

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **6TH SEPTEMBER 2016**

ADDRESS/LOCATION : **GLOUCESTER CITY FOOTBALL CLUB**

APPLICATION NO. & WARD : **16/00728/TCM
WESTGATE**

EXPIRY DATE : **8TH AUGUST 2016**

APPLICANT : **THE HARLEQUIN GROUP**

PROPOSAL : **APPLICATION TO INSTALL REPLACEMENT
1 NO. 20M HIGH MONOPOLE MAST
CONTAINING SIX ANTENNAS AND FOUR
TRANSMISSION DISHES, ALSO SIX
EQUIPMENT CABINETS ALL TO BE
LOCATED WITHIN A 10.70M X 2.8M
COMPOUND BORDERED BY A 1.8M HIGH
EXPAMET FENCE.**

REPORT BY : **CAROLINE TOWNLEY**

**NO. OF APPENDICES/
OBJECTIONS** : **1. SITE LOCATION PLAN**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is within the grounds of the Gloucester City Football Stadium towards the south west corner boundary. The application seeks planning permission for the relocation and installation of an existing 20 metre high monopole telecoms mast incorporating six no. antennas and four no. 600 mm transmission dishes. The proposal also includes the installation of six equipment cabinets to be located within a 10.7 metre by 2.8 metre compound to be bordered by a 1.8 metre high expamet fence. The existing 20 metre high mast and associated equipment to be replaced is located within the football ground approximately 120 metres from the currently proposed site. The equipment needs to be relocated to allow for the proposed redevelopment of the stadium.
- 1.2 The supporting information states that the application is submitted to maintain mobile phone network coverage in this part of the City and the main transport routes in the locality. EE Ltd also has responsibility for providing a service for the Emergency Services.

2.0 RELEVANT PLANNING HISTORY

- 2.1 Planning permission was granted in 1998 for the erection of a 20 metre high telecommunications mast and equipment cabin at the base (ref. 98/00056/FUL).
- 2.2 Prior Approval was granted for the installation of 6 No. antennas and 1 No. 600mm dish for Vodafone mounted on existing 20 metre high dual polar mast. Installation within extended site compound for Vodafone of 2 No. ground based equipment cabinets and ancillary works on 22nd December 2004 (ref. 04/01500/TCM).

3.0 PLANNING POLICIES

- 3.1 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development control purposes. The National Planning Policy Framework has been published and is also a material consideration.
- 3.2 For the purposes of making decisions, the National Planning Policy Framework sets out that, policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.
- 3.3 The policies within the 1983 and the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.
- 3.4 From the Second Stage Deposit Plan the following policy is the most relevant:

FRP.16 - Telecommunications
BE.21 – Safeguarding of amenity
- 3.5 In terms of the emerging local plan, the Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Councils which was submitted to the Planning Inspectorate on 20th November 2014. Policies in the Submission Joint Core Strategy have been prepared in the context of the NPPF and NPPG and are a material consideration. The weight to be attached to them is limited, the Plan has not yet been the subject of independent scrutiny and does not have development plan status. The Examination in Public has been ongoing since May 2015. In addition to the Joint Core Strategy, the Council is preparing its local City Plan which is taking forward the policy framework contained within the City Council's Local Development Framework Documents which reached Preferred Options stage in 2006.

3.6 On adoption, the Joint Core Strategy, City Plan and any Neighbourhood Plans will provide a revised planning policy framework for the Council. In the interim period, weight can be attached to relevant policies in the emerging plans according to

- The stage of preparation of the emerging plan
- The extent to which there are unresolved objections to relevant policies; and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework.

3.7 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – www.gloucester.gov.uk/planning; and Department of Community and Local Government planning policies - www.communities.gov.uk/planningandbuilding/planning/.

4.0 CONSULTATIONS

4.1 **Fisher German (Agents for CLH Pipeline System)** – Confirm that apparatus belonging to CLH Pipeline System may be affected by the proposals. No work should be undertaken or activity without first contacting the CLH Pipeline Operator for advice, and if required, Works Consent.

5.0 PUBLICITY AND REPRESENTATIONS

5.1 The application has been publicised through the display of a site notice. In addition 2 neighbouring properties have been notified of the application in writing.

5.2 No letters of representation have been received.

5.4 The full content of all correspondence on this application can be inspected at Herbert Warehouse, The Docks, Gloucester, or via the following link, prior to the Committee meeting:

<http://planningdocs.gloucester.gov.uk/default.aspx?custref=16/00728/TCM>

6.0 OFFICER OPINION

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

6.2 Paragraphs 42 to 46 of the National Planning Policy Framework (NPPF) set out criteria that Local Planning Authorities should consider with regard to telecommunications. This approach is broadly reflected in Policy FRP.16 Second Deposit City of Gloucester Local Plan (2002).

- 6.3 The proposal is to effectively “lift and shift” the existing equipment already located within the grounds of the football stadium. The new site is located further away from residential properties in Sudmeadow Road than the equipment’s current location.
- 6.4 The monopole type structure is to be located towards the rear of the football stadium site and will be viewed within the context of the adjacent Spinnaker Park industrial estate and redeveloped football stadium. Overall it is considered that the proposed siting is acceptable and as least visually obtrusive as possible.
- 6.5 The site is a replacement for an existing telecommunications installation and as such there is no option to share the existing site. The applicant undertook an alternative site search but no existing alternative sites were found within the same search area. Consideration was also given to the use of existing buildings and structures but due to the nature of the search area being predominantly industrial there are no suitable tall buildings or structures on which to site the equipment. However, the applicant has indicated that should another Operator wish to share the proposed structure it is capable of being utilised to house additional telecommunications equipment.
- 6.6 Paragraph 46 of the NPPF sets out that Local Planning Authorities must determine applications on planning grounds and should not seek to prevent completion between operators, question the need for the telecommunications system or determine health safeguards if the proposal meets International Commission guidelines for public exposure. The application is accompanied by a valid ICNIRP certificate. The certificate provides assurance that the equipment complies with both national and international emissions standards and that the proposed design and location allows the equipment to be well within the parameters set by the ICNIRP standard.

7.0 CONCLUSION

- 7.1 Overall taking into account all of the above, it is concluded that the proposed replacement mast and associated equipment is acceptable and is located away from main roads and residential areas and would not be intrusive or detrimental to the character of the area. It is therefore recommended that planning permission is granted subject to conditions. The development is considered to be in accordance with the principles outlined in the NPPF and relevant policies in the Second Deposit City of Gloucester Local Plan (2002).

8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

That planning permission is granted subject to the following conditions:

Condition 1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the approved drawing nos. HD101-21155 92433 01 Rev B, 02 Rev B, 03 Rev B and 04 Rev B received by the Local Planning Authority on 10th June 2016 and any other conditions attached to this planning permission.

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within Second Deposit City of Gloucester Local Plan (2002).

Condition 3

There shall be no additional storage or infilling of the area within the enclosed compound. This area must remain free and unobstructed at all times.

Reason

To ensure that there is no loss of flood storage capacity as a result of the development to prevent loss of flood storage capacity to alleviate the increased risk of flooding in accordance with Policy FRP.1a of the Second Deposit City of Gloucester Local Plan (2002).

Note

The Government Pipelines and Storage System (GPSS) may be affected by the proposals. No work or activity should be undertaken without first contacting the GPSS Operator for advice and, if required, Section 16 Consent. The GPPS Operator can be contacted at Central Services, Ashdon Road, Saffron Walden, Essex, CB10 2NF (e-mail anne.swallow@oilandpipelines.com) 01799 564101. For additional information please visit www.linesearch.org.

Statement of Positive and Proactive Engagement

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

Decision:

Notes:
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Person to contact: Caroline Townley (Tel: 396780.)

16/00728/TCM

Gloucester City Football Club
Sudmeadow Road
Gloucester
GL2 5FD

Planning Committee

