

**LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE**  
CITY AREA – 06-05-04

Note: This is a précis of the Committee report for use mainly prior to the Committee meeting and does not represent a notice of the decision

<b>A106</b> - Approve subject to S106	<b>DOEC</b> - Refer to DLTR (Committee) Now DTLR	<b>REF</b> - Refusal
<b>APP</b> - Approve	<b>NOBJ</b> - No objection	<b>REV</b> - Subject to Revocation Order
<b>APPC</b> - Approve with conditions	<b>OBJ</b> - Objection	<b>DOED</b> - Refer to DLTR
<b>APRE</b> - Part approve / refuse	<b>OBS</b> - Observations to Committee	<b>Now DTLR</b> - (delegated)

ITEM NO	APPLICATION NO OFFICER	LOCATION	REC	PARISH / WARD	PAGE NOS	WARD & COUN- CILLORS	NOTES
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<b>1</b>	<b>S / 2004 / 501</b> Mrs J Wallace	VODAFONE LIMITED SALISBURY RUGBY CLUB CASTLE ROAD	APPC			ST MARK & STRATFORD Councillor Nettle Councillor Paisey Councillor Warrander	
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AGENDA ITEM - LAND NORTH OF CENTURION CLOSE, ROMAN ROAD, SALISBURY

**END OF LIST**

# Schedule Of Planning Applications For Consideration

*In The following Order:*

Part 1) Applications Recommended For Refusal

*Part 2) Applications Recommended for Approval*

*Part 3) Applications For The Observations of the Area Committee*

With respect to the undermentioned planning applications responses from bodies consulted thereon and representations received from the public thereon constitute background papers with the Local Government (Access to Information) Act 1985.

## *ABBREVIATIONS USED THROUGHOUT THE TEXT*

<b>AHEV</b>	-	<b>Area of High Ecological Value</b>
<b>AONB</b>	-	<b>Area of Outstanding Natural Beauty</b>
<b>CA</b>	-	<b>Conservation Area</b>
<b>CLA</b>	-	<b>County Land Agent</b>
<b>EHO</b>	-	<b>Environmental Health Officer</b>
<b>HDS</b>	-	<b>Head of Development Services</b>
<b>HPB</b>	-	<b>Housing Policy Boundary</b>
<b>HRA</b>	-	<b>Housing Restraint Area</b>
<b>LPA</b>	-	<b>Local Planning Authority</b>
<b>LB</b>	-	<b>Listed Building</b>
<b>NFHA</b>	-	<b>New Forest Heritage Area</b>
<b>NPLP</b>	-	<b>Northern Parishes Local Plan</b>
<b>PC</b>	-	<b>Parish Council</b>
<b>PPG</b>	-	<b>Planning Policy Guidance</b>
<b>SDLP</b>	-	<b>Salisbury District Local Plan</b>
<b>SEPLP</b>	-	<b>South Eastern Parishes Local Plan</b>
<b>SLA</b>	-	<b>Special Landscape Area</b>
<b>SRA</b>	-	<b>Special Restraint Area</b>
<b>SWSP</b>	-	<b>South Wiltshire Structure Plan</b>
<b>TPO</b>	-	<b>Tree Preservation Order</b>

# Part 1

## Applications recommended for Refusal

Item No.	Case Officer	Contact No.	App.Number	Date Received	Expiry Date	Applicant's Name
Ward/Parish	Cons.Area	Listed	Agents Name			
Proposal						
Location						

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No Refusals

## Part 2

### Applications recommended for Approval

Item No.            Case Officer    Contact No.

App.Number    Date Received    Expiry Date    Applicant's Name  
Ward/Parish    Cons.Area        Listed    Agents Name

Proposal  
Location

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<b>1</b>	<b>Case Officer</b> <b>Mrs J Wallace</b>	<b>Contact No</b> <b>01722 434687</b>	<b>1</b>
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S/2004/501	05/03/2004 15:28:28	30/04/2004 15:28:28	VODAFONE LIMITED
STMK			NIGEL T P KAY
Easting: 414152.4	Northing: 131936		

PROPOSAL:	FULL APPLICATION -THE REPLACEMENT OF AN EXISTING LIGHTING COLUMN TO SUPPORT THE EXISTING LIGHTS AND VODAFONE'S ANTENNAE TOGETHER WITH ASSOCIATED GROUND BASED EQUIPMENT
LOCATION:	SALISBURY RUGBY CLUB CASTLE ROAD SALISBURY SP1 3SA

#### REASON FOR REPORT TO MEMBERS

This is being brought back to members on legal advice because of a procedural issue. A number of neighbour objections were received after the report was written and these neighbours were not notified of the committee date nor of their right to speak. Their objections were, however, reported to members on the schedule of late correspondence and were considered at the meeting on 8 April 2004 when Committee resolved that

'Subject to no new and substantive objections being received by the end of the publicity period on 16 April 2004 that the approval of the proposal be delegated to the officers.'

Subsequently, a further 8 letters of objection were received by the 16 April 2004 raising the following issues:

Concerns regarding health

Human Rights

Detrimental visual impact

Loss of space due to size of equipment

Equipment will be a magnet for children

Noise from equipment

Decision made before the consultation period expired

Confirmation required from the LPA that there will be no health risks from telecommunications equipment

These issues relating to the visual impact of the proposed mast and the health and safety concerns had already been considered by Committee, however, the objectors had not been

informed of the committee meeting and one had made a written request for this information and SDC had held out that he would be notified.

Therefore, in view of the legal advice, HDS considers that it is prudent for Committee to make the final decision on this application once the objectors have had their opportunity to speak. A substantive issue (Human Rights) has been raised.

The original report updated to include all the objections received is attached for convenience

## **SITE AND ITS SURROUNDINGS**

The proposed site is on the northern edge of the Salisbury Rugby Club ground adjacent to Janspeed to the north of the city of Salisbury. This sports field, together with Hudson's Fields create an open area which slopes in a south westerly direction, between the residential areas on Castle Road and Stratford Road. To the south of the site is a large established residential area which together with the dwellings on Castle Road overlooks the proposed site.

## **THE PROPOSAL**

The proposal is for an 15m pole with 3 antennas and two small equipment cabins for Vodafone at its base. The mast is intended to serve the City of Salisbury area, to link with existing masts (such as that on top of the Post office Building) and proposed masts (Petersfinger Sewage works) to improve the telecommunications network for the city. The rugby pitches are currently floodlit by lights mounted on 16metre poles and it is intended to remove one of these lighting columns and replace it with a new pole which can carry not only the lights but above these lights, three antenna. At the base of the pole would be two small equipment cabins. The site would be serviced from Castle Road.

## **CONSULTATIONS**

Environmental Health – no objection subject to the Council's precautionary policy being applied

## **PLANNING HISTORY**

78/0176	Erection of clubhouse & changing rooms	AC
80/69ADV	Non-illuminated signs supported by timber supports	AC
80/1071	Provision of training floodlights for rugby training at Hudson's Field	AC
80/1448	Provision of floodlights	AC
84/1246	Siting of container for use as a storeroom at Salisbury RFC	R
85/0157	The levelling, drainage & re-seeding of the rugby pitch	AC
87/1410	Extension to clubhouse	AC
93/0096	Extensions to clubhouse to provide steward's flat, extra changing rooms & equipment store	AC
96/1743ADV	Non-illuminated sign board	AC
00/245	Non-illuminated freestanding pole mounted sign entrance Castle Road	AC
00/2158	Footpath / cycle way link to garages and new residents parking lay-by	AC

## **REPRESENTATIONS**

Advertisement	No
Site Notice displayed	Yes, expiry date 8/04/04
Departure	No
Neighbour notification	Yes, expiry date 16/04/04
Neighbour response	14 letters of objection received and reported as late correspondence on 8 April 2004 which raised the following issues
Concerns re impact on health of residents	
Concerns re impact on health of child and adult rugby players	
Concerns re impact on health of users of caravan site	
Concerns re impact on health of users of recreational areas including Hudson's Fields	
Loss of open space	

Impact of buildings  
Encroachment on Hudson's Field  
Spoil the view from Old Sarum  
Have alternative sites been considered?  
Will deter tourists from visiting Salisbury

8 further letters of objection received as detailed above

## **MAIN ISSUES**

- 1 Visual Impact
- 2 The need for the tower
- 3 SDC Precautionary Health Policy

## **POLICY CONTEXT**

G2, PS7 of Replacement Salisbury District Local Plan

## **PLANNING CONSIDERATIONS**

### 1. Visual Impact

The proposed site of the mast and its associated equipment is within the northern part of the city adjacent to open land but overlooked by the residential areas to the east and south. The sports fields are open with little screening in the way of hedges or shrubs, though to the north east of the site adjacent to the small industrial area is a small group of trees.

The pole will be sited on the very edge of the sports field adjacent to the 1.8metre boundary fence of the neighbouring industrial unit. The site will have a concrete base for the pole and equipment cabin, but it is not proposed to erect a secure compound around the equipment. The pole will be sited in the vicinity of a group of deciduous trees approximately 12metres high.

The base of the mast and the equipment cabin will be effectively screened by these trees and the industrial site when viewed from the north and from other locations will appear very similar to the other flood light poles in the vicinity. Sited as it will be on the edge of the sports field, it will not be visually intrusive particularly when viewed from Castle Road or Stratford Road. From the rear gardens of properties in Fairfield Road it will be seen against the background of the higher land at Old Sarum.

It is considered that due to the nature of the mast (a lighting column) and its height (15m) the proposal is on balance acceptable in this position as the proposal does conform with criteria (ii) of policy PS7 of the adopted Replacement Salisbury District Local Plan

### 2. The need for the tower

National Telecommunication Policy is set out in PPG8.

The Government's general policy on telecommunications is to facilitate the growth of new and existing systems and where full planning applications are needed for telecommunications development, the implications for subsequent network development are important considerations

Planning authorities have to be alive to the special needs and technical problems of telecommunications development. Material considerations include the significance of the proposed development as part of the network

Vodafone have established to their satisfaction that there is an existing deficiency in this area and alternatives sites were considered but in the operators view proved unsuitable due to siting and appearance or the topography of the area.

### 3. Health

Government advice on health issues following an independent review. (Stewart Report) is that there is no proven health hazard provided the ICNIRP guidelines are adhered to. Salisbury District Council adopted (06/09/2000) a precautionary policy in order to allay public fears regarding the effects of radio frequency (RF) emissions from antenna upon the health and wellbeing of the public.

Assurances regarding RF emissions were sought, as the proposal is quite close to the Griffin School. Vodafone state that the RF emissions level on their new installations will comply with ICNIRP guidelines and in fact surveys on installations have shown that they are typically hundreds or even thousands of times below these guidelines. In this case the assessment shows that at the nursery school the radio frequency fields will be some 7,000 times below EU recommended levels. This extremely low level has been achieved by orientating the antennae away from the Griffin School area.

## **CONCLUSION**

It is appreciated that telecommunication operators (Vodafone in this instance) have a requirement to provide mobile phone coverage, and the Local Planning Authority accept that it is very difficult to identify an ideal site within the City, because by their very nature, communication poles are noticeable in the landscape, however, the suggested positioning of these antennae on a lighting column on the edge of the sports field and an industrial area is considered an elegant and acceptable solution to the problem of providing communication links, in accordance with Local Plan policies.

## **RECOMMENDATION:**

**APPROVE** for the following reason:

The use of an existing vertical feature in the landscape, which provides an existing useful facility will not adversely effect the quality of the local amenities and as the replacement pole would be of substantially similar height to the existing lighting column, the proposal is considered to be, on balance in accordance with Local Plan policies.

And 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. (A07A)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.(0004)

(2) Notwithstanding the provisions of Class A Schedule 2(Part 24) of the Town and Country Planning General Permitted Development Order (or any order revoking or re-enacting that Order) there shall be no installation, alteration or replacement of telecommunications apparatus unless otherwise agreed in writing by the Local Planning Authority

Reason: To enable the Local Planning Authority to retain control over development in the interests of amenity.

(3) Prior to the commencement of development, details of the colour of the pole, the antennae and the associated equipment cabins shall be submitted to and approved in writing with the Local Planning Authority and shall remain so in perpetuity unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of visual amenity

(4) The structure hereby permitted, shall be removed and the land restored to its former condition on or before (16/04/2014) in accordance with a scheme of work submitted to and approved by the Local Planning Authority, unless otherwise agreed by the LPA upon submission of a planning application that behalf

Reason: To enable the Local Planning Authority to review the development at the end of the stated period in the interests of the amenity.

And in accordance with the following policies of the Adopted Salisbury District Local Plan.

**NOTES:**