

DELEGATED ASSESSMENT

Application no: PA/2025/1023

Proposal: Application to determine if prior approval is required for the proposed installation of a digital communications mast and ancillary equipment

Location: Sewage Pumping Station, North Carr Lane, Saxby All Saints, Brigg, DN20 0QQ

Applicant: Anglian Water Services Ltd

Officer: Deborah Oikeh

POLICY Class A, Part 16, Schedule 2 of the Town and Country Planning (General Development Permitted) Order 2015 England (as amended)

NPPF- Chapter 10

Local Policy- DS1, DS19

CONSULTATIONS

Highways: Looking at the submitted information none of the proposed works will impact the adopted highway, so with this in mind Highways have no comments or objections to make on this application.

Conservation officer: The proposed location for the mast is at the rear of the site. It is considered this is the most appropriate location for it in this context.

PUBLICITY: A site notice has been displayed in agreement with the Town and Country Planning (Development Management Procedure) Order 2015

Letters of Comments: none

MATERIAL CONSIDERATIONS

Site Characteristics and proposal

The application site comprises an existing 1.8m high enclosure containing the existing telecommunication apparatus. The site occupies an open space at the edge of the settlement of Saxby and is abutted to the east by residential properties and the open countryside to the north and west. The site is adjacent to the Saxby-All-Saints Conservation area. The applicant seeks prior approval to site a ground-based telecommunication apparatus comprising a 13.45m monopole (antennae inclusive) and associated cabinets and GPS Module, all housed within an existing enclosure. Concrete slab and bollards are also proposed to protect the equipment.

The applicant has submitted the following as part of their representations to satisfy the requirements of chapter 10 of the NPPF:

- ICNIRP declaration to confirm the apparatus is in compliance with the requirements of the radio frequency public exposure guidelines
- A covering letter that includes design consideration
- Developer Notice and Proof of Delivery
- Drawings and other additional documents

This application is made under *the provisions of* Class A, Part 16, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2016. Determination by the Authority is sought as to whether prior approval is required with regards to the siting and appearance of the development.

Whilst this application is for prior approval; for which permission can only be granted subject to consideration of siting and appearance, policies DS1 and DS19 are useful in setting out how the local planning authority assess these issues.

Siting and Appearance of Equipment

A.1. *Development not permitted: ground-based apparatus*

a) in the case of the installation of electronic communications apparatus (other than a mast), the apparatus, excluding any antenna, would exceed a height of 15 metres above ground level;

(c) in the case of the installation of a mast, the mast, excluding any antenna, would exceed a height of—

(i) 30 metres above ground level on unprotected land; or

(ii) 25 metres above ground level on article 2(3) land or land which is on a highway

The telecommunication apparatus comprises a mast and antennae and associated equipment. The proposal would be sited outside the development limit and immediately outside the conservation area of Saxby-all-Saints. The closest dwelling to the site is 20 Council Villas to the east which lies about 40m to the site. There are no known commercial premises in proximity to the mast. The overall height of the mast from the base would be 13.45m which falls within the threshold permitted by Class A, Part 16 of the GDPO 2015.

In terms of siting and appearance, the mast will be a slim pole supporting an antenna. The applicant has confirmed that the antenna and associated equipment will be grey in colour. The proposal will be located within an existing 1.8m high fenced compound containing an existing apparatus (cabinets and an antennae). The proposed cabinet and ancillary components will be set back from the road and partly screened by the hedge that runs along the boundary. The proposal is sited immediately outside the development boundary and immediately outside the conservation area but in association with existing apparatus. The location is considered reasonable and appropriate given the existing cabinets and antennae. This approach would minimise impact on the landscape. Although the antennae may still be visible given its height (13.45m) but its impact on the countryside and adjoining conservation area will be limited

being a slimline pole and given the existing street furniture (electric poles) along the north boundary and existing electronic communication apparatus within the structure on site.

The listed building to the southeast on Mainstreet is considerably distant from the application site (about 215m away). Consequently, views of the antennae from the listed building will be limited. The structure is of modest scale and has been sensitively located at the rural edge of the built settlement to avoid any direct intrusion into the landscape. The conservation officer has been consulted and considers this location to be the most appropriate in terms of siting.

Conclusion

The Council recognises the importance of ensuring that the impact of siting and appearance of any development is not detrimental to the wellbeing of residents and character of an area. It is equally committed to facilitating the growth of new and existing communications whilst ensuring established national policies for the protection of the countryside and urban areas are adhered to. Having assessed the proposal, it is considered that the siting and appearance of the proposal is acceptable

RECOMMENDATION: Prior approval not required