

Application Number:	2021/0765/FUL
Site Address:	Telecommunication Station 63673, Firth Road, Lincoln
Target Date:	21st April 2022
Agent Name:	Sitec Infrastructure Services Ltd
Applicant Name:	Cornerstone
Proposal:	Removal of existing 12.5m Hutchison Elara Streetworks Monopole to be replaced with proposed 15m high Hutchison Engineering and associated ancillary development (Revised Proposal).

Background - Site Location and Description

The original proposal was for the erection of a 20m high monopole situated within the footpath, however following concerns raised by the Highway Authority regarding the monopole restricting the footpath for pedestrians, the proposal was amended by the agent to address this concern.

The revised application seeks the removal of the existing 12.m high monopole and the erection of a 15m high Hutchinson monopole. The proposed site is located on the east side of Firth Road, the site sits within the grass verge, at the back edge of the footpath. The area around the site is predominantly characterised by large commercial premises with open land surrounding including siemens and the rear service yard of Tritton Retail Park. There are some two storey residential Terrace properties located approximately 94m to the north of the site.

A declaration has been submitted with the application to confirm that the equipment is in line with International Commission on Non-Ionizing Radiation Protection Public Exposure Guidelines (ICNIRP).

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 8th October 202.

Policies Referred to

- National Planning Policy Framework
- Local Plan Policy 26

Issues

In determining this prior approval application, the Local Planning Authority can only consider the siting and appearance of the proposed telecommunications equipment.

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	No Response Received
Highways & Planning	Comments Received
Environmental Health	Comments Received

Public Consultation Responses

Name	Address
Cllr Bob Bushell	

Consideration

National Planning Policy Framework

Section 10 of the National Planning Policy Framework (NPPF) outlines the Government's general approach is to facilitate the growth of new and existing communications infrastructure. Specifically, paragraph 114 advises that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.

Paragraph 115 advises that the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. 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.

Furthermore, paragraph 117 advises that for a new mast or base station, the application should be accompanied by evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

Paragraph 130 advises that developments should be sympathetic to local character, including the surrounding built environment.

Local Policy

LP26 states that development should respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing and form. All development proposals must take into consideration

the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place.

Impact upon Visual Amenity

The proposed monopole which is being applied for would be 15m high which is below the maximum height allowed under the permitted development allowance. The proposed monopole would replace an existing 12.5m high monopole sited on to the grass verge near to the entrance of Siemens site. There are various items of street furniture along this section of Firth Road including street lighting and street trees up to approximately 12.5m in height. It is considered this predominately commercial setting is an appropriate location for the scale of the proposed telecommunications equipment. It is acknowledged that the height of the new mast would exceed that of the existing mast, and the additional 2.5m in height would make the mast more visible from public vantage points, it is not considered that the scale or mass of the equipment would have a particularly harmful visual impact. Particularly when this impact is balanced against the benefits of providing the enhanced technology and capacity of 5G it is considered, in this particular case, that the proposal would be acceptable.

It is therefore concluded that the proposal would not have a harmful impact upon the visual quality of the wider street scene and therefore there are no grounds upon which to resist such a development.

Impact on Amenity of Nearby Properties

The site is over 94m from the closest residential property and accordingly it is not considered that the mast would cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy LP26.

A declaration has been submitted with the application to confirm that the equipment is in line with International Commission on Non-Ionizing Radiation Protection Public Exposure Guidelines (ICNIRP), and as such the NPPF states that the issue of health is not a material planning consideration.

Highways & Parking

The amendment to the application would see the proposed monopole located in the same position as the existing mast and therefore would not restrict the width of the footpath for pedestrians as initially proposed.

Conclusion

It was considered that the siting and appearance of the proposed monopole would not have a harmful visual impact on the character and appearance of the area or have a harmful effect on residential amenity, in accordance with the Central Lincolnshire Local Plan Policy LP26 and paragraph 130 of the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally

Standard Conditions

- Development to commence within 3 years
- Development to be carried out in accordance with the submitted plans