



Civic Centre, Riverside, Stafford

Contact Andrew Bailey

Direct Dial 01785 619212

Email abailey@staffordbc.gov.uk

Dear Members

Planning Committee

A meeting of the Planning Committee will be held on **Wednesday, 21 December 2022** at **6.30pm** in the **Craddock Room, Civic Centre, Riverside, Stafford** to deal with the business as set out on the agenda.

Please note that this meeting will be recorded.

Members are reminded that contact officers are shown in each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

A handwritten signature in black ink, appearing to read "I. Curran".

Head of Law and Administration

PLANNING COMMITTEE - 21 DECEMBER 2022

Chairman - Councillor E G R Jones

Vice-Chairman - Councillor P W Jones

AGENDA

- 1 **Minutes**
- 2 **Apologies**
- 3 **Declaration of Member's Interests/Lobbying**
- 4 **Delegated Applications**

Details of Delegated applications will be circulated separately to Members.

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MEMBERSHIP

Chairman - Councillor E G R Jones

F Beatty	P W Jones
A G Cooper	B McKeown
A P Edgeller	A Nixon
A D Hobbs	G P K Pardesi
J Hood	C V Trowbridge
E G R Jones	

PLANNING COMMITTEE - 21 DECEMBER 2022

Ward Interest - Nil

Planning Applications

Report of Head of Development

Purpose of Report

To consider the following planning applications, the reports for which are set out in the attached **APPENDIX**:-

		Page Nos
22/36731/PTEL	Milford Road Street Works Milford Road Stafford	4 - 8

This application is submitted for consideration by the Planning Committee as it relates to Telecommunications.

Officer Contact - Richard Wood, Development Lead
Telephone 01785 619324

Previous Consideration

Nil

Background Papers

Planning application files are available for Members to inspect, by prior arrangement, in the Development Management Section. The applications including the background papers, information and correspondence received during the consideration of the application, consultation replies, neighbour representations are scanned and are available to view on the Council website.

Application:	22/36731/PTEL
Case Officer:	Jessica Allsopp
Date Registered:	28 September 2022
Target Decision Date:	22 November 2022
Extended To:	N/A
Address:	Milford Road Street, Works, Milford Road, Stafford, Staffordshire
Ward:	Milford
Parish:	Berkswich
Proposal:	Proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets.
Applicant:	CK Hutchison Networks (UK) Ltd
Recommendation:	Approve

1.0 CONTEXT

The Application Site

The site comprises a grass verge located adjacent to the south side of Milford Road within the residential settlement of Stafford. Residential development lies to the north of the application site on the opposite side of Milford Road. Adjacent to the application site is an ex-car showroom and an MOT garage.

There is an existing telecommunications pole 136m southwest of the application site.

There are no TPO trees in the vicinity of the application site and the site lies around 145m northwest of the Walton on the Hill Conservation Area.

Proposed Development

The application seeks a determination as to whether prior approval is required with regards to the siting and appearance of the development, under Schedule 2, Part 16, Class A of The Town and County Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal is for the installation of a new 20-metre-high monopole 3 adjacent equipment cabinet at the base of the column to the east. The equipment will provide 5G network coverage for the surrounding residential area.

The 20-metre-high monopole has a diameter of 0.4m for a height of approx. 15.5m with the antennas at the top of the pole taking a max diameter of approximately 0.8m. The equipment cabinet at the base of the column has a maximum height of 1.7m with a maximum width of 1.8m and depth of 0.8m.

The application also includes the addition of 5 no. paving slabs measuring 600mmx600mm each.

Based on the supplementary information provided, the monopole proposed under the current application will have a light grey (RAL 7035) steel external finish, and the cabinets are to match.

OFFICER ASSESSMENT – KEY CONSIDERATIONS

Policy framework and material considerations

This application is submitted under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, (the Order) and seeks prior approval for the proposed infrastructure works. The Order states that prior approvals for telecommunications equipment may only be considered in relation to the siting and appearance of the development.

The National Planning Policy Framework 2021 the (Framework) supports the expansion of electronic communication networks within the scope of paragraph 114 by stating that planning decision should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Paragraph 115 of the Framework states that the number of communication masts, and sites for such installations, should be kept to a minimum consistent with the needs of consumers and that the use of existing masts, buildings and other structures for new electronic communications capability should be encouraged.

The Framework subsequently comments (paragraphs 116 and 118) that no area should be subject to a blanket restriction on telecommunication infrastructure that Local Planning Authorities should not question the need for electronic communications systems or set health safeguards different from the ICNIRP guidelines.

2.0 SITING AND APPEARANCE

There are no specific policies relating to telecommunications development in parts 1 and 2 of The Plan for Stafford Borough 2011-2031 (TPSB); however, policy T1 encourages the reduction of vehicle movements by the use of information and communication technology. This can be achieved through improvement of local mobile phone coverage. Policy E1 (Local economy) also supports improving access to rural and urban employment areas through the provision of broadband and opportunities for home working, whilst policy E2 (Sustainable rural development) supports the provision of infrastructure to support the rural economy.

Policy N8 of TPSB requires that development must have regard to its context, which is carried over within policy N1 (g) that requires 'high design standards that make efficient use of land'.

At the national level, the NPPF under the heading of Supporting high quality communications in respect of new sites comments that equipment should be sympathetically designed and camouflaged where appropriate (paragraph 115).

It is noted that the site is inside a designated settlement boundary and that the surrounding area comprises residential and brownfield land. The siting of masts in such locations is not uncommon, especially along main roads.

The proposal would be sited adjacent to an ex-car show room that is now vacant and an existing MOT garage. The proposal would be sited on a grass verge on land adjacent to Milford Road. The proposal would be clearly visible when approaching the application site from the east and the west and from the nearest residential dwellings due to its 20m height however this would be at a distance of around 30m south of the nearest dwelling.

With regard to the siting in relation to highway safety, the Highway Authority do not consider that the proposal will have a detrimental impact upon the highway safety.

It is therefore considered that the siting is acceptable.

The mast is sited approximately 136m northeast of an existing telecommunication pole which demonstrates that the area is already characterised by this type of equipment. The pole is similar to that of a lighting column on a larger scale which are also commonplace along residential roads in urban areas.

The mast is a simple pole structure which would have a grey finish. As stated above, the mast would be clearly visible. However, within the context of the site, it is considered that the proposed development, together with the need to foster sustainable economic growth, would not harm the character and appearance of the area, and thereby accords with policies SP1, E2, and N1 of TPSB, together with national guidance.

Public health

Paragraph 116 of the Framework requires that planning authorities must determine applications on planning grounds only and should not set additional health safeguards above those of the International Commission guidelines to public exposure.

CONCLUSION AND PLANNING BALANCE

The proposed equipment complies with all relevant sections of Schedule 2, Part 16, Class A of The Town and County Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal is considered to have an acceptable siting and appearance which would not cause adverse harm.

CONSULTATIONS

Highway Authority: It is considered that this development will have no highway road safety implications

Regulatory Services: No response received

Parish Consultation: The application site occupies part of the highway verge outside the former Walton Garage. The area is characterised by the openness of the roadside verge and the former garage parking yards. Contrary to the developers' claims in the statements accompanying the submission the proposal will have a severely harmful impact on local visual amenity. The proposed 20 metre monopole will stand out most intrusively in this open area where there is no landscaping, tree planting or nearby tall building to act as a foil to the mast. No evidence has been submitted to show that a proper landscape impact analysis has been undertaken, that other sites have been considered, that mast sharing with the existing and recently extended mast at the foot of The Rise is not possible; or that this is technically the only feasible location to achieve adequate 5G coverage in this part of Stafford. These issues should all be clarified and made subject to full public scrutiny through a full planning application for the works.

Neighbours:

15 responses received – Material considerations set out below;

- Concerns raised over proximity to other equipment in the area
- Concerns raised over visual appearance of equipment from dwellings
- Concerns raised over loss of green infrastructure
- Concerns raised over visibility from the highway
- Concerns raised over TPO trees in the area

Concerns relating to public health have been raised but cannot be considered under this application.

One response received in support of the application.

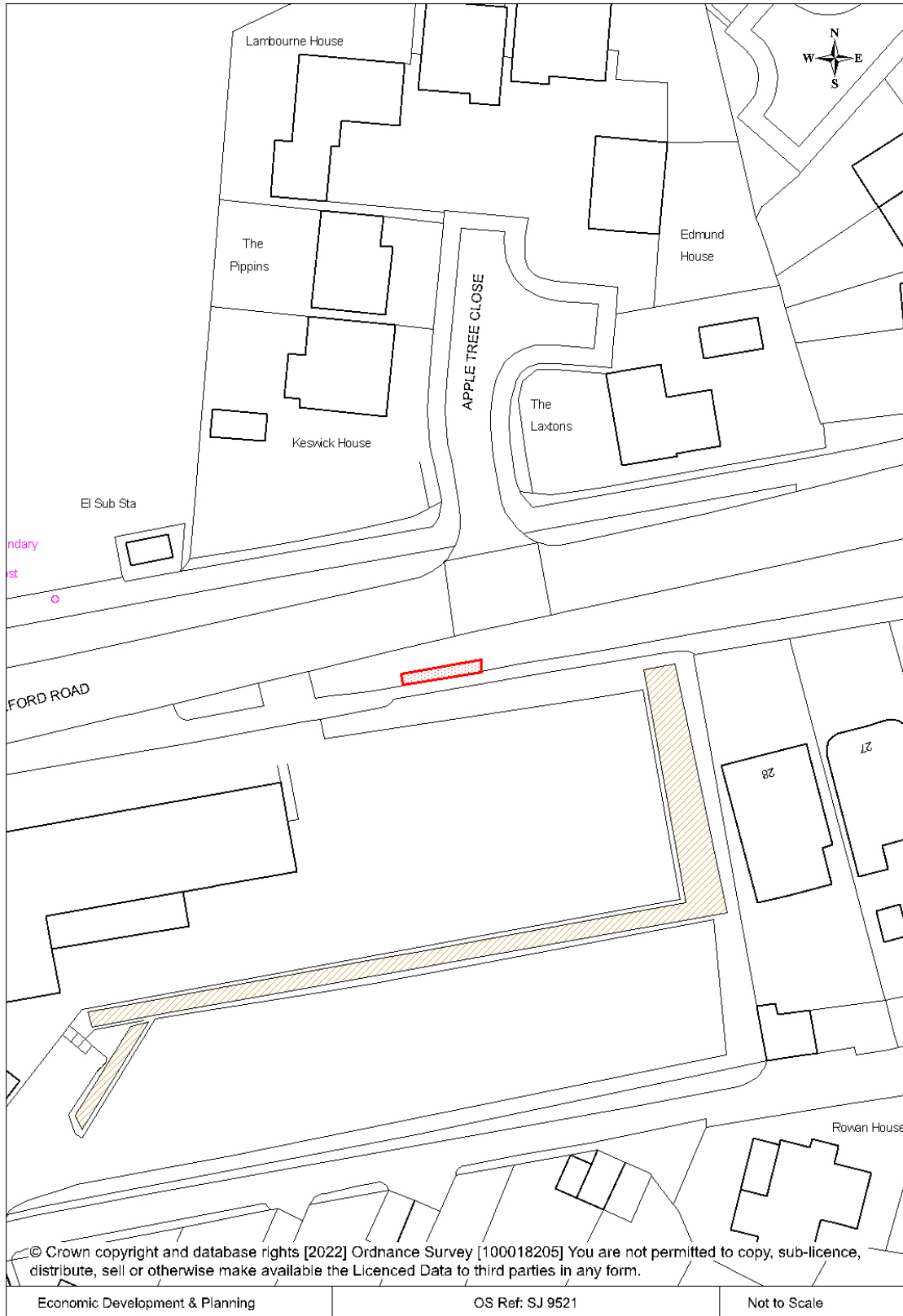
Site Notice:

Expiry: 21.12.2022

Relevant Planning History

No relevant planning history

**22/36731/PTEL
Milford Road Street Works
Milford Road
Stafford**



 PLANNING COMMITTEE - 21 DECEMBER 2022

Ward Interest - Nil

Planning Appeals

Report of Head of Development

Purpose of Report

Notification of new appeals and consideration of appeal decisions. Copies of any decision letters are attached as an **APPENDIX**.

Notified Appeals

Application Reference	Location	Proposal
21/35303/HOU Delegated Refusal	Ben Rhydding Long Lane Derrington	Ground and first floor side extension and first floor rear dormer roof extension
21/34415/HOU Delegated Refusal	Thyon Bradley Lane Bradley	Increase in ridge height to existing dwelling to take dormer bungalow to a two-storey dwelling with two-storey side and front extensions.

Previous Consideration

Nil

Background Papers

File available in the Development Management Section

Officer Contact

John Holmes, Development Manager, 01785 619302