

PWYLLGOR CYNLLUNIO	DYDDIAD: 19/12/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

Number: 8

Application Number: C16/1353/17/HT

Date Registered: 26/10/2016

Application Type: Telecommunications Notification

Community: Llandwrog

Ward: Groeslon

Proposal: TO ERECT A 18M LATTICE TOWER WITH THREE ANTENNA, ONE COMMUNICATIONS SATELLITE ON TOP AND TWO EQUIPMENT CABINETS, ONE MEASURING CABINET WITH ASSOCIATED DEVELOPMENT COMPRISING A 2.1M HIGH FENCE

Location: LAND OF MGW COAL MERCHANTS, LLIFON YARD, GROESLON, CAERNARFON, GWYNEDD, LL54 7DE

Summary of the Recommendation:

TO APPROVE WITH CONDITIONS

PWYLLGOR CYNLLUNIO	DYDDIAD: 19/12/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

1. Description:

- 1.1 This is an application to erect a 18m lattice telecommunications tower with three antenna, one communications satellite on top and two equipment cabinets, one measuring cabinet with associated development that comprises erecting a 2.1m high fence to surround the equipment.
- 1.2 The site is located on the outskirts of the village of Groeslon within a site that has been established as a coal yard / builder's yard for many years. There is vehicular access to the site from the adjacent highway to the south with a stone wall/bricks and a fence surrounding the yard itself. The established Lôn Eifion path runs past the eastern boundary of the site with a public house also nearby. There are residential dwellings on the far side of the public highway to the south, whilst there are open agricultural fields to the north and west with the A487 trunk road further away in the same direction. There are a number of established trees on land adjacent to Lôn Eifion in a north and north eastern direction.
- 1.3 The proposal entails the erection of a 18m lattice tower made of steel and finished in a grey colour to comprise three antenna on top with a communications satellite. In addition, three standard equipment cabinets of various sizes will be erected near the foot of the tower with a 2.1m dark green fence surrounding the site.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act; in making the recommendation the Council has sought to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

2.3 Gwynedd Unitary Development Plan 2009:

POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

POLICY B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

PWYLLGOR CYNLLUNIO	DYDDIAD: 19/12/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

POLICY C3 – RE-USING PREVIOUSLY USED SITES - Proposals will be approved that prioritise re-using land and buildings previously developed and located within or around development boundaries, provided that the site or the building and the use are suitable.

POLICY CH20 - TELECOMMUNICATIONS EQUIPMENT - Proposals for telecommunications equipment requiring planning consent will be approved provided that a series of specific criteria are met concerning visual matters, environmental and health matters. The development should try to utilise appropriate existing structures or buildings and the telecommunications equipment should be removed from the site if it is no longer required.

POLICY CH22 – CYCLING NETWORK, FOOTPATHS AND RIGHTS OF WAY - All parts of the cycling network, footpaths and rights of way will be protected by encouraging proposals to incorporate them satisfactorily within the development and by refusing proposals which will prohibit plans to extend the cycling network, footpaths or rights of way. Should this not be possible, appropriate provision will have to be made to divert the route or to provide a new and acceptable route.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they conform to specific criteria relating to the vehicular access, the standard of the existing roads network and traffic calming measures.

The Gwynedd and Anglesey Joint Local Development Plan which is currently being prepared is subject to an ongoing Public Inquiry. At present, it is not a relevant planning consideration for determining planning applications.

2.4 National Policies:

Planning Policy Wales, 8th edition, 2016
 Technical Advice Note 19: Telecommunications

3. Relevant Planning History:

3.1 The site has a varied planning history dealing mainly with its use as a coal yard and for the storage of building materials.

4. Consultations:

Community/Town Council:	Not received
Transportation Unit:	No observations
Rights of Way Unit:	Not received
Welsh Water:	Not received
Public Protection Unit:	Not received
Ministry of Defence:	Not received

PWYLLGOR CYNLLUNIO	DYDDIAD: 19/12/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has expired and no letters of correspondence have been received within the statutory consultation period.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The requirements of policy C3 will approve proposals that prioritise re-using land and buildings previously developed and located within or around development boundaries, provided that the site or the building and the use are suitable. The site is located within the Groeslon village development boundary and it is considered that the principle of the proposed development is acceptable as it makes good use in terms of a site that has already been developed (brownfield) and it therefore is in compliance with the general requirements of policy C3.

5.2 In the same manner, policy CH20 approves proposals for new infrastructure and telecommunications equipment subject to full consideration of specific criteria attached to this policy namely:

1. That the development utilises appropriate existing structures (including other telecommunications equipment) or buildings unless it can be clearly proven that this would not be feasible and appropriate;
2. That the scale, location, design and prominence of the development will not cause significant harm to the landscape, the coast, biodiversity or historic areas/features, particularly within or near designated areas/buildings;
3. The the development is certified to conform to the ICNIRP guidelines;
4. That if the telecommunications equipment is no longer needed, it will be removed from the site and appropriate restoration work undertaken.

5.3 It is considered that the principle of the development is acceptable and that it is in compliance with the general requirements of the above policies.

Visual amenities

5.4 With this type of development, it is inevitable that the proposed structure is partly visible from public places due to the need for it to be in a fairly open location to ensure that it is working to its full capacity. However, in this case it is deemed that there is an existing natural background when looking at the site from the south, south-west and the south east due to the presence of mature trees along the side of Lôn Eifion that runs past the nearby site.

5.5 Although the site borders open countryside the nearby area is residential with a number of various houses in terms of size and appearance. A number of narrow, high structures already exist in the area, such as electricity poles and street lighting.

5.6 Looking at the site from the north, although it is more open to an extent, residential dwellings and the built form of the village are on the horizon and therefore it is considered that the proposed location is not totally open in terms of what can be seen

PWYLLGOR CYNLLUNIO	DYDDIAD: 19/12/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

surrounding it. Therefore, it is considered that the general requirements of policy B23 are satisfied.

- 5.7 The finish of the mast in grey, which in this case is acceptable as it is considered that it will blend in better with this finish. The associated equipment namely the cabinets and the surrounding fence, are also acceptable because of their finish and mainly as the existing yard has a ground level that is lower than nearby Lôn Eifion and is not alien or visible. In terms of finishes, the proposal is considered to be acceptable from the point of view of the requirements of policy B25.
- 5.8 In essence, this is a narrow and simple structure that is unlikely to have a long term impact on the visual amenities of the local area. It is believed that the proposal in terms of this element is acceptable and therefore satisfies the requirements of the second criterion in Policy CH20 that states that the development should not cause significant harm to the landscape.

General and residential amenities

- 5.9 Information has been submitted with the application that lists other sites near the village that were considered prior to deciding on this site. It can be seen that many of these have been disregarded due to their possible detrimental impact on general and residential amenities within those areas.
- 5.10 It is considered that the proposal would not have a significant impact in terms of noise and would not impair on the nearby area's general and residential amenities regarding this aspect. No observations have been received regarding the impact of the proposal on public health, therefore it is deemed that the proposal is not unacceptable in terms of the third criterion of policy CH20.
- 5.11 It is considered that this site, away from residential dwellings and on a previously developed site, is suitable for this type of development and therefore is acceptable in terms of its impact on the area's general and residential amenities and fully conforms to the requirements of policy B23.

Transport and access matters

- 5.12 The location of the structure and all the associated equipment in the far end of the existing yard would not impair in any way on the movement of vehicles in and out of the site itself. Although it would be partly visible from adjacent public highways, there is no objection to the proposal from the Transportation Unit and therefore it is considered that there is no concern in terms of compliance with the requirements of policy CH33.
- 5.13 The site is situated within approximately 5m to Lôn Eifion on land that is a little lower in terms of its level, it is considered that it would not impair in any evident way on the users of this popular path and therefore it would not be unacceptable in terms of the requirements of policy CH22 which protects paths of this type.

Any other considerations

- 5.14 An enquiry was submitted prior to the submission of the application regarding this proposed development. The Council's Biodiversity Unit was consulted at the time and it was confirmed that there was no concern regarding any detrimental impact on

PWYLLGOR CYNLLUNIO	DYDDIAD: 19/12/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

protected species and no ecological assessment would have to be submitted in support of the application.

6. Conclusions:

- 6.1 Having considered the above and all the relevant planning matters including the local and national policies and guidance, it is not believed that this application to erect a telecommunications mast is unacceptable and that it complies with the requirements of all the relevant policies as noted above.

7. Recommendation:

- 7.1 To approve – conditions

1. Time
2. Compliance with plans
3. Remove the mast and associated equipment and restore the land if the use has terminated.
4. Condition regarding the colour of the mast and the antenna/satellite
5. Condition regarding the colour of the cabinet and the fence