

**Application Number:** 17/10514 Telecommunications

**Site:** COMMUNICATIONS SITE, STALLARDS LANE, RINGWOOD

**Development:** Installation of 1 16m high telecoms monopole; equipment cabinet;  
remove existing (Prior Approval Application)

**Applicant:** Hutchinson 3G UK Limited

**Target Date:** 02/06/2017

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**1 REASON FOR COMMITTEE CONSIDERATION**

Discretion of Service Manager Planning and Building Control

**2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS**

Built up area  
Town Centre  
Adjacent to Conservation Area

**3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES**

**Core Strategy**

**Objectives**

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

**Policies**

CS2: Design quality  
CS8: Community services and infrastructure  
CS10: The spatial strategy

**Local Plan Part 2 Sites and Development Management Development Plan Document**

None

**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**

SPD - Ringwood Local Distinctiveness  
SPG - Ringwood - A Conservation Area Appraisal

**6 RELEVANT PLANNING HISTORY**

None of direct relevance

**7 PARISH / TOWN COUNCIL COMMENTS**

Ringwood Town Council: Awaiting comments

**8 COUNCILLOR COMMENTS**

None

**9 CONSULTEE COMMENTS**

9.1 Conservation Officer: would support a monopole if its height was similar to neighbouring mast and some of the existing cabinets are removed

9.2 NATS safeguarding: no objection

9.3 Hampshire County Council Highway Engineer: no objection

9.4 Bournemouth Airport Safeguarding: no safeguarding objection to the proposal

**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 no specific further actions were required.

## 14 ASSESSMENT

- 14.1 This Prior Approval Application relates to the installation of a 16 metre high telecommunications monopole and equipment cabinet along a tree lined verge within the Furlong car park at Ringwood Town Centre. The site lies just outside the Conservation Area, with the designated boundary to the south side of Stallards Lane. There are no residential properties or schools within the vicinity, and the site is bounded by car parking to the south, north and east.
- 14.2 There is an existing 14.2 metre high monopole with two equipment cabinets located immediately adjacent, and it is proposed to remove this monopole. There is a further 15 metre high monopole and two cabinets situated on the same side of the road, adjacent to the roundabout, which will be retained. In support of the application it is stated that 4G antennas need to be thicker in scale to accommodate the weight of the proposed antennas and accordingly it is not possible to modify the existing 14.2 metre high monopole. The monopole would be constructed from galvanised steel finished in grey.
- 14.3 The site is a well established telecommunications site, providing 3G network services to the local area and provides a shared installation between two operators. The proposal essentially seeks to upgrade the existing services to provide improved 3G and new 4G services for the local area.
- 14.4 In policy terms, Policy CS8 of the Core Strategy states that new Forest District Council will work with service providers with the aim of ensuring the delivery of adequate services, to serve existing and proposed development in the plan area and support the local economy, ensuring that any adverse impacts arising are minimised. Policy CS2 of the Core Strategy relates to design quality and among other things, seeks to ensure that development does not impact adversely on the character of the area. Paragraph 42 of the National Planning Policy Framework relates to telecommunications and sets out the need to support high quality communications infrastructure.

- 14.5 The main issues are the effect on the character and appearance of the area and on the adjacent Conservation Area. Consideration should also be given to the setting and views of the Parish Church of Saint Peter and Saint Paul, which lies approximately 140 metres to the south west. The Furlong Car Park is a relatively large well designed and landscaped public car park with mature trees, vegetation and hedgerows throughout. There are a variety of lamp post and street furniture present in this area, albeit at a lower height than the proposed mast. Further to the south is the Furlong Centre which comprises a collection of buildings providing commercial and retail functions to the town which also connects onto the historic core of Ringwood.
- 14.6 The new monopole would be somewhat taller and bulkier than the existing mast, particularly the upper section and accordingly, the proposed mast would have a greater visual impact than the existing mast. However, the proposed monopole would only be 1 metre taller compared to the neighbouring mast, which measures 15 metres, and only 1.8 metres taller than the existing mast to be removed.
- 14.7 On this basis, it is considered that the proposed development would not result in an unacceptable visual impact on the street scene. Moreover, the conservation officer does not consider that the proposal would adversely impact the character and appearance of the adjacent Conservation Area or the setting of the church.
- 14.8 The application is accompanied by an appropriate technical justification and is accompanied by the necessary ICNIRP certificate
- 14.9 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

That the Service Manager Planning and Building Control be **AUTHORISED TO NOT REQUIRE ANY FURTHER DETAILS** subject to the receipt of no new material objections to the submitted applications on the 13<sup>th</sup> May 2017.

### Further Information:

Major Team

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**New Forest**  
DISTRICT COUNCIL

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**Planning Development  
Control Committee  
May 2017**

**Item No: 3j**  
Communications Site  
Stallards Lane  
Ringwood  
17/10514  
SU1405

Scale 1:1250

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

