the east side of the site) are about 25 metres away. Properties in Butts Bridge hill to the west and Buttercup Close to the south are set just over 25 metres away from the mast. While the larger mast would evidently be visible from a number of properties, it is felt that the impact of the development on the outlook and visual amenities of adjacent dwellings would be modest and would not be so significant as to cause undue harm to the amenities of the occupants of those dwellings.
- 14.4 The application meets a justifiable need to provide improved telecommunications coverage in the Hythe area and is in line with government policies that encourage mast sharing. There are not felt to be any obvious alternative means of providing the development that

would have less visual impact than what is proposed. The proposal would be consistent with the Council's own policies. As such, it is felt that the proposed siting and appearance of the mast is acceptable, and there is consequently no need for further details to be submitted and approved. It should be noted that this application is being brought to Committee early due to the need to make a determination within 56 days. The observation date for the application expires on 13th May, and therefore the recommendation in this report is subject to the need to have due regard to any further representations submitted up until 13th May, with a final determination not being made until after this date.

- 14.5 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

15. RECOMMENDATION

Subject to no further material representations being received by 13 May 2016; Details not required to be approved

Further Information:

Major Team

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Planning Development
Control Committee
May 2016

Item No: 3f
Butts Bridge Hill
Fawley Road
Hythe
16/10465
SU4206

Scale 1:1250

N.B. If printing this plan from the internet, it will not be to scale.

