

RU.22/1195	Ward:Woodham & Row Town
LOCATION:	Ongar Parade, Ongar Hill, Addlestone, Surrey, KT15 1JH
PROPOSAL	Application to determine if prior approval is required for the installation of 1No. 20m monopole supporting 6No. antennas and 2No. dishes, together with 2No. equipment cabinets and ancillary apparatus thereto
TYPE:	Prior Approval (Other)
EXP DATE	14/09/2022

SUMMARY OF RECOMMENDATION: Prior Approval is Required and is Granted

1. Site

- 1.1 The site the application relates to is a green adjacent to Ongar Parade of shops. The Green has some existing street furniture including signs, bin and a lamppost. The site is screened by a number of trees.
- 1.2 The site is located within the Urban Area of Row town as well as adjacent to area TPO 20.

2. Planning history

- 2.1 Relevant planning history detailed below relates to the adjacent Green-

RU.05/0379. Prior approval for the installation of a 12 metre high 'simulated telegraph pole' incorporating 3 antennas and one associated radio equipment cabinet. Refuse Prior Approval 10/05/2005.

RU.06/0482. Prior approval for the installation of a 10 metre high 'simulated telegraph pole' mast incorporating three antennas and one associated radio equipment cabinet. Refuse Prior Approval: 16/06/2006. Appeal dismissed November 2006.

RU.11/0565. Application under Part 24 of the Town & Country Planning (General Permitted Development) Order 1995 for the siting and appearance of telecommunication equipment incorporating a 10 metre high monopole supporting 3 no x O2 antennas and 3 no. Vodafone antennas, equipment cabin and ancillary works. Revision from previous refused scheme RU.11/0565 reducing its height from 11 metres to 10 metres. Refuse Prior Approval. 11/07/2011.

RU.12/0139. Application under Part 24 of the Town & Country Planning (General Permitted Development) Order 1995 for the siting and appearance of telecommunication equipment incorporating a 10 metre high monopole supporting 3 no x O2 antennas and 3 no. Vodafone antennas, equipment cabin and ancillary works. Revision from previous refused scheme RU.11/0565 reducing its height from 11 metres to 10 metres. Refuse Prior Approval. 02/04/2012.

RU.21/1079. Application to determine if prior approval is required for the installation of a new 18m high Phase 8 3HG street pole and associated 3no. equipment cabinets. Prior Approval Refused. 10/08/2022.

3. Application

- 3.1 The applicant seeks to determine if prior approval is required for the installation of a new 20 metre high monopole supporting No.6x antennas and No.2x dishes along with No.2x equipment cabinets. The monopole and equipment cabinets will be painted Fir Green RAL 6009. The proposal will be erected on a green directly located to the west of the Ongar Parade of shops.
- 3.2 The applicant has advised that the apparatus will be installed and operated in line with ICNIRP guidance.

4. Consultations

- 4.1 83 Neighbouring properties were consulted in addition to being advertised on the Council's website and 13 letters of representation have been received (including two from outside the borough). The received letters are summarised below-

Comment	Officer response
Scale is out of proportion	See "Siting and Design"
Impacts on the character of the area	As above
Impact on the focal point of the village	As above
Another mast nearby / too many masts in the surrounding area	See submitted supplementary information
Other locations would be better	As above
Similar proposals have recently been refused	Noted- adjacent green
Concerns over impact on property prices	Not a material considerations
Impact on trees	See "Other Matters" and below consultee responses
Impact on health	As above
Impact on biodiversity	Not within a Biodiversity Opportunity Area

4.2

Consultee	Comment
Runnymede Borough Council Arboricultural Officer	No objection.
Surrey County Council Highways	No objection, subject to informatives

5. Relevant Local Planning Policies

- 5.1 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.

5.2 Runnymede Design SPD (July 2021)

6. Planning Considerations

6.1 The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GPDO 2015) under Article 3(1) and Schedule 2 Part 16, Class A Paragraph A.3 (4) require the local planning authority to assess the proposed development solely on the basis of its siting and appearance, taking into account any representations received.

6.2 The principle of development is established by the GPDO 2015 and the provisions of Schedule 2 Part 16, Class A of the GPDO 2015 does not require regard to be had to the development plan or the NPPF other than where they are considerations relevant to matters of siting and appearance.

Siting and Design

6.3 The NPPF attaches great importance to improving communications, with Paragraph 114 stating that “Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being”.

6.4 Moreover, Paragraph 115 of the NPPF states that “Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate”. It is noted that some letters of representation received mention that there are other masts nearby, however these masts as some 500 metres away.

6.5 Additionally, Paragraph 130 of the NPPF and Policy EE1 of the Runnymede Local Plan set out that development should be visually attractive, achieve high quality design, and respond to and be sympathetic to local character/context.

6.6 The proposed mast would be in a relatively prominent location on a green adjacent to the local parade of shops. The existing green presently contains some street furniture including lampposts bins and signs. The introduction of a mast and associated cabinets would be a notable change to the streetscene of the area. Although, it is noted that no houses are directly next to the mast, with separation distance distance provided by the road.

6.7 The proposed mast would be coloured fir green and would be adjacent a number of trees. These trees are of a significant size, although the mast would be taller than the adjacent trees. Given that the proposed mast and associated cabinets will be coloured fir green, it is considered that this will help soften the appearance despite the height of the mast. Furthermore, the cabinets would also be softened in the appearance as the fir green colour would minimise the prominence of the cabinets. Accordingly, due to the proposed colour having a large effect in softening the appearance of the mast, a condition will be secured to ensure that the mast and associated cabinets is coloured RAL 6009 (fir green)

6.8 As such it is considered that the design and siting of the proposed mast is acceptable. Accordingly, Policy EE1 of the Local Plan has been complied with, subject to a condition requiring the mast to be coloured fir green.

Other matters

6.9 Surrey County Highways Authority were consulted on the application and have raised no objection. However, they request that two informatives be applied to the application. These are for a Design and Check Certificate as well as advising that the applicant that

Prior Approval grant should not be seen as authority to erect a road restraint system. As such the proposal complies with Policy SD4 of the Local Plan.

- 6.10 Runnymede Borough Councils' Arboricultural Officer has been consulted on the application due to the proximity to area TPO 20. They have raised no objection due to the nearby trees not being subject to a TPO due to being too young. The officer recommends that the developer uses the best practice in respect to the trees as described in NJUG Vol 4. Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees. Accordingly the proposal complies with Policy EE11.
- 6.11 Health issues affecting telecommunications equipment have been considered at Government level, which set up an Independent Expert Group under the chairmanship of Sir William Stewart. The conclusion of this Group, which has been accepted by the Government, is that the balance of evidence suggests that exposure to RF radiation below International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines does not cause adverse health effects to the general population. The applicant has confirmed that the proposal would comply with these guidelines. It is not therefore appropriate to consider health issues further in relation to the present application.

7. Conclusion

- 7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

- 7.2 **Community Infrastructure Levy**
The application proposes new residential development. Based on the submitted information, the internal floorspace would be less than 100 sqm and therefore would not be liable for a Community Infrastructure Levy contribution.
- 7.3 The development is considered acceptable in terms of its siting and design. The development has been assessed against the following key Development Plan policies – policies EE1 and SD4 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in

compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Officer's Recommendation: Prior Approval is Required and is Granted

Recommendation agreed on behalf of the Development Manager VG Date: 9.9.2022