

Report to Planning Committee

15th September 2021

Application Reference	PD/21/01846
Application Received	22 nd July 2021
Application Description	Proposed 15-metre-high monopole and 4 no. equipment cabinets and ancillary works.
Application Address	Telecommunication Mast SWL 13229 Land Fronting 202 Newton Road Great Barr Birmingham
Applicant	CK Hutchinson Networks
Ward	Newton
Contact Officer	William Stevens William_stevens@sandwell.gov.uk

1 Recommendations


- 1.1 That prior approval in respect of siting and appearance be granted.

2 Reasons for Recommendations

- 2.1 The proposed monopole is appropriate in scale with its location and the proposed siting and appearance is considered to be acceptable and would not have a significant impact on public visual amenity or highway safety.



3 How does this deliver objectives of the Corporate Plan?

	A connected and accessible Sandwell – the proposal meets the Council’s aspirations to improve digital infrastructure within the Borough.
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4 Context

4.1 This application is being reported to your Planning Committee because it has generated significant local interest from residents.

4.2 To assist members with site context, a link to Google Maps is provided below:

[Newton Road, Great Barr](#)

[Aerial view](#)

5 Key Considerations

5.1 The site is Council owned and is unallocated within the development plan.

5.2 The material planning considerations which are relevant to this application are: -

Government policy (NPPF),
Planning history (including appeal decisions),
Public visual amenity, and
Highway safety.

6. The Application Site

6.1 The application site relates to a tree lined area of green highway land located on the southern side of the A4041 known as Newton Road, Great Barr.



6.2 Newton Road is a busy arterial route that connects Great Barr to West Bromwich. This part of the Newton Road is predominately residential with properties set back in a horse shoe arrangement, facing the application site.

6.3 The majority of the trees that line the rear of the site are not evergreen. The extracts below show how the site changes from summer to winter months.



- 6.4 When travelling from Great Barr to West Bromwich along this particular part of the Newton Road, there is a significant drop in elevation levels.

7. Planning History

- 7.1 Relevant planning applications are as follows:

7.2

PD/21/01748	Proposed installation of a 20-metre-high monopole supporting 6 no. antennas and 2 no. transmission dishes, 4 no. equipment cabinets and associated works.	Prior Approval is Required and Refused 28/05/2021
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- 7.3 Prior approval was refused for a 20-metre-high monopole in May this year for the following reasons:

The proposed development, by reason of its siting and appearance, constitutes a dominant and incongruous feature within the streetscape surrounding the site which would be harmful to the character and appearance of the area. The proposal therefore contravenes NPPF advice requiring equipment to be sympathetically designed (paragraph 113) and SAD TEL 1 of the Site Allocations and Delivery Plan Document which require that telecommunications proposals should be designed to minimise visual impact and intrusion.

- 7.4 The applicant is seeking to address the reasons for refusal and has reduced the height of the proposed monopole by 5 metres (see point 8.1 below).

8. Application Details

- 8.1 The applicant proposes to erect a 15-metre-high monopole and 4 no. equipment cabinets and ancillary works.



- 8.2 These proposed telecommunication works are to provide 5G network coverage in the area. The application has been made under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 16, Class A.

9. Publicity

- 9.1 The application has been publicised neighbour notification letters (24 in total) and by site notice. Ward Members have also been informed. At the time of writing the report eight objections from local residents had been received.

9.2 Objections

Objections have been received on the following grounds;

- i) The monopole would be out of keeping with the surrounding area,
- ii) The monopole should be allocated away from people's homes,
- iii) The proposal would cause a distraction to drivers and as a result, cause significant highway safety issues,

Immaterial objections have been raised regarding devaluation of property and on health grounds (see point 13.4).

9.3 Responses to objections

I respond to the objector's comments in turn;

- i) These monopoles are of a significant height by their nature and could be considered to be prominent in the street scene. Since the last application, the pole has been reduced in height by 5 metres, so the maximum height is now 15 metres. There is existing screening to the side and rear in the form of trees and bushes that would lessen the developments impact on residents, however it will



not fully conceal the mast and it will be noticeable at certain viewpoints and at different times of the year (see point 6.3).

I refer Members to a recent appeal decision tabled at this meeting ref: *APP/G4620/W/21/3271293: Land at Hurst Road, B67 6LZ* and point 13.3 below which the planning inspector states:

....the weight that I attach to the substantial economic and social benefits of the proposal would be sufficient in this case to outweigh the harm that would be caused to the character and appearance of the area as a result of the siting and appearance of the mast.

- ii) The question of alternative sites has been asked of the applicant and at the time of writing this report no comment has been received. Members will be updated verbally,
- iii) The Council's Head of Traffic and Road Safety has raised no concerns over the siting of this mast.

10. Consultee responses

10.1 Highways

The Council's Head of Traffic and road Safety does not object to this application.

11. National Planning Policy

11.1 National Planning Policy Framework (NPPF) promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

11.2 Paragraph 118 of the NPPF states:

Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between



different operators, question the need for an electronic communication system, or set health safeguards different from the International Commission guidelines for public exposure.

12. Local Planning Policy

12.1 The following policies of the Council's Development Plan are relevant:

SAD TEL1: Telecommunication Antenna and Masts

12.2 SAD TEL1 (Telecommunication Antenna and Masts) of the Site Allocations and Delivery Plan Document requires equipment to be sympathetically designed to minimise the impact of the development on amenity. The height of the proposed monopole has (since the last refusal) been reduced to 15 metres and although opportunities for further screening are limited, there is existing screening to the rear and side of the application site. Therefore, it is my opinion that the proposal complies with SAD TEL 1.

13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in sections 11 and 12. With regards to the other material considerations, these are highlighted below:

13.2 Planning history (including appeal decisions),

A similar development to this one before you was refused but allowed on appeal with the full report within these tabled papers ref: APP/G4620/W/21/3271293: Land at Hurst Road, B67 6LZ. However for ease, I include a relevant extraction below.



Other Considerations

11. I have found that the siting and appearance of the proposal would harm the character and appearance of the local area causing moderate visual harm to the streetscene at this particular location.
12. Nevertheless, paragraph 114 of the Framework also recognises that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.
13. There is clear need for, and importance of, the rollout of the 5G network. The proposed new infrastructure would provide coverage for local people in the coverage area. The proposed monopole is said by the appellant to be the minimum height and width possible to accommodate multiple-generation technologies, which cannot be placed on the existing mast nearby due to transmission issues. I further acknowledge that the height of the mast was reduced from 20m after a previous application was refused.
14. In this case, I conclude that the moderate harm to the character and appearance would, on balance, be outweighed by the substantial economic and social benefits that would stem from the proposed upgrade and on this basis the proposal is acceptable.

Conditions

15. Planning permission granted for the appeal proposal under Article 3(1) and Schedule 2, Part 16, Class A is subject to conditions set out in Paragraphs A.3(9), A.3(11) and A.2(2), which specify that the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out in accordance with the details submitted with the application, must begin not later than the expiration of 5 years beginning with the date on which the local planning authority received the application, and must be removed as soon as reasonably practicable after it is no longer required for electronic communications purposes and the land restored to its condition before the development took place.

Conclusion

16. Having regard to the above, the weight that I attach to the substantial economic and social benefits of the proposal would be sufficient in this case to outweigh the harm that would be caused to the character and appearance of the area as a result of the siting and appearance of the mast. I therefore conclude that the appeal should be allowed.

13.3 Public visual amenity

The proposed development would be taller than the existing street furniture, the houses and the existing mature vegetation. The existing screening would go some way to help hide the mast from those properties facing the Newton Road but as per the images in section 6.3, the level of screening can vary between winter and summer months. Nevertheless, in my opinion, the reduction in height of 5 metres from the



original proposal seeks to lessen the impact and overcome the previous reasons for refusal.

13.4 Health Concerns

Paragraph 118 of the NPPF states:

Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communication system, or set health safeguards different from the International Commission guidelines for public exposure.

The applicant has provided the appropriate ICNIRP Certificate confirming the proposal has been designed to be in compliance with the requirement of the radio frequency public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP). As the proposal would comply with the ICNIRP guidelines, the proposal is in compliance with the NPPF and therefore health grounds are not material to the determination of this application.

13.5 Highway safety

The Council's Head of Traffic and Road Safety department has raised no objections to the proposal.

14 Alternative Options

- 14.1 Refusal of the application is an option if there are material planning reasons for doing so. In this instance it is considered that following the reduction in height the proposal is appropriate in appearance and siting.



15 Implications

Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	Refer to the summary of the report 2.1, 11, and 13.4
Social Value	None

16. Appendices

002 Rev B

100 Rev B

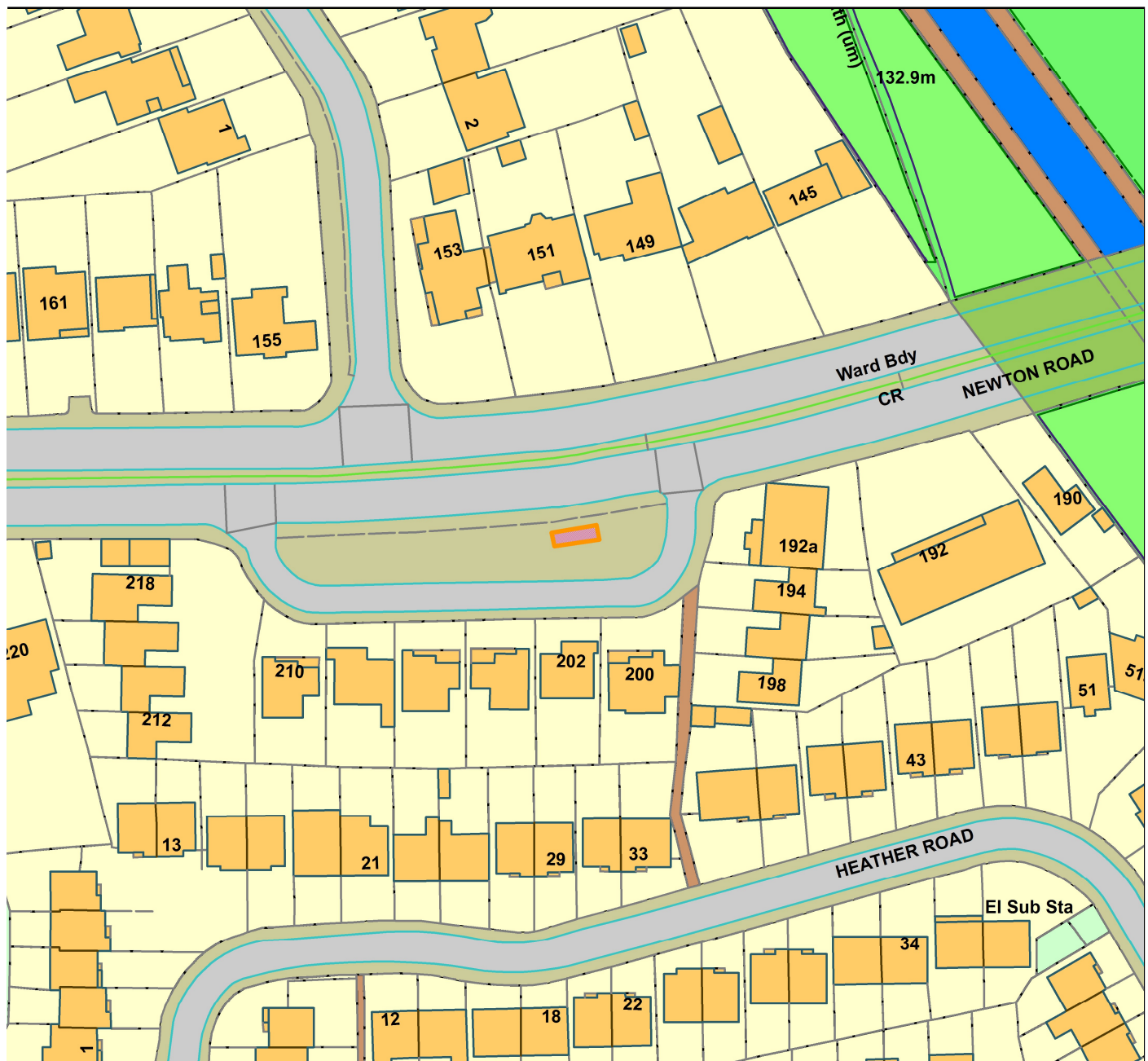
150 Rev B

215 Rev B

265 Rev B



PD/21/01846
Land Fronting 202 Newton Road, Great Barr

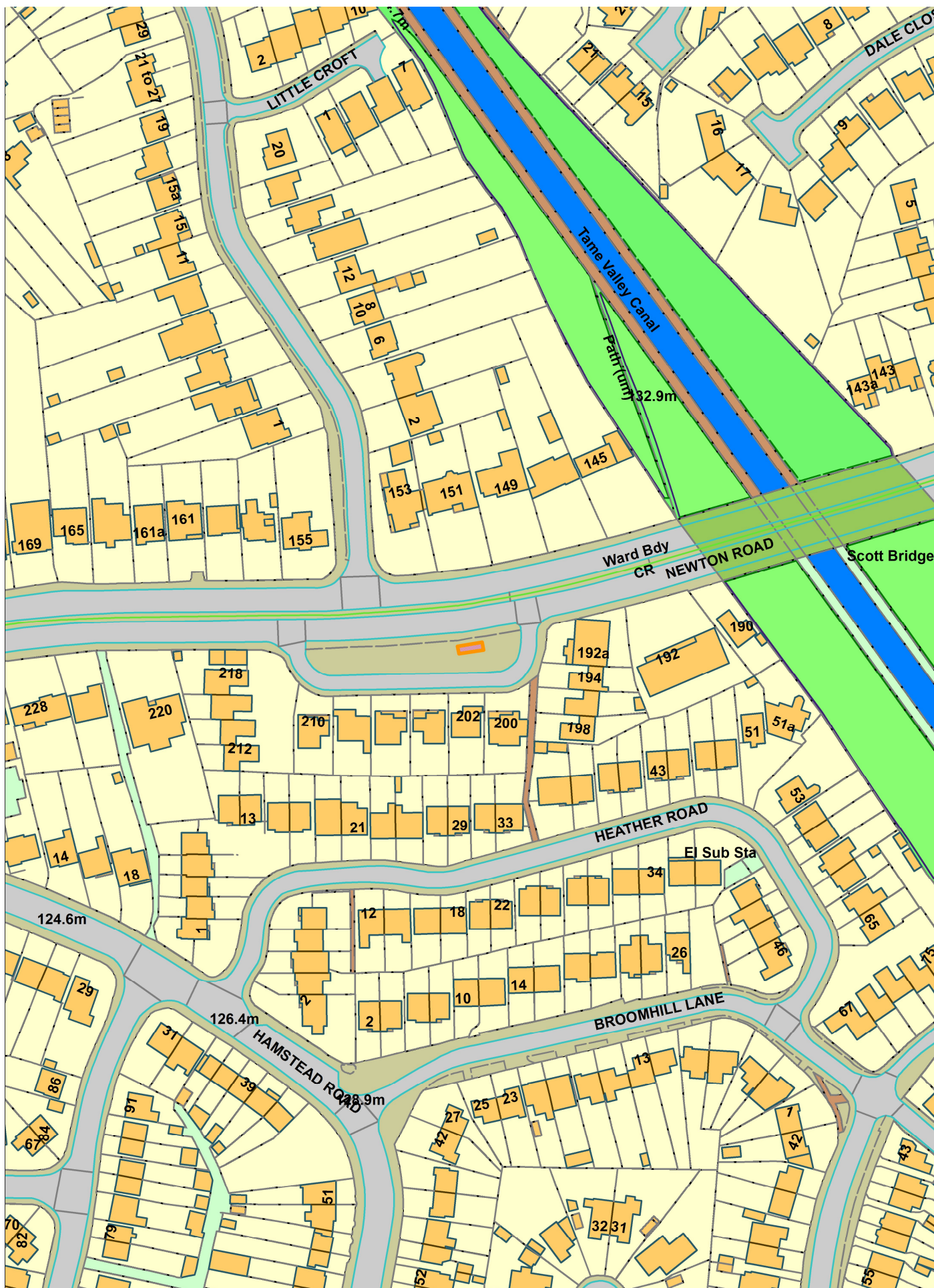


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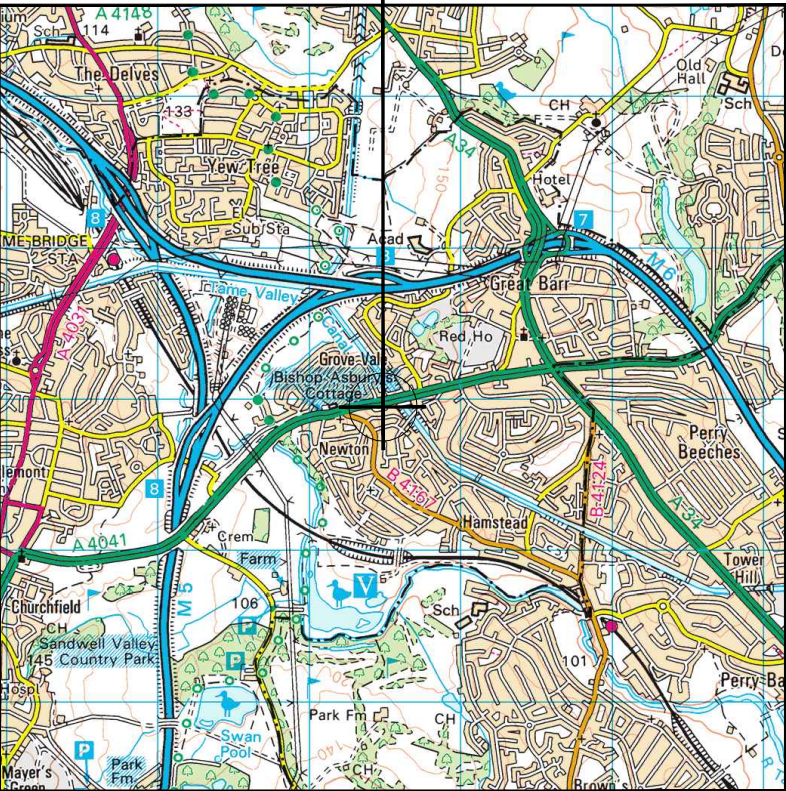
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Department	Not Set
Comments	Not Set
Date	25 August 2021
OS Licence No	

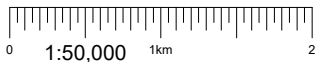


SITE LOCATION



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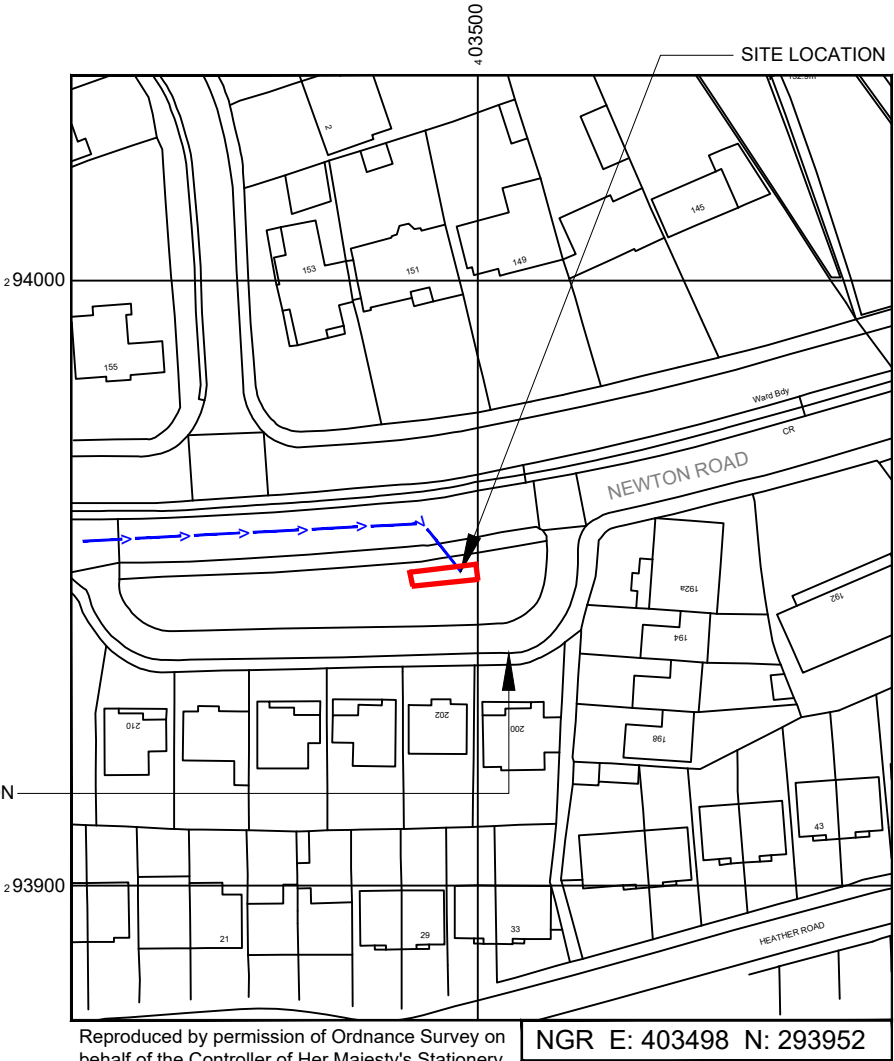
SITE AREA PLAN



SITE PHOTOGRAPH

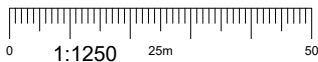


PARKING LOCATION



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SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://tinyurl.com/z6bwyhwh>

STREETVIEW - <https://tinyurl.com/xtnjjc4b>

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Access Route To Site:

REV	MODIFICATION	BY	CH	DATE
B	Height of Pole reduced to 15m	JSH	SW	07/07/21
A	Issued for Planning	MF	RWB	08.03.21



Hutchison 3G UK Limited
Star House, 20 Grenfell Road
Maidenhead, SL6 1EH
Tel: 01628 765 000
Fax: 01628 765 001

H3G Base Station Information line:
0845 6043000
Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:



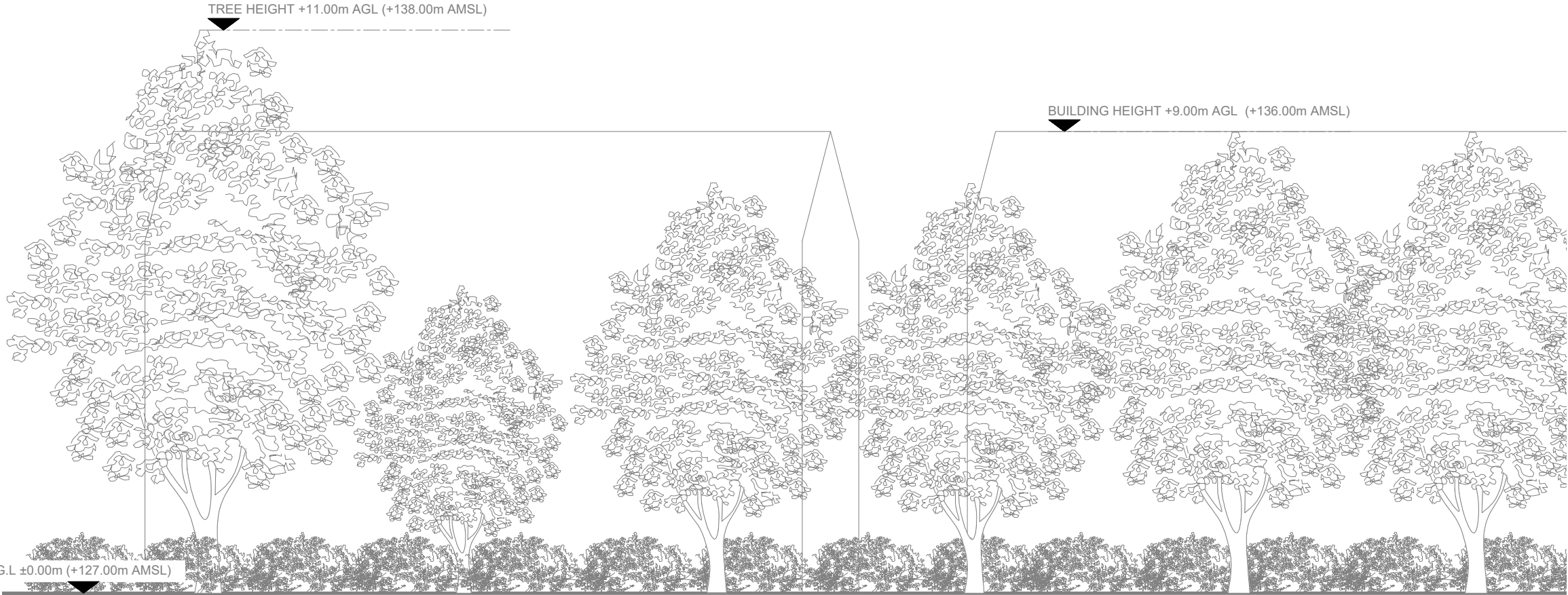
Great British Communications
Lapwing House, Block 3 Forward Point,
Ton House Lane, Widnes, Cheshire, WAB 0SL
t. 44 (0)151 420 4128
www.gbcservices.co.uk

Site Name:	A4041 SW
3UK Cell ID:	SWL13229
Address:	NEWTON ROAD HAMSTEAD SANDWELL WEST MIDLANDS B43 6BX
Title:	002 SITE LOCATION PLAN
Project:	H3G UNILATERAL SW
Purpose of Issue:	PLANNING
Site ID:	-
Drawing No:	SWL13229_PLANNING_REV_B
Issue:	B

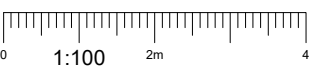
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50mm

10mm



EXISTING ELEVATION A



- NOTES:
- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

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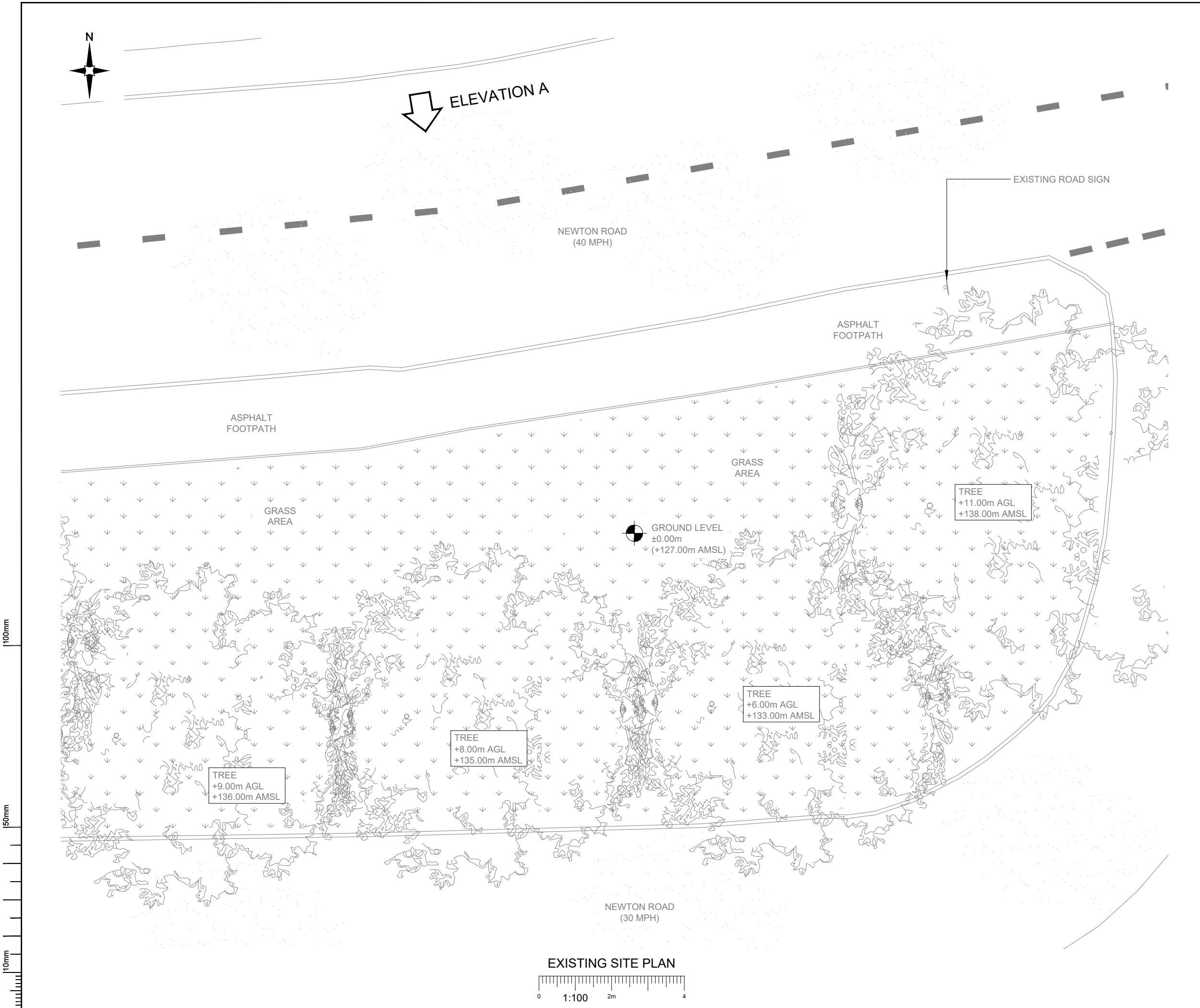
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Project: H3G UNILATERAL SW

Purpose of Issue: PLANNING

Site ID: -

Drawing No:	SWL13229_PLANNING_REV_B	Issue:	B
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A4041 SW

3UK Cell ID:
SWL13229

Address:
NEWTON ROAD
HAMSTEAD
SANDWELL
WEST MIDLANDS
B43 6BX

Title:
100 EXISTING SITE PLAN

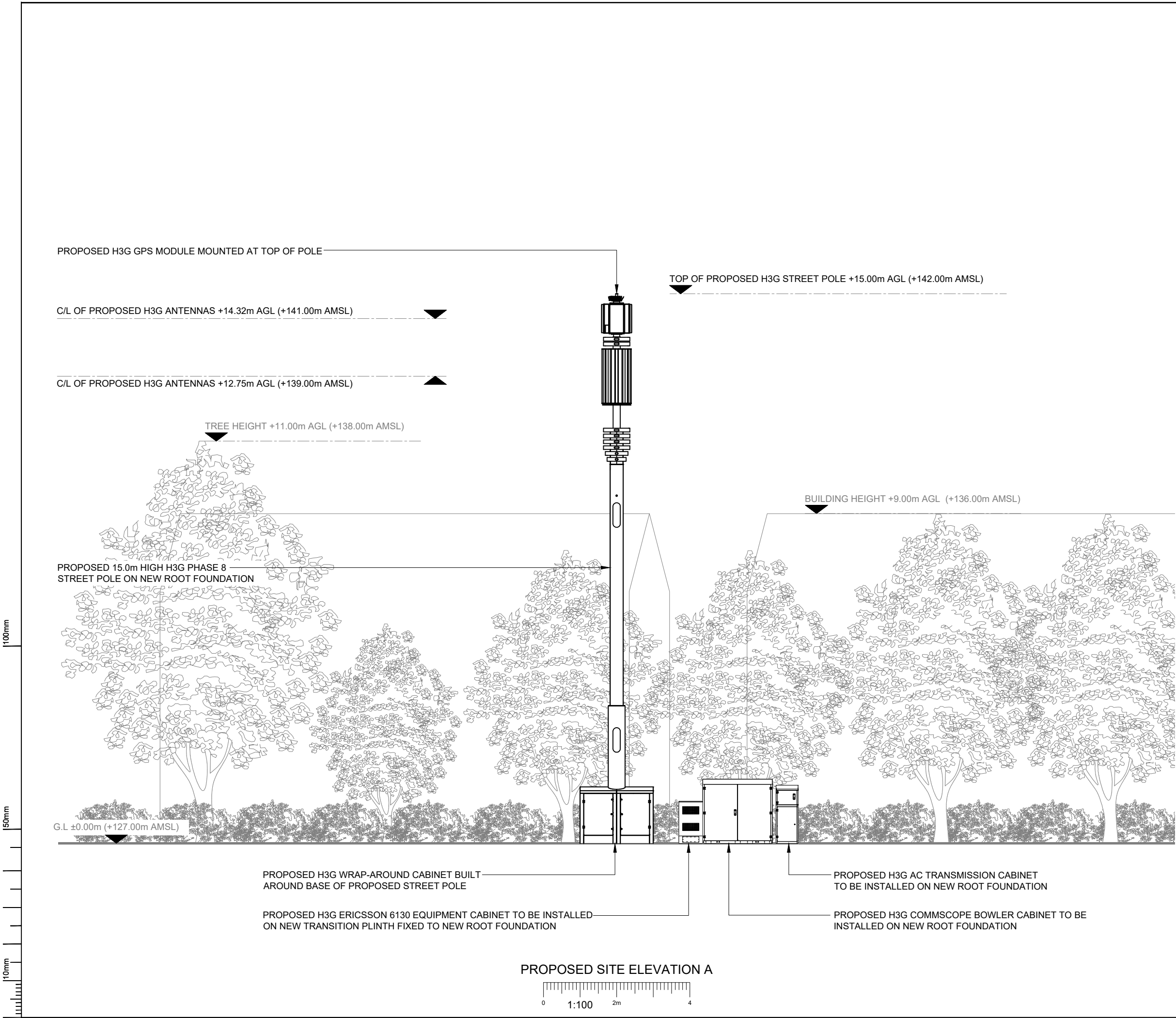
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H3G UNILATERAL SW

Purpose of Issue:
PLANNING

Site ID:
-

Drawing No:
SWL13229_PLANNING_REV_B

Issue:
B



- NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

B	Height of Pole reduced to 15m	JSH	SW	07/07/21
A	Issued for Planning	MF	RWB	08.03.21
REV	MODIFICATION	BY	CH	DATE



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GBC

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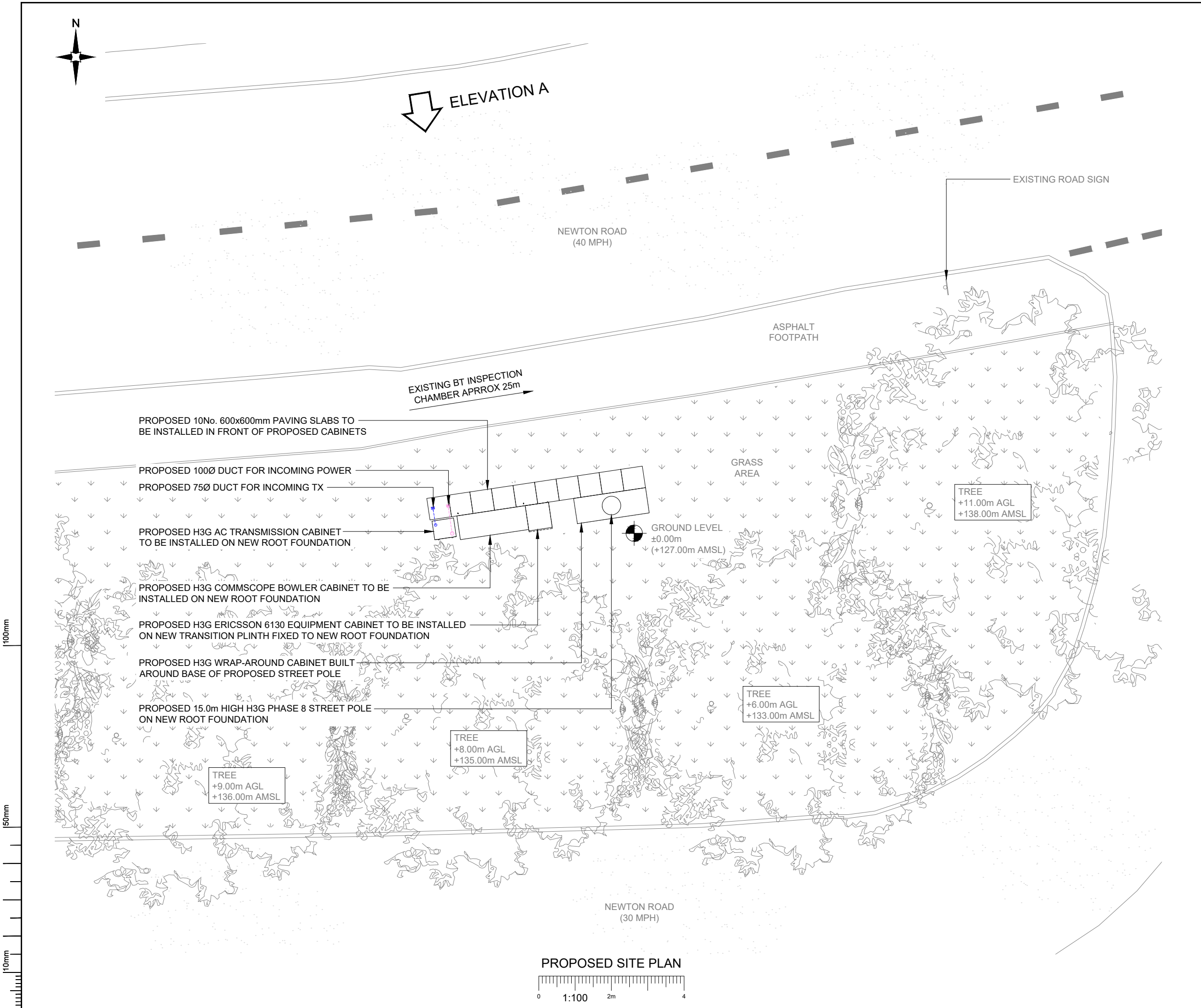
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Project: H3G UNILATERAL SW

Purpose of Issue: PLANNING

Site ID: -

Drawing No: SWL13229_PLANNING_REV_B Issue: B



NOTES:
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B	Height of Pole reduced to 15m	JSH	SW	07/07/21
A	Issued for Planning	MF	RWB	08.03.21
REV	MODIFICATION	BY	CH	DATE

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Site Name:
A4041 SW

3UK Cell ID:
SWL13229

Address:
NEWTON ROAD
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SANDWELL
WEST MIDLANDS
B43 6BX

Title:
215 PROPOSED SITE PLAN

Project:
H3G UNILATERAL SW

Purpose of Issue:
PLANNING

Site ID:
-

Drawing No:
SWL13229_PLANNING_REV_B

Issue:
B