COMMITTEE EXTRACT

Committee Date: 11 March 2008

Reference:- 08/00142/GDOT **Parish:- Ratby Parish Council**

Applicant:- O2 UK Ltd

Location:- Markfield Road Ratby Leicestershire

Proposal:- INSTALLATION OF RADIO BASE STATION COMPRISING 12.5 METRE TELECOMMUNICATIONS MAST

Introduction:-

The application is to determine if prior approval is required for the installation and erection of a radio base station and 12.5m telecommunications mast. The mast to be erected is designed to resemble a telegraph pole.

The mast and equipment cabins are to be located on the north side of the Markfield Road to the east of the access into Martinshaw Wood car park in a triangular parcel of land between the public highway and pedestrian footpath.

The applicant has provided information giving details of how they have conformed to best practice guidance including assessing other sites for suitability, consultation exercises and ICNIRP certificate stating that the installation will conform to the relevant health standards.

No relevant planning history

Consultations:-

A site notice was displayed and neighbours notified.

At the time of writing no comments have been received from the The Head of Community Services(Pollution), Parish Council, neighbours or as a result from the site notice.

Development Plan Policies:-

The site is located within the settlement boundary of Ratby and National Forest as defined in the adopted Hinckley and Bosworth Local Plan.

National guidance
Planning Policy Guidance Note 8: Telecommunications gives detailed advice on the particular planning requirements of the telecommunications industry and provides advice on the nature and scope of permitted development rights.

Hinckley and Bosworth Local Plan
Policy BE1 considers the siting and design of development and requires development to compliment the existing character including the landscape of the area.

Appraisal:-

The issues for consideration are the siting and appearance of the proposal.

Appearance

The site is located in a residential area on the edge of the settlement of Ratby with a wooded area located to the north. The proposed mast has been designed to resemble a wooden telegraph pole. The area already has a number of structures including road signs, street lights and wooden telegraph poles in the vicinity. It is therefore considered that an additional telegraph pole structure, although higher than usual, would not detrimentally affect the visual character of the area.

Siting

The equipment housing would be located in a prominent area on the verge. Discussions with the applicants agents are ongoing to explore the feasibility of relocating the equipment housing to the north of the proposed mast. Any changes will be reported to members within the late items.

The mast would be sited on the highway verge where the verge is wide and set back from the main highway due to vehicle accesses serving a parking area for Martinshaw Wood and residential access road. The proposal is therefore set back from the highway and sited as so not to detrimentally affect the neighbouring properties.

In conclusion it is considered that the siting and design of the proposed mast is acceptable in terms of siting and appearance.

RECOMMENDATION :- Prior approval be given subject to the following :-

1. All equipment shall comply fully with the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines at all times in the future.

2. The mast should be clad in a material to resemble the colour and texture of a wooden telegraph pole.

Contact Officer:- Sarah Humphries Ext 5680