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Report

SUBJECT: Prior Approval PN/2008/0023 – Erect a 12 metre high timber monopole with 3no shrouded antennas, one 0.3m dish and associated equipment cabinet at Land at Cow Lane, Laverstock, Salisbury

REPORT TO: Planning and Regulatory Committee

DATE: 1st September 2008

AUTHOR: Janet Wallace

Report Summary:

To consider an application for determination as to whether the Prior Approval of the Local Planning Authority is required to the siting and appearance of the development of the installation of a 12 metre higher timber monopole with 3 shrouded antennas, one 0.3m dish, equipment cabinet and ancillary development.

The application has been brought before the Planning and Regulatory Committee as it was determined that following representations to the Head of Development Services due to the close proximity of the proposed monopole to the neighbouring administrative area of the City Area Committee it was appropriate that it be referred to and determined by the Planning and Regulatory Committee.

The Southern Area Committee considered the previously circulated report of the Head of Development Services, together with the schedule of additional correspondence circulated at the meeting on 14th August 2008 and the Committee resolved to make the following recommendation:

Recommend to the Planning and Regulatory Committee –

- (1) That Prior Approval be Granted in accordance with the recommendation set out in the previously circulated report of the Head of Development Services

The Southern Area Committee considered the following officer's report, together with the schedule of additional correspondence (see attached at Appendix 1) before making its recommendation.

REASON FOR REPORT TO MEMBERS

Councillor King has requested that this application be determined by Committee due to the interest shown in the application.

SITE AND ITS SURROUNDINGS

The proposed site is on the western side of Cow Lane, Laverstock. The site for the monopole is located within the former nursery buildings immediately adjacent to the Salisbury to

Romsey railway line, which at this point runs on an embankment that is approximately 5 metres high.

To the east of the site are the open water meadows, to the north are allotments, whilst to the south and west are residential areas. The latter area that is on rising ground, however, is partially screened from the site by the railway embankment. The water meadows create an open area between the railway embankment and the residential areas of Laverstock and visually this open area appears to separate Laverstock from the city of Salisbury.

THE PROPOSAL

This is an application for determination as to whether prior approval for the siting and appearance of a 12 metre high timber monopole with 3 shrouded antennas, a 0.3m dish and an equipment cabinet is required and, if it is required, whether prior approval would be granted.

The proposal is to locate a 12 metre high timber monopole with 3 shrouded antennas on top (making the overall height 13.5 metres), amongst the buildings of the former Laverstock Nursery. The mast will have a 0.3m dish at a height of approximately 11 metres and an equipment cabinet at its base. It is also proposed that a 1.8 metre high fence with strands of barbed wire over will enclose the monopole and equipment cabinet to form a small compound. The proposal also includes the planting of six trees of native species (Birch, Sycamore and Poplar) around the perimeter of the enclosure.

The mast is intended to provide 3G coverage for Vodafone within the Laverstock area and it will link in with existing masts to improve the telecommunications network for the city.

CONSULTATIONS

Environmental Health: No objections if complies with precautionary policy.
Environment Agency: No objection.

PLANNING HISTORY

- 81/330 Deemed application temporary change of use as a contractors yard for storage of materials and plant and vehicles for a period expiring 31/12/85
AC 22.04.81
- 86/662 Deemed application temporary change of use as a contractors yard for storage of materials and plant and vehicles for a period expiring 31/12/90
AC 05.06.86
- 88/2406 Demolition of workshop no 2 and erection of temporary prefabricated office and lavatory accommodation
R 22.02.89
- 89/519 Change of use of existing buildings to builders store and administration offices
R 02.06.89
- 90/334 Golf driving range with car parking and improved access
R 20.04.90
Appeal dismissed 01.03.91
- 91/734 Non illuminated directional display board
R 04.07.91
- 91/1265 Non illuminated directional display board
AC 30.09.91

06/1890 New cemetery
W/D 27/10/06

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes, expiry date 5 August 2008
Departure	No
Neighbour notification	Yes, expiry date 5 August 2008
Third Party response	Yes

47 letters of objection received have been received to the application at the time of writing (36 of which are identical), although the consultation period has not yet expired. Any further letters of representation that may be received will be reported to Members in the schedule of additional correspondence. Most of the letters that have been received assert that the existing local Vodafone network is effective and raise concerns relating to the impact on the health of local residents and schools, the loss of peace of mind, as well as the likely damage to property values.

The following specific comments have been made:-

- Mast would be unsightly in a residential area.
- The perceived risk will affect the value of property in the area
- Concerned that close proximity of mast to residential areas and schools will have a detrimental impact due to perception regarding possibility of risk to health from microwave radiation
- There is extensive research regarding dangers from masts
- Concerns on health grounds for young people/children at local schools
- Godolphin Prep School has concerns about closeness of mast to school especially as all the children are under 11years of age.
- Health of Salisbury residents should be priority regardless of what is done in other places
- Electromagnetic interference of home electronic equipment may occur
- There is good reception from Vodafone in this area.

Parish Council The Parish Council most strongly object to the erection of any telecommunications poles on this land as it is on the boundary of water meadow land. The pole would be a visual blight on land about to become the property of the Parish Council and for which we have other plans. As owners of the site we would not give permission for the erection of this pole. We wish for this space to remain as a green buffer between the city and the village of Laverstock and not be blighted by any future 'pole forest'.

MAIN ISSUES

1. The need for the tower
2. Visual Impact - Siting and Appearance
3. Other matters

POLICY CONTEXT

The following 'saved' policies of the Adopted Replacement Salisbury District Local Plan (June 2003) are of relevance to this application: G2, C3, C7, C17 and PS7.

Also of relevance is PPG8 Telecommunications.

PLANNING CONSIDERATIONS

Telecommunications code system operators enjoy a general right to carry out certain forms of development under Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Amendment (England) Order 2001. This allows an operator to carry out the development permitted by Class A of Part 24, subject to certain conditions, without making a planning application to the Local Planning Authority. Under paragraph A2 (4) certain development permitted under Part 24 is conditional upon the operator making a prior approval application, allowing the Local Planning Authority to consider the siting and appearance of the proposed development.

It has been determined that prior approval for the siting and appearance of this monopole is required and therefore this application is seeking the prior approval of the details of the siting and design of a 12 metre high monopole (which will support the 3 shrouded antenna and a 0.3 metre diameter dish) together with an associated equipment cabinet.

In accordance with the GPDO, the Local Planning Authority has 56 days, beginning with the date on which it received the application (14 July 2008) in which to make and notify the applicant of its determination as to whether prior approval is required and also to notify the applicant of its decision to grant or refuse such approval. There is no power to extend the 56 day period. If no decision is made, or the Local Planning Authority fails to notify the developer of its decision within the 56 days permission is deemed to have been granted.

1. The need for the mast

National Telecommunication Policy is set out in PPG8 and states that the Government's general policy on telecommunications is to facilitate the growth of new and existing systems and Planning Authorities have to be alive to the special needs and technical problems of telecommunications development when considering proposals. Material considerations include the significance of the proposed development as part of the network. Whilst local planning authorities may be disposed to conclude that planning permission ought to be refused because of siting or appearance considerations, they should first seek to understand the constraints the operator faces, whether due to the nature of the technology or the legal requirement to provide a service.

Vodafone have established to their satisfaction that there is an existing deficiency in this area for 3G coverage, particularly indoor coverage, as is shown on their documentation accompanying the notification. In view of that deficiency, additional telecommunications cover is required within the Laverstock area. It will form part of the necessary comprehensive 3G coverage for the UK.

Earlier this year Vodafone sought to cover this deficiency in indoor coverage with a 12metre mast on the back of the pavement adjacent to the river, on Riverside Road (PN/2008/0001). This application was refused by Southern Area Committee. Whilst Vodafone had sought alternative sites none proved suitable. This was either due to problems in achieving the required levels of coverage, or because the sites were closer to housing, or the sites were considered more visually intrusive or the owners were unwilling to allow an installation on their premises. Subsequently the site that is the subject of this application was identified and as it fulfilled Vodafone's coverage criteria, was not as close to housing, and was not considered visually intrusive, it is proposed as an alternative.

From the information provided, it is accepted that there are currently difficulties in achieving adequate indoor 3G coverage for Vodafone in the Laverstock area and that alternative sites have been considered and rejected for a variety of reasons. As has been shown, however, not all the possible alternatives were previously explored and investigated and therefore there may still be other alternative locations that as yet have not been identified to this proposal. However, Vodafone are clearly under severe constraints in this locality and have identified a substantial number of sites and so in view of the legal requirement to provide a

service, it is considered that the local planning authority must very carefully weigh this against concerns regarding the siting and appearance of the proposal.

2. Visual Impact

a) Siting

The telecommunications equipment is to be sited between the railway embankment and the dilapidated buildings of the former Laverstock Nursery to the south of the allotments, which are accessed from Cow Lane. Though the water meadows to the east of the site are very open, Cow Lane is well screened from the meadows by vegetation and the existing nursery buildings are not prominent in the street scene when viewed from Laverstock Road.

The proposed site of the monopole is close to the 5 metre high railway embankment. Currently there is extensive vegetation in this area on both sides of the embankment; close by are bushes, shrubs, as well as trees of approximately 14 metres in height. In the immediate vicinity of the site, there are existing buildings that will screen the telecommunications equipment while the monopole will be viewed against the background of groups of trees and the railway embankment. As such, it is considered that the proposed timber monopole, even with shrouded antenna on top, will not appear visually prominent.

Similarly, when viewed from the south (Laverstock Road) the mast will be seen against the background of the railway embankment and the groups of trees, as well as the general paraphernalia of telegraph poles, lighting columns and other street furniture.

When viewed from the water meadows immediately to the east, to which there is no public access, the monopole will be viewed against the background of groups of trees as well as the telegraph poles and lighting columns of Laverstock Road area. Again, against this background, it is considered that the proposed monopole will not be visually prominent.

With regards to the longer views from the Kelsey Road and Wessex Road area, on the higher ground to the west of the railway embankment, the monopole will be read against the background of the tall trees (some at least 15 metres tall) and as a result, a slender timber pole, even at an overall height of 13.5 metres, will not be visually prominent.

However, concerns have been expressed (particularly by residents in the Bourne Avenue area) that despite the presence of the railway embankment and the adjacent trees and vegetation, this telecommunications pole will appear alien and intrusive. The closest dwelling to the site, will be some 45metres distant and the railway embankment intervenes. The embankment is covered with trees and bushes and will screen the base of the pole and the associated equipment. When viewed from the Bourne Avenue area, the monopole will appear in the context of other street furniture and it will also be read against the background of all the vegetation, including that on the railway embankment. In this context, in order to minimise the impact of the proposed mast, the applicants have not suggested a mast with a separate headstock of three antenna, but a single pole with the antenna in a shroud on top the pole, creating the visual impression of a 13.5metre telegraph pole. Whilst the pole will be visible, in view of its appearance it will not be prominent in the street scene.

From the viewpoint of passengers using the railway, the pole will be read against the general background of trees and poles on the edge of the urban area and will not be visually prominent, particularly when compared with the view that those same passengers will have of the mast at Laverstock junction or the even more substantial masts sited on St Thomas's Farm just to the north of the city.

In policy terms, the site is located within the 'landscape setting of Salisbury and Wilton'. (Policy C7) This policy states that 'no new development will be permitted'. However, the supporting text to this policy states that built development or changes of use of land will be

permissible where, in addition to being fully in accordance with other relevant policies of this Local Plan, it can be demonstrated that the quality of the landscape will not be impaired. Policy C7 adopts an essentially restrictive stance in order to protect the high quality of the landscape settings of Salisbury and Wilton primarily to prevent the coalescence of the settlements. The policy indicates that there should be no new development within the lifetime of the plan.

The erection of a timber pole and equipment cabinet could, however, be considered to be so minimal as not to have an impact on the general visual quality of the landscape setting of Salisbury and only if it were considered that this proposal would create such a substantive feature in the landscape, which would be prominent and intrusive, could it be considered that the proposal would be in conflict with the spirit of Policy C7.

In conclusion, therefore, in the longer public views the telecommunications mast will not be prominent or highly visible and will have no impact on the visual quality of the landscape setting of Salisbury. In the immediate vicinity of the proposed site the nursery buildings will screen the ground paraphernalia and the pole will be seen in the context of trees and the railway embankment and it is not considered that the proposal would have a detrimental impact on the visual quality of the area.

b) Appearance

Factors to be considered concerning the appearance of the mast and the proposed ancillary apparatus include materials, colour and design. The use of appropriate materials and colour finish often allow a mast to blend more easily into its surroundings.

In this case, the applicant is proposing that the mast be constructed in such a manner that visually it appears to be a rather tall wooden telegraph pole. The shape and solid form of a wooden telegraph pole are considered to be much more suited to this location within the 'Landscape Setting of Salisbury', as a telegraph pole is a common feature in a location on the edge of the urban area such as this and as such the visual impact of an additional structure would be minimized.

The mast is proposed to be 12metres high in order to achieve coverage without interruption from buildings, trees and other structures. The pole will support three antenna, contained within a shroud so as to minimise their visual impact, making its overall height 13.5metres. On the edge of the railway embankment it is considered to represent an acceptable design and in the longer views any difference in scale between this pole and other street furniture would not be material.

c) Landscaping

In considering the siting and appearance of a mast together with its associated development, the scope for landscaping and screening to reduce the impact of the development on its surroundings is an important consideration. In this case, in the longer views the monopole is largely screened by the existing vegetation around the railway embankment. However, this could be removed at any time, by the railway company, indeed vegetation adjacent to the railway line is frequently removed because of hazards to the operation of trains. Therefore, whilst some of the trees in this area would be likely to be retained, the applicants have proposed a landscaping scheme which will provide some replacement future screening when viewed from the Bourne Avenue area. As regards the accompanying equipment cabinet it is considered that in view of the size and shape of the cabinet and its location to the rear of the nursery site that additional screening in front of the fenced compound is unnecessary.

3. Other Issues

a) Health

Government advice on health issues, following independent reviews, is that there is no proven health hazard provided that the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines are adhered to. In 2000, Salisbury District Council adopted a precautionary policy in order to allay public fears regarding the effects of radio frequency (RF) emissions from antenna upon the health and well-being of the public.

Government advice as expressed in PPG8 is that whilst both health risks and fear of such risks can be material considerations in planning decisions, it is the Government's firm view that the planning system is not the place for determining health safeguards. It remains central Government's responsibility to decide what measures are necessary to protect public health. In the Government's view, if a proposed mobile phone base station meets the (ICNIRP) guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them. There is no support in that advice for a precautionary approach beyond that set out in PPG8.

In this case, Vodafone confirm that the RF emissions level on their new installations will comply with ICNIRP guidelines and have provided the appropriate certificate and the proposal complies with the 2000, Salisbury District Council Precautionary Policy.

b) Mast Sharing

Mast and site sharing (rather than the dispersal of masts) are encouraged by Government advice. Vodafone, however, have been unable to identify any telecommunications structure in the vicinity which would be able to provide the coverage required.

In relation to this proposed mast, it is suggested that accommodating another operator on this monopole structure, would not be technically possible without replacing the pole by a much taller and more substantial structure such as a lattice tower. It is considered that in this location such a structure would be so visually intrusive as to be totally unacceptable.

c) Property values

Government advice states that though the Local Planning Authority may receive representations about the alleged impact of a proposed telecommunications development on property values, it is not for the planning system to protect the private interests of one person against the activities of another.

Although in a particular case, considerations of public interest may serve to protect private interests, the material question is not whether a particular development would cause financial or other loss to the individual owners and occupiers of the neighbouring property, but whether the proposal would have a detrimental effect on the locality generally, and on amenities that ought, in the public interest, to be protected.

d) Special Area of Conservation, River Avon

The site is adjacent to the River Bourne, part of the River Avon System Site of Special Scientific Interest (SSSI) which has statutory protection under the Wildlife and Countryside Act 1981(as amended) and a Special Area of Conservation (SAC) which has European protection. The nature conservation interest of the river system arises from the importance of a plant (water crowfoot) and five species of fish and snails.

Whilst development close to the river could damage the river eco system through loss of habitat or pollution, both during and after construction, the nature conservation interest is

unlikely to be affected, by the erection of a telecommunications pole close to the railway line, some 200m from the river and separated from the river by Cow Lane.

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 particularly in this area, because by their very nature telecommunication poles, even timber monopoles, are noticeable in the landscape. In this case, however, the proposed design that will give the mast the appearance of a wooden telegraph pole is considered acceptable and it is only the acceptability of the suggested siting of this mast that is more finely balanced. Whilst concerns have been expressed regarding the health implications of siting a mast close to schools and dwellings; the visual impact of the proposed mast will be limited in terms of its impact in the broader landscape.

In policy terms though the pole would be erected within the 'Landscape Setting of Salisbury of Wilton' it is considered that a single wooden pole even if its overall height is 13.5 metres, will have only a minimal impact on the visual quality of the landscape setting and that therefore if the proposal is acceptable in landscape terms, its impact would be so minimal as to not be considered contrary to the spirit of Local Plan policy C7.

At the time of writing this report the period for publicity has not expired. Therefore there is a proviso to the following recommendation. The recommendation is made in the light of the information currently available and subject to no new substantive issues being raised by any further consultee responses or letters of representation that are received prior to the meeting.

RECOMMENDATION:

GRANT PRIOR APPROVAL subject to no substantive new issues being raised by representations before the expiry of the publicity period

REASONS FOR APPROVAL

The appearance of a wooden telegraph pole design is acceptable in this location and it is considered that on balance the visual impact of the structure would be acceptable in accordance with Local Plan policies.

INFORMATIVE 1

And in accordance with the following saved policies of the Adopted Replacement Salisbury District Local Plan (June 2003).

Policy	Purpose
G2	General criteria for development
C3	Small scale development for public utilities
C7	Landscape setting of Salisbury
C17	Conservation of river corridor and River Avon SAC
PS7	Telecommunications policy
PPG 8	Telecommunications

Options for consideration:

- (a) Accept the above recommendation from Southern Area Committee that Prior Approval should be granted in accordance with the Officer recommendation; or
- (b) Refuse Prior Approval.

**SOUTHERN AREA COMMITTEE 14TH AUGUST 2008
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

Agenda
Item No. 7

Plans list
Item no No **S/2007/2541 – The Beehive, Amesbury, Road, Old Sarum, Salisbury. SP4 6BL**

Salisbury Campaign for Better Transport

A further response is attached in full.

Natural England

Further to the objection by Natural England, a Pollution Control Statement has been submitted giving further details of pollution prevention measures to be carried out during and after construction and details of foul and surface water disposal. Following receipt of this report, further consultation has been undertaken with Natural England who have verbally removed their original objection subject to the imposition of conditions relating to a construction method statement and a surface water drainage scheme incorporating oil interceptors.

Environment Agency

As mentioned above, the Pollution Control Statement provides details of foul water disposal which has been changed from connection to mains drainage to a water treatment plant. In light of this further consultation has been undertaken with the Environment Agency who have advised that they now object to the application due to the potential risk of contamination to controlled waters in the absence of a Hydrogeological Risk Assessment to demonstrate that foul water discharge does not present such a risk. However, it is also advised that if the developer can demonstrate through the submission of a Hydrogeological Risk Assessment that the discharge does not present a risk to controlled waters, the Environment Agency will withdraw its objection. Their response is attached in full.

Head of Development Services Note

The recommendation set out in the report is for approval subject to conditions. However, in light of the above consultation response from the Environment Agency it is recommended that, should members be minded to approve this application, that it be delegated back to the Head of Development Services to resolve the drainage concerns and subsequently issue the decision in accordance with their resolution and any such further conditions or amendments to conditions as considered necessary and appropriate by the Head of Development Services.

SEE APPENDIX 1 FOR COPIES OF LETTERS

Agenda
Item No.7

Plans List
Item No.2 **PN/2008/0023 - Land adjacent to Cow Lane, Laverstock, Salisbury. SP1 2SR**

Representation Letters

7 further letters of objection, including 2 of the standard letter, have been received that raise the following additional issues:

**SOUTHERN AREA COMMITTEE 14TH AUGUST 2008
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

- Mast will be visually intrusive, eyesore;
- Mast will be visible especially in the winter as the trees are deciduous and rail authorities regularly cut them down;
- Concerns regarding long term effects on health;
- Well documented research that masts are likely to have an impact on the health of people living and working nearby, particularly that of children; and
- Inappropriate siting near schools.

Two further letters of objection that have been received are attached in full as Appendix 2.

- 1) Objection from Headmaster of Chafyn Grove School
- 2) Letter outlining why proposal is not compatible with policies in Local Plan.

HDS Comment

Subsequent to the report and following representations to the HDS, due to the close proximity of the mast to the neighbouring administrative area of the City Area Committee, it is recommended that this application be referred to and determined by P and R with a recommendation from Southern Area Committee.

SEE APPENDIX 2 FOR COPIES OF LETTERS

Plans List
Item No.4

S/2008/0171 - Land adjacent to Cornworthy, Combe Road, Salisbury. SP2 8BT

Representation Letters

2 further letters of objection and comment have been received. These are attached in full as Appendix 3.

In addition, a further copy of the previous letter submitted from the Salisbury Campaign for Better Transport and summarised within the Officer's report has been received and is attached in full at Appendix 3.

Consultee Responses

A further response has been received from Environmental Health that states;

"Following receipt of a detailed Desk and Ground Investigation studies from Soils Ltd. should you be minded to grant consent I would recommend the following modified condition be attached:

- "i) *Before development commences the applicant shall commission the services of a competent contaminated land consultant to develop a remediation strategy having regard to the remediation recommendations contained in Ground Investigation report J10384 by Soils Ltd dated January 2008.*
- ii) *The remediation strategy shall be submitted to the Local Planning Authority and approved in writing prior to the commencement of the development hereby consented.*

**SOUTHERN AREA COMMITTEE 14TH AUGUST 2008
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

- iii) *The remediation strategy shall incorporate a validation protocol for the remediation. The remediation programme shall be fully implemented and a validation report confirming whether the site has been rendered suitable for a residential end use shall be forwarded to the Local Planning Authority prior to habitation of the properties."*

HDS Comment

In light of the additional consultation response from Environmental Health as set out above, it is recommended that the wording of Condition No14 be amended to read in accordance with the wording set out above.

As this application is so similar in terms of the proximity of the site to the boundary with City Area Committee to that to be determined under item 2, HDS recommends that in order to avoid a possible legal challenge that this application be referred to and determined by P and R with a recommendation from Southern Area Committee.

SEE APPENDIX 3 FOR COPIES OF LETTERS



16m 2 - Paul. ce

CHAFYN GROVE SCHOOL

SALISBURY WILTSHIRE SP1 1LR

18 Bourne Avenue
Salisbury
Wilts
SP1 1LS

Planning Application No. PN/2008/23

Development Services Salisbury District
Planning Offices
61 Wyndham Road
Salisbury
SP1 3AH

Salisbury District Planning Department	
Council Rec.	14 AUG 2008
Acknowledged	-----
Copy to	-----
Action	----- SW

August 1st 2008

Dear Mrs Wallace,

I am writing to you concerning the possibility of a mobile phone mast being erected in Cow Lane.

As Headmaster of Chafyn Grove, I have a duty to my staff and pupils and for this reason I must express my total opposition to this proposal. While the visual aspect of the mast would not be too serious from the school's point of view, the same cannot be said about the potential health issues. It seems unbelievable to me that there are plans to erect a mobile phone mast so close to both Chafyn Grove and Godolpin Prep School - my estimate of the distances involved are that the mast would be less than 250 metres from the Astro turf at Chafyn Grove and less than 400 metres from the playground and buildings of Godolphin Prep School. This is simply unacceptable.

While the science might not be 100% convincing, there is no doubt that many studies by scientists have concluded that mobile phone masts can affect the health of those who live and work nearby. The stress and concern alone will have a debilitating effect on residents, teachers and pupils in the Bourne Avenue area, and it seems dangerous and irresponsible to propose placing a mobile phone mast so close to two schools. Large numbers of parents will be concerned about the possible damage to their children's health - it strikes me as daft that, having already had sites rejected or not chosen in the local area, the latest proposal suggests that it is satisfactory to choose a position very close to two schools!

I hope that common sense prevails and that an alternative site can be found for a mobile phone mast. The current proposal to place a mast in close proximity to two schools cannot be a good one and I oppose it most strongly.

I look forward to hearing from you.

Yours sincerely,

Little Bourne House
Bourne Avenue
Salisbury
Wiltshire
SP1 1LS

Salisbury District Council
Southern Area Committee

13 August 2008

Dear Sir/Madam

Application Number: PN/2008/23
12 m Timber Pole with 3 antennas, 1x0.3m link dish and equipment cabinet
Land at Cow Lane Laverstock Salisbury

I wish to express my concern at the above proposed telecommunications development at Cow lane Laverstock Salisbury.

I wish to draw the Committee's attention to the refusal to the site installation at Laverstock as it was considered local residents would object on health grounds. Certainly local residents are concerned about the possibility of health issues relating to microwave radiation, from the proposed site as it is close to housing and visually intrusive.

Please note the following points:

The need for a Mast:

1. The report states that Vodaphone have established to their satisfaction that there is an existing deficiency in this area for 3G coverage. Is this correct? I am a Videophone user and have excellent coverage locally.
2. If Videophone can satisfactorily establish their need for a mast to the Committee and concerned public, why do they not share an established mast with other companies? Alternatively, if they intending to offer an opportunity to share their proposed mast with other companies, the application may not reflect the true nature of what will be built?
3. Paragraph 2.6 of G1of 'The General Principles for Development' (Salisbury DC Adopted Local Plan refers to potential environmental problems. The Committee are asked to take into consideration the possible detrimental effect on public health and take a precautionary approach to the proposal.
4. PPG8 paras 19 , 20 and 21advise limiting visual intrusion and keeping the number of masts and sites for such installations to a minimum. Vodaphone should consider making their addition to the mast at Laverstock Junction or those at St Thomas's Farm.

Visual Impact Siting

5. In 'The General Principles for Development' (Salisbury DC Adopted Local Plan) Policy G1 para 2.5 requires that the Local Planning Authority takes into account *such features needed to protect landscape, wildlife habitats and historic features and the best and most versatile agricultural land. Open areas and features, such as hedges and walls, should be retained where they contribute to the character of the area.* The site proposed for this mast is set in open ground. The Report prepared by Mrs J Wallace refers at 2.(a) to the area being screened from the meadows by vegetation and nursery buildings, close to a 5 m high railway embankment and trees and as such that the monopole/mast will not appear visually prominent. I would like to draw the Committee's attention to the fact that Cow lane is used by many local residents for recreational use and the mast would be an unsightly, highly visible and alien structure on the edge of an open site, further, it would be clearly visible by residents in Wain-along Road, Bourne Avenue, Kelsey Road, Wessex Road and Manor Road areas as these homes are set on hills rising to the ring Road. The trees referred to in the report would not prove adequate screening, not only are they not high enough, many are deciduous and over the last few years, the Railways companies have been depleting the screen of vegetation along the line. The monopole will not fit in with the street scene for these areas and although the base of the pole will not be visible as it will lie behind the railway embankment, the view of the mast will appear alien and will not appear in the context of other street furniture. Railway users' view of the water meadows will be impaired by the mast. Reference has been made to views marred by other masts already sited north of the city but this does not justify adding further unsightly and intrusive features into the landscape.
6. Policy C6 states that *'no new development will be permitted.'* The supporting text allows changes of use of land if it can be shown that the landscape will not be impaired. Those who live locally believe that the landscape will be impaired as the erection of the mast and will affect the comprehensive views across the Laverstock hills and water meadows.
7. Policy C7 requires the Local Planning Authority to assess carefully the visual impact of proposals. This site can be viewed by walkers on the ridge route to Clarendon Palace and the erection of the mast will lessen the landscape, (amenity, nature conservation) and historical value of the area. Should the mast be placed at the propose site, there is a future risk of Vodaphone allowing mast sharing and increasing the size of the structure.
8. Under the Planning Policy Guidance PPG15 at paragraph 2.26 the Committee is requested to take into account the wider historic landscape and the impact that creating an unsightly intrusion into the landscape at Cow Lane will have on the view down into the River Bourne valley, the approach to the ridge walk along the Laverstock hills and the approach to Clarendon Palace.
9. Under PPG8 (Telecommunications) para 13 the Committee is asked to take time to consult the relevant body of the two schools upon which the erection of the mast will impact, namely Godolphin School and Chafyn Grove Prep School and to take into account any relevant views expressed. The schools will reopen in September.
10. PPG8 paras 19 , 20 and 21 advise limiting visual intrusion and keeping the number of masts and sites for such installations to a minimum. Vodaphone

should consider making their addition to the mast at Laverstock Junction or those at St Thomas's Farm.

Appearance & Landscaping

11. *The proposed mast is 12metres high in order to achieve coverage without interruption from buildings, trees and structures. (see report p.15)* Clearly this means that the mast will be sited above any possible tree screening, railway embankment or vegetation. Para 28 PPG8 states that consideration should be given to screening and planting. If screening and planting will interrupt coverage, then the proposed site is not appropriate. Suggestions for landscaping cannot be implemented.
12. There has been no further effort to provide a sympathetic design beyond building it in the form of a wooden telegraph pole. Para 24 of PPG8 suggests a sympathetic design and camouflage to minimise the impact on the environment. A wooden pole in the middle of Cow Lane does not mean that it would blend into other street furniture, however, it would stand out as a much higher structure and the visual impact would be detrimental to the overall landscape.

Mast Sharing

13. Paragraph 27 PPG8 encourages alternative approaches particularly for mast and site sharing, location and design of the apparatus. As the visual impact of the proposed mast will be detrimental at Cow Lane site and mast sharing should be encouraged at established sites. Creating an outsized wooden pole with additional structures, visible from a wide area and the surrounding hills means that the proposed appearance is not acceptable.

Property

14. Local residents believe that the erection of the proposed mast would have a detrimental effect on the locality generally and on amenities that ought, to, to, to, in the public interest, be protected from the creation of such a mast site.

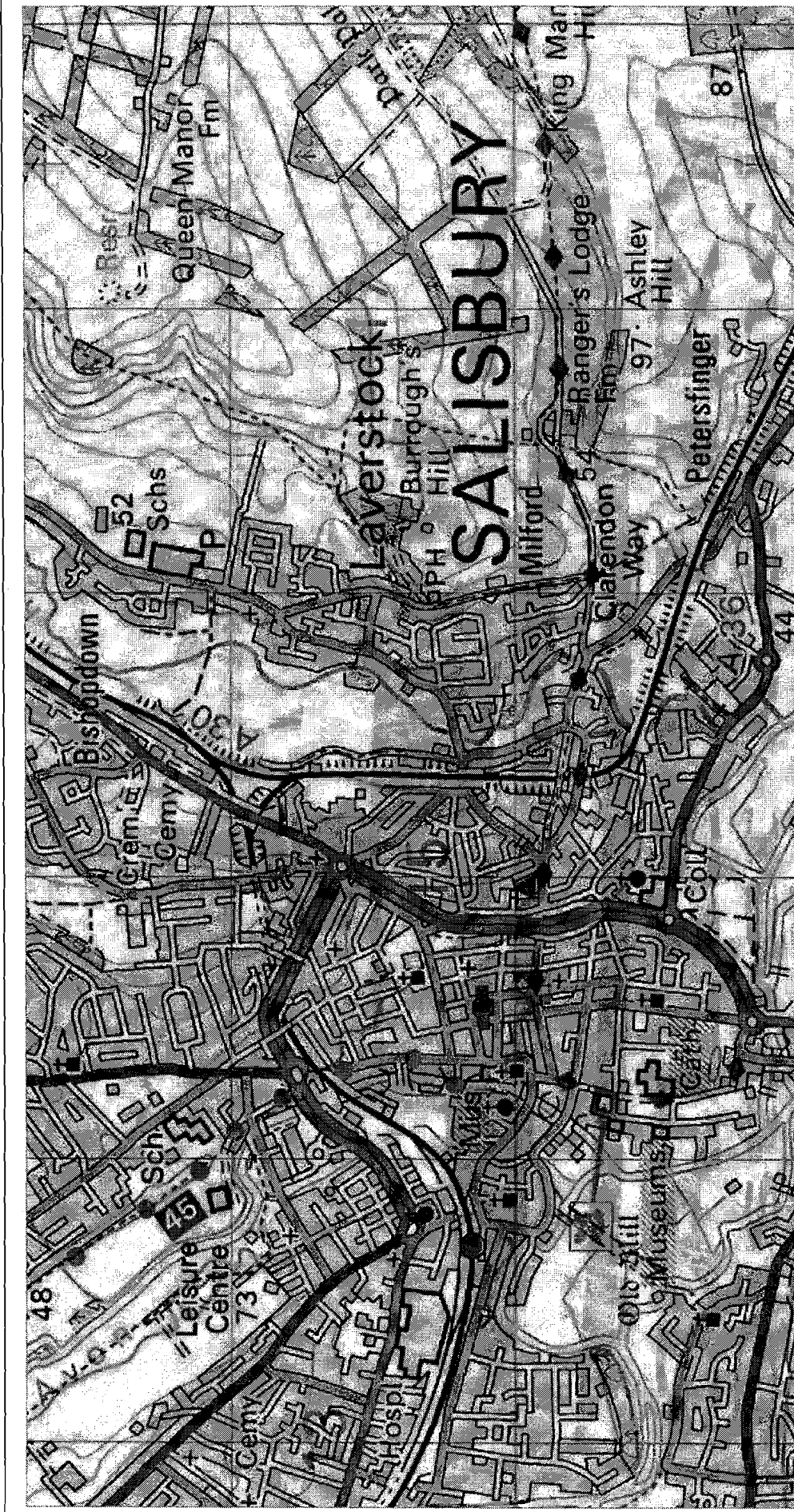
River Bourne

15. The visual impact on the area around the river will be detrimentally affected by the proposal.

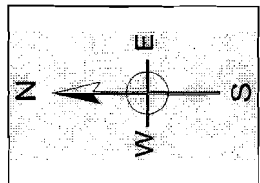
Conclusion

16. There is very genuine concern amongst residents about the effect of the proposed mast. Another site or mast sharing at one of the established sites should be considered. The site at Cow Lane is highly visible and the erection of an outsized wooden pole in this area, at the edge of an open site, near the River Bourne, in an area widely used for recreation is too prominent in the landscape, inappropriate and visually damaging.

Yours sincerely
Robyn Bourne



PN/2008/0023 Telecom Mast Site



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Map Scale
1:20008

Date
20th August 2008

Workspace
Contact Details

