

Planning Applications Committee

Section C

19 June 2008

Agenda Number:	C6
Section/Area: I	OUTER
Ward:	WENSUM
Officer:	Caroline Dodden
Valid Date:	3 May 2008
Application Number:	08/00473/FT
Site Address :	The Cherry Tree, Dereham Road, Norwich. NR5 8TD
Proposal:	Installation of 3 No. new antennae and support poles on existing tower and 1 No cabinet and "H" frame within existing compound.
Applicant:	O2 (UK) Ltd
Agent:	Savills (LandP) Ltd

THE SITE

This application relates to the site of the Cherry Tree (formerly the Wagon and Horses) on the corner of Dereham Road and Norwich Road, and just to the west of Jamieson Place.

RELEVANT PLANNING HISTORY

There are a number of planning applications relating to the commercial premises on the site regarding extensions and advertising. The relevant telecommunications applications are listed below:

4/2000/0363 - Installation of radio monopole, equipment cabin and ancillary works. (Approved June 2000). This was subsequently erected and the site was operational.

04/01155/FT - Replacement of existing telecommunications monopole with installation of same height and design situated approximately 5 m to north-west of the existing mast to accommodate 6 No. Vodafone antennae and locate new Vodafone equipment cabinets within compound to be extended 2 m to west and 4 m to north. (APPROVED at Planning Applications Committee on 25th November 2004).

THE PROPOSAL

Installation of 3 No. new antennae and support poles (making a total of 6 antennae at the top of the mast) and 1 No. cabinet and "H" frame within existing compound.

CONSULTATIONS

Neighbours/ Site Notice:

Four letters of representation from nearby residents concerned about the proposal for the following reasons:

- The mast is already an eyesore and highly visible from nearby dwellings and more widely in the streetscene;
- Unconvinced about the health and safety implications of telecommunication masts.

Representation by Councillor Ruth Makoff: The additional antennae would increase the overall height by 10cm and the width by 50cm and I am therefore concerned about the increased visual impact of the mast, which is already very visible in the locality.

PLANNING CONSIDERATIONS

Government Guidance:

Planning Policy Guidance Note 8: Telecommunications (August 2001)

Relevant Local Plan Policies:

HBE20 - Telecommunications equipment

Government policy is to facilitate the growth of new and existing telecommunications systems whilst keeping environmental impact to a minimum. This is reflected by the relevant Local Plan Policy HBE20.

The site at present is partially screened by trees to the east. In addition the dwellings to the east (in Jamieson Place) are separated from the site by a garage court. The existing monopole type mast is set back from Dereham Road by approximately 20 metres. This frontage would benefit from additional landscape screening, which could be made a planning condition if Members are minded to approve the proposal.

Having regard to the nature of the site, located on a main radial route and also that the site has been established as a telecommunications base station since 2000, it is considered that the proposed addition of three antennae and a cabinet is acceptable being of no significant impact when compared to the existing set up.

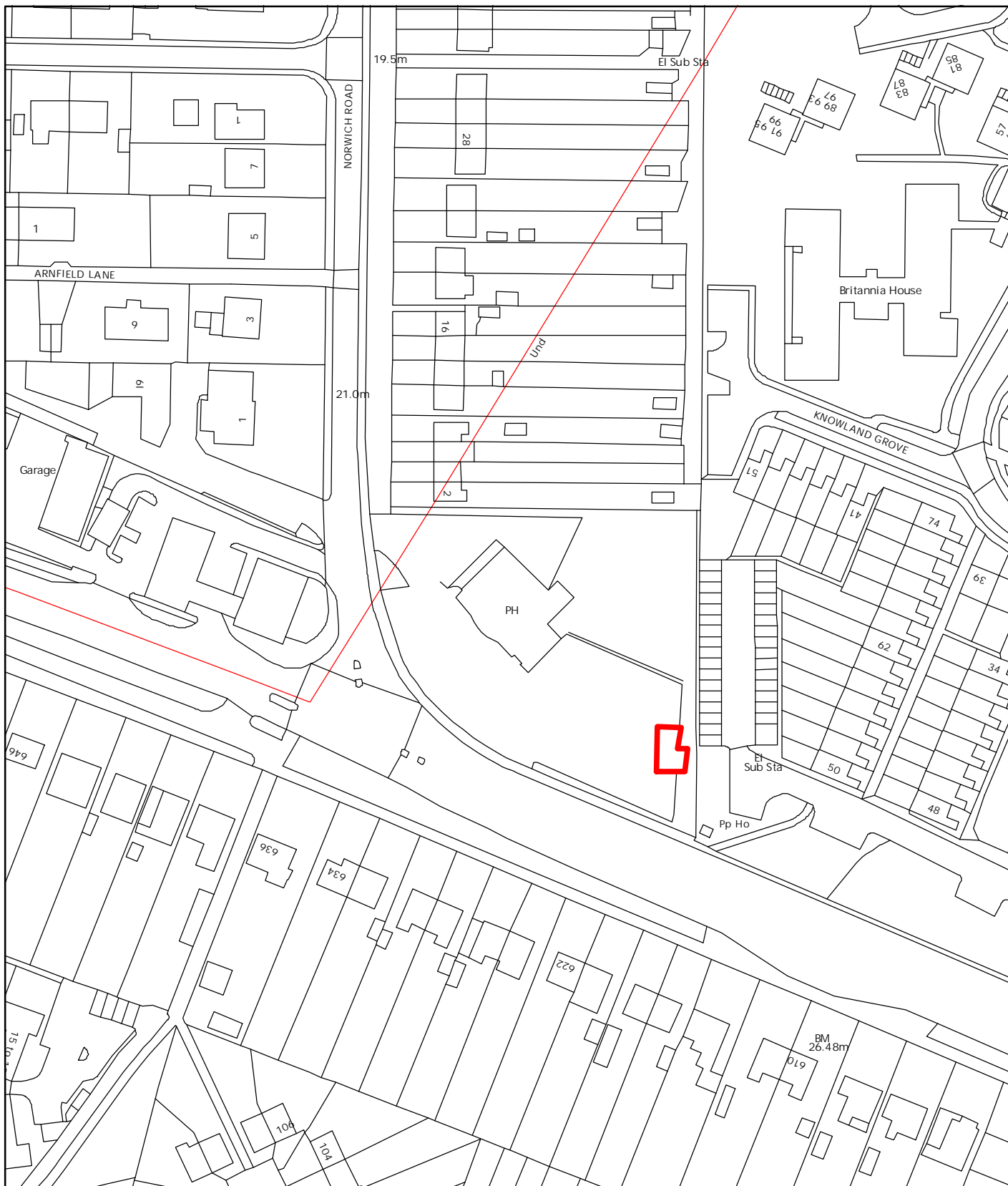
RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to the following conditions:

1. Commencement of development within 3 years.
2. Planting and landscaping on Dereham Road frontage to be carried out in accordance with details to be agreed.
3. Maintenance of landscaping.

Reasons for Approval

The decision to grant planning permission has been taken having regard to Policy HBE20 of the City of Norwich Replacement Local Plan (Adopted Version November 2004) and to all material considerations. The additional antennae and equipment cabinet would not have a significant detrimental visual impact on the amenities of the nearby residents or the wider area.



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Planning Application No - 08/00473/FT

Site Address - The Cherry Tree Dereham Road

Scale - 1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

