

PLANNING COMMITTEE	DATE: 16/01/2017
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Number: 7

Application Number: C16/1501/40/LL

Date Registered: 18/11/2016

Application Type: Full - Planning

Community: Llannor

Ward: Abererch

Proposal: To install a 17.5 metre high monopole mast and install associated equipment including three antennas, three equipment cabinets and one measuring cabinet

Location: Land near The Warehouse, Y Ffôr Industrial Estate, Y Ffôr, Pwllheli, Gwynedd, LL53 6UW

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is an application to erect a 17.5m telecommunications tower with three antennas on top of it, three equipment cabinets, one measuring cabinet with associated development that comprises erecting a 2.1m high fence to surround the equipment. The tower would be of galvanized steel and the cabinets would be of various sizes and of green colour.
- 1.2 The site is located to the rear of an industrial unit on an industrial estate on the outskirts of the village of Ffôr. There is vehicular access into the site from the estate road that has access to a nearby class two highway. There is a caravan storage site to the east of the site.
- 1.3 The application is submitted to Committee as it is a full application for a telecommunications mast.

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.

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

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or buildings and the telecommunications equipment should be removed from the site if it is no longer required.

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 (Edition 9, November 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 an industrial unit but there is no relevant history to the proposed proposal.

4. Consultations:

Community/Town Council: Not received

Transportation Unit: No recommendation as it is not assumed that the proposal would have an impact on any road or proposed road.

Public Protection Unit: Not received

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has expired and no response has 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 Ffôr 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 (Brown field) 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;

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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. that 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. Nevertheless, it is believed that, in this case, its location to the rear of the existing industrial building and which includes other industrial buildings nearby are suitable for the proposal. There are also some existing electricity / phone poles in the vicinity. Therefore, due to the nature of the site, it is not considered that the proposal will have a detrimental impact on the area's visual appearance and it is not believed that the proposed location is completely open in terms of what can be seen surrounding it. Therefore, it is considered that the general requirements of policy B23 are satisfied.

5.5 The finish of the mast is in galvanized steel, which in this case is acceptable as it is considered that it will blend in better with the surrounding area. The associated equipment namely the cabinets and the surrounding fence, are also acceptable because of their finish and mainly as the site is to the rear of the existing industrial unit and therefore neither the cabinet nor the fence would be very visible. In terms of finishes, the proposal is considered to be acceptable from the perspective of the requirements of policy B25.

5.6 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

5.7 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.

5.8 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 were received about the impact of the proposal in terms of public health but details were received as part of the application that the development has been certified to conform to the ICNIRP guidelines. Therefore the proposal is acceptable in terms of the third criterion of policy CH20.

5.9 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

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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

5.10 The location of the structure and all the associated equipment in the far end of the existing industrial unit 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.

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. Mast to be of a galvanized finish.
5. Cabinets and fence to be a green colour.