
East Malling & Larkfield Larkfield North	570865 159819	11.07.2005	TM/05/02158/FL
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Proposal:	Installation of 1 no. 15 metre high slimline monopole, 3 no. antennas within a shroud on top of the monopole, 1 no. equipment cabinet and ancillary equipment
Location:	Land South West Of Pumping Station New Hythe Lane Larkfield Aylesford Kent
Applicant:	Vodafone

1. Description:

- 1.1 This is a full application for the erection of a 15m high slimline monopole, 3 antennas within a shroud on top of the monopole, equipment cabinet and ancillary equipment. The proposed monopole would be sited on a grassed area to the south west of the roundabout.
- 1.2 The applicant has submitted signal coverage maps showing existing and proposed coverage. A certificate of compliance with ICNIRP standards, details of the operation of the digital network and site selection process have been submitted. The supporting information is available for Members inspection.

2. The Site:

- 2.1 The application relates to a small area of land lying to the west of a roundabout at the junction of Papyrus Way with New Hythe Lane. The site lies close to an industrial area but falls within a corner of the ALLI, SNCI and strategic gap. Leybourne Lakes and the recent residential development lie to the west.
- 2.2 The relevant TMBLP policies are P3/7, 3/2, 2/19 and 7/16.

3. Planning History:

- 3.1 No telecommunication history.

4. Consultees:

- 4.1 PC: No objections.
- 4.2 KCC (Highways): No objections in principle. The applicant to liase with highway manager regarding works that affect the integrity of the public highway.

4.3 Private Reps: 10 individual letters have been received and the following points raised:

- Harm to Country Park and associated wildlife.
- More suitable location within nearby industrial estate.
- Health issues, particularly given the proximity to nearby housing.
- Proximity to nearby schools.
- Visual intrusion.
- Loss of business for local companies.
- Reduction in property values.

5. Determining Issues:

5.1 The PPG8 sets out the Governments policy to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. It advises LPAs dealing with such proposals and makes it clear that regard should be had to any technical constraints on the location of the proposed development. Authorities should not question the need for the telecommunication systems, which the proposed development is to support.

5.2 In addition, policy P7/16 of the TMBLP applies to telecommunication facilities. This has detailed criteria for assessing development, although this is subject to the Borough Council also having regard to the licence obligations and technical and operational constraints faced by telecommunication operators.

5.3 The applicant has provided signal coverage maps, which clearly indicate that there is currently a gap in the 3G coverage in the area. The proposed monopole would meet this need and improve the signal coverage in this locality. The applicant has indicated that they have carried out an assessment and a survey of possible mast sharing opportunities, use of other suitable structures, as well as looking at alternative sites. There are no suitable existing masts in the locality or buildings that could be used. The Licence Operator appears to have a valid technical case for this mast in this location. The applicants agents state that the proposals follow the code of best practice on mobile phone network development and the spirit of PPG8.

5.4 The proposed monopole is a slimline structure that would be sited on a grassed area and would be 15m high with a 2.2m shroud above. The proposed equipment cabinet would be approximately 2m high. The proposed monopole would be similar in form to several other street lights nearby, although it would be roughly

7m higher. In terms of siting and design it is thought that the equipment would cause minimum visual intrusion, being close to established trees which would help to soften the impact.

- 5.5 With regard to comments made by neighbours, the revised PPG8 clearly states that if a mobile phone base station meets ICNIRP guidelines for public exposure it should not be necessary for a LPA to consider further the health aspects and concerns about them. In the accompanying evidence, the applicant has submitted a declaration of conformity with the ICNIRP public exposure guidelines.
- 5.6 The proposed location causes minimal visual intrusion to the surrounding environment and the least sensitive in this area having regard to the position of nearest residential properties and the visual amenity of Leybourne Lakes. The mast and equipment should not cause demonstrable harm to the ALLI, SNCI or green wedge. In terms of policy P7/16 the proposal is acceptable.
- 5.7 To conclude I am satisfied that adequate information has been submitted for the need for a monopole in this location and that the chosen design will not harm the visual amenity of the locality. From a planning point of view there are no reasons to justify withholding consent.

6. Recommendation:

- 6.1 **Grant Planning Permission**, as outlined in the letter dated 31.05.2005, revised site plan 46536A-S001 rev B received 19.07.2005, drawings numbered 46536A-S002 rev D, S003 rev D, S004 rev D, S005 rev A, S006 rev D received 11.07.2005, subject to the following conditions:

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

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

- 2 If at any time the mast is no longer required for telecommunications purposes it shall be removed as soon as is reasonably practical and the land restored to its former condition.

Reason: In the interests of the visual amenities of the area.

- 3 No development shall take place until details of the colour of the proposed equipment are submitted for approval by the Council. Within one month of the installation of the equipment, the equipment shall be painted in the approved colour scheme.

Reason: In the interests of the visual amenities of the area.

Contact: Hilary Johnson