

Planning Sub-Committee Agenda



To: Councillor Muhammad Ali (Chair)
Councillor Paul Scott (Vice-Chair)
Councillors Toni Letts, Chris Clark, Joy Prince, Sherwan Chowdhury,
Jason Perry, Scott Roche, Gareth Streeter and Ian Parker

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 30 May 2019** at **5.30pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS BAKER
Council Solicitor and Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Michelle Ossei-Gerning
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www.croydon.gov.uk/meetings
Tuesday, 21 May 2019

Members of the public are welcome to attend this meeting.
If you require any assistance, please contact the person detailed above, on the right-hand side.

To register a request to speak, please either e-mail Democratic.Services@croydon.gov.uk or phone the number above by 4pm on the Tuesday before the meeting.

N.B This meeting will be paperless. The agenda can be accessed online at www.croydon.gov.uk/meetings

AGENDA – PART A

1. Apologies for absence

To receive any apologies for absence from any members of the Committee

2. Minutes of the previous meeting (Pages 5 - 6)

To approve the minutes of the meeting held on Thursday 25 April 2019 as an accurate record.

3. Disclosure of Interest

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

4. Urgent Business (if any)

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

5. Planning applications for decision (Pages 7 - 10)

To consider the accompanying reports by the Director of Planning & Strategic Transport:

5.1 19/01515/FUL Telecommunications Site, Simpson's Fisheries, Imperial House, Redlands, Coulsdon, CR5 2HT (Pages 11 - 20)

Removal of existing telecommunications mast and associated apparatus and equipment housing and the erection of replacement 25 metre high mast including 6 antennas and 4x600 millimetre dish antennas and

associated apparatus, 11 equipment cabinets at ground level and associated ancillary works including perimeter fencing.

Ward: Coulsdon Town

Recommendation: Grant permission

6. Exclusion of the Press & Public

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended."

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Planning Sub-Committee

Meeting held on Thursday, 25 April 2019 at 9.35 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Muhammad Ali (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Gareth Streeter, Ian Parker and Andrew Pelling

Also Present: Councillor Mario Creatura.

PART A

A35/19 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held on 28 March 2019 be signed as a correct record.

A36/19 **Disclosure of Interest**

There were no disclosures of a pecuniary interest not already registered.

A37/19 **Urgent Business (if any)**

There was none.

A38/19 **Planning applications for decision**

A39/19 **19/00320/FUL Development Site, 15 Woodplace Lane, Coulsdon, CR5 1NE**

Erection of two storey four-bedroom detached dwelling and associated garage, vehicular access, parking and refuse storage.
Ward: Coulsdon Town

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Caroline Inker spoke against the application.

Peter Appleby spoke in support of the application.

Councillor Mario Creatura, Ward Councillor, spoke against the application.

At 9.57pm, the Sub-Committee agreed to lift the guillotine and continued the meeting.

Councillor Scott proposed a motion for **APPROVAL** of the application.
Councillor Ali seconded the motion.

Councillor Streeter proposed a motion to **REFUSE** the application on the grounds of overdevelopment resulting in loss of amenity.
Councillor Parker seconded the motion.

The motion of approval was put forward to the vote and was carried with three Members voting in favour and two against. The second motion therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of the Development Site, 15 Woodplace Lane, Coulsdon CR5 1NE.

The meeting ended at 10.13 pm

Signed:

Date:

.....
.....

PLANNING SUB-COMMITTEE AGENDA

PART 5: Planning Applications for Decision

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
 - the London Plan (consolidated with Alterations since 2011)
 - the Croydon Local Plan (February 2018)
 - the South London Waste Plan (March 2012)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by **Highways Legislation**.
 - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the **Party Wall Act**.
 - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

3 **ROLE OF THE COMMITTEE MEMBERS**

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

4. **THE ROLE OF THE CHAIR**

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

5. PROVISION OF INFRASTRUCTURE

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
 - ii. Health care facilities
 - iii. Projects listed in the Connected Croydon Delivery Programme
 - iv. Public open space
 - v. Public sports and leisure
 - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

6. FURTHER INFORMATION

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

7. PUBLIC SPEAKING

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

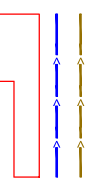


8. BACKGROUND DOCUMENTS

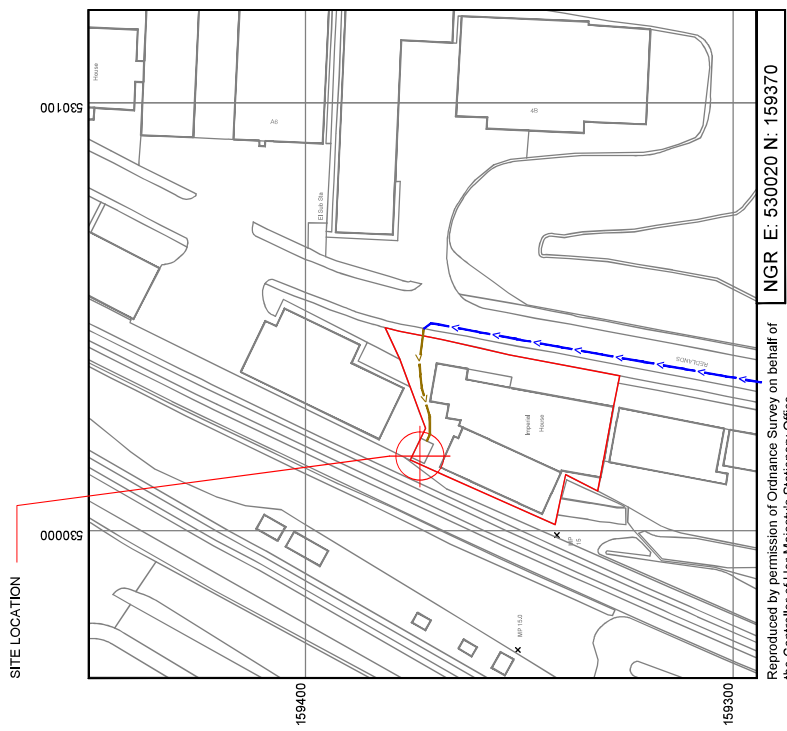
- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

9. RECOMMENDATION

- 9.1 The Committee to take any decisions recommended in the attached reports.

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<p>NOTES:</p> <p>1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.</p> <p>DIRECTIONS TO SITE:</p> <p>Exit M25 onto A23 towards London/Croydon, Pass Coulsdon South Railway Str. After the Str turn right onto Marlipit Lane, go under the bridge, then left onto Ullevater Crescent At the rt turn left onto Redlands, site is 300m on left</p>				<table border="1"> <tr> <th>Number</th> <th>MBNL E.E. F1526</th> <th>Project</th> <th>Purpose of Issue</th> <th>Issue</th> </tr> <tr> <td>MOD1</td> <td>MBNL</td> <td>Acquisition Trial</td> <td>Planning</td> <td>A</td> </tr> <tr> <td>DATE</td> <td>20/07/2018</td> <td>Revision / Update Description</td> <td></td> <td></td> </tr> <tr> <td>Drawn</td> <td>DJM</td> <td>First Issue</td> <td></td> <td></td> </tr> <tr> <td>Checked</td> <td>DC</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Approved</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		Number	MBNL E.E. F1526	Project	Purpose of Issue	Issue	MOD1	MBNL	Acquisition Trial	Planning	A	DATE	20/07/2018	Revision / Update Description			Drawn	DJM	First Issue			Checked	DC				Approved				
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Checked	DC																																		
Approved																																			
 <p>Mobile Broadband Network Limited Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX</p>				<p>Site Name: SIMPSON'S FISHERIES</p> <p>Site ID: 1102511</p> <p>Address: IMPERIAL HOUSE REDLANDS CROYDON CR5 2HT</p> <p>Title: 002 SITE LOCATION PLAN</p> <p>Project: ATAP</p> <p>Purpose of Issue: GENERAL ARRANGEMENT</p> <table border="1"> <tr> <td>E.E. CARD ID:</td> <td>21520</td> <td>MBNL CARD ID:</td> <td>CDN062</td> <td>SUK CARD ID:</td> <td>CR0032</td> </tr> <tr> <td>Master Drawing No:</td> <td colspan="5">1102511_CDN062_21520_CR0032_M001</td> </tr> </table>		E.E. CARD ID:	21520	MBNL CARD ID:	CDN062	SUK CARD ID:	CR0032	Master Drawing No:	1102511_CDN062_21520_CR0032_M001																						
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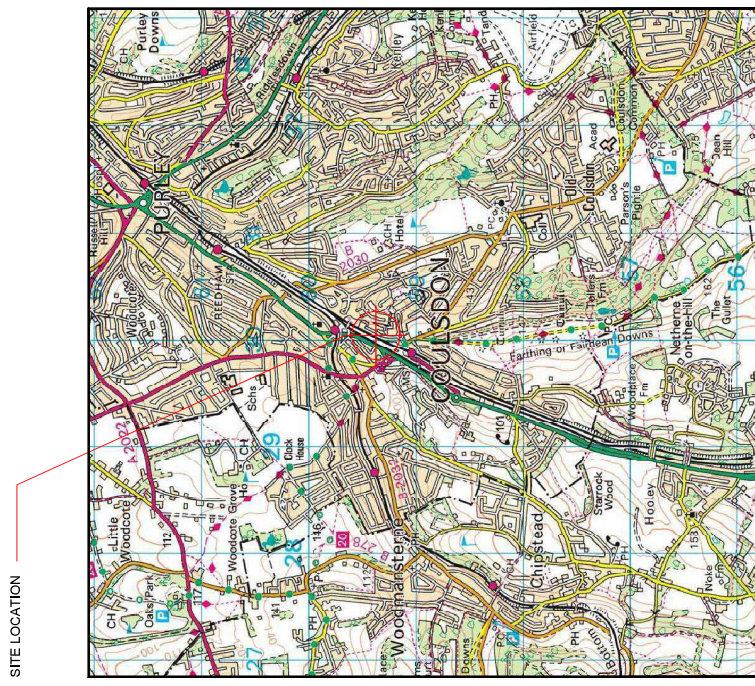
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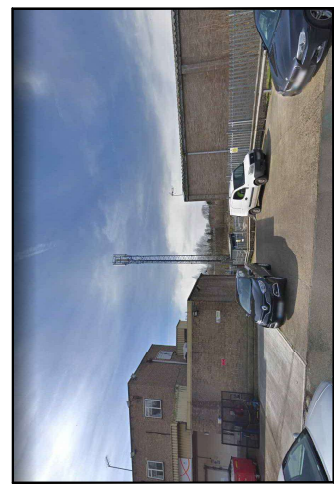
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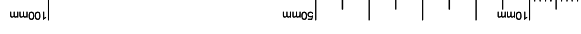
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SITE PHOTOGRAPH



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1 APPLICATION DETAILS

Ref: 19/01515/FUL
 Location: Telecommunications Site, Simpson's Fisheries, Imperial House
 Redlands, Coulsdon, CR5 2HT
 Ward: Coulsdon Town
 Description: Removal of existing telecommunications mast and associated
 apparatus and equipment housing and the erection of
 replacement 25 metre high mast including 6 antennas and 4x600
 millimetre dish antennas and associated apparatus, 11
 equipment cabinets at ground level and associated ancillary
 works including perimeter fencing
 Drawing Nos: 1102511_CDN062_CR0032_M001 Site Location Plan, Existing
 Site Plan, Existing Elevation, 215 Max Configuration Site Plan,
 Max Configuration Elevation
 Agent: Mr Steven Peck
 Case Officer: Louise Tucker

1.1 This application is being reported to committee because the ward councillor (Cllr Clancy) made representations in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

2 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT full planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) The development shall be carried out wholly in accordance with the approved plans
- 2) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 Full planning permission is sought for the erection of a 25 metre high lattice telecommunications mast with 6 attached antennas and associated equipment cabinets and ancillary cabling at ground floor level, to replace an existing 20 metre high lattice mast in the same location.
- 3.2 The applicant states that the enlarged mast seeks to accommodate 5G coverage in the area and in view of the increased level of apparatus required to be installed, a more substantial lattice structure is required (with increased height to ensure that radio signals clear neighbouring trees and buildings).

Site and Surroundings



Image 1 – aerial view

- 3.3 The application site is located on the west side of Redlands, within the Marlpit Lane Industrial Estate. The immediate area is generally industrial in character, although residential properties are located approximately 150-200 metres to the east (situated at a significantly higher level and fronting onto Deepfield Way). To the west is a railway line, beyond which are various car showrooms fronting onto Farthing Way. The site is included within the designated Marlpit Lane Strategic Industrial Location. Approximately 1km to the south lies a designated Croydon Panorama (from Farthing Downs of Coulsdon).

Planning History

- 3.4 A mast has been in place on site over a number of years (well before 2002). There were a number of applications to modify the mast (in 2002 and 2004) which received resolutions to grant (LBC Ref 02/00021/P and 04/01415/P) subject to S.106 Agreements which sought to secure that the mast be set aside for use by other operators and mobile networks. The files suggest that these S.106 Agreements were never completed and therefore the applications subsequently fell away. It appears from the site inspection that these works never took place – with currently three antenna attached to the existing lattice mast.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed mast would help in the delivery of 5G technology and enhanced communication, supporting the expansion of electronic communications networks.
- The proposed installation is proposed within an established industrial area and situated a reasonable distance away from neighbouring residential properties.
- The existing lattice structure can already be viewed from surrounding sites and whilst the increased height and scale of the telecommunications installation (especially at the top of the mast) would be larger than that existing, in view of the neighbouring context and the appearance of the existing structure, the visual impact would be acceptable.
- The application has been accompanied by an ICNIRP Certificate which suitably satisfies International Guidelines associated with non-ionising radiation levels.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of letters sent to adjoining occupiers of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 12 Objecting: 12 Supporting: 0

No of petitions received: 1 with 42 signatures

- 6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
Material issues	
The proposed mast is in close proximity to residential	Health considerations is considered in paragraphs 8.9-8.12

properties and is likely to be a health hazard	
There is scientific evidence from scientists and doctors who have demanded that the EU should ignore the ICNIRP Certification process, seeking a moratorium of 5G networks	Ditto above
5G towers are more dangerous than other cell towers – as 5G is higher frequency and ultra-high intensity with shorter millimetre waves which means that many mini cell towers would need to be installed also	Ditto above
A higher tower will bring stronger waves closer to neighbouring residential properties with increased risk of cancer	Dittos above
Government policy is to locate such installations away from local schools. Considered that St Aiden's and Bryon Schools are within 500 metres of the site along with local parks (where children play). Also concern about wildlife in Farthing Downs (and the overall visibility of the mast from this SSSI).	The installation is in excess of 500 metres from neighbouring schools. No consultation was necessary. The relationship with views from Farthing Down would be acceptable
Detrimental impact on trees	There are no trees on the site
Potential noise impact	Noise will not be a factor for local residents with residential property located in excess of 150 metres from the site
The mast would appear obtrusive, in full view from Deepfield Way properties (located on a cliff overlooking the industrial estate). The mast is too high and is not in keeping with the area	The mast would be more visible when viewed from the rear of residential properties but one needs to balance this against the need for enhanced mobile phone coverage and the appearance of the existing installation.
Over-development of the site and increased over-looking	Apart from the increased height and scale of the replacement mast, there is no other clarity or indication as to how the scheme might indicate over-development.

6.3 Councillor Clancy has objected to the scheme, making the following representations:

- Concern over the public health effects of the proposed installation

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations. The determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 4.11 Encouraging a Connected Economy
- 7.4 Local Character
- 7.6 Architecture

Croydon Local Plan 2018 (CLP 2018):

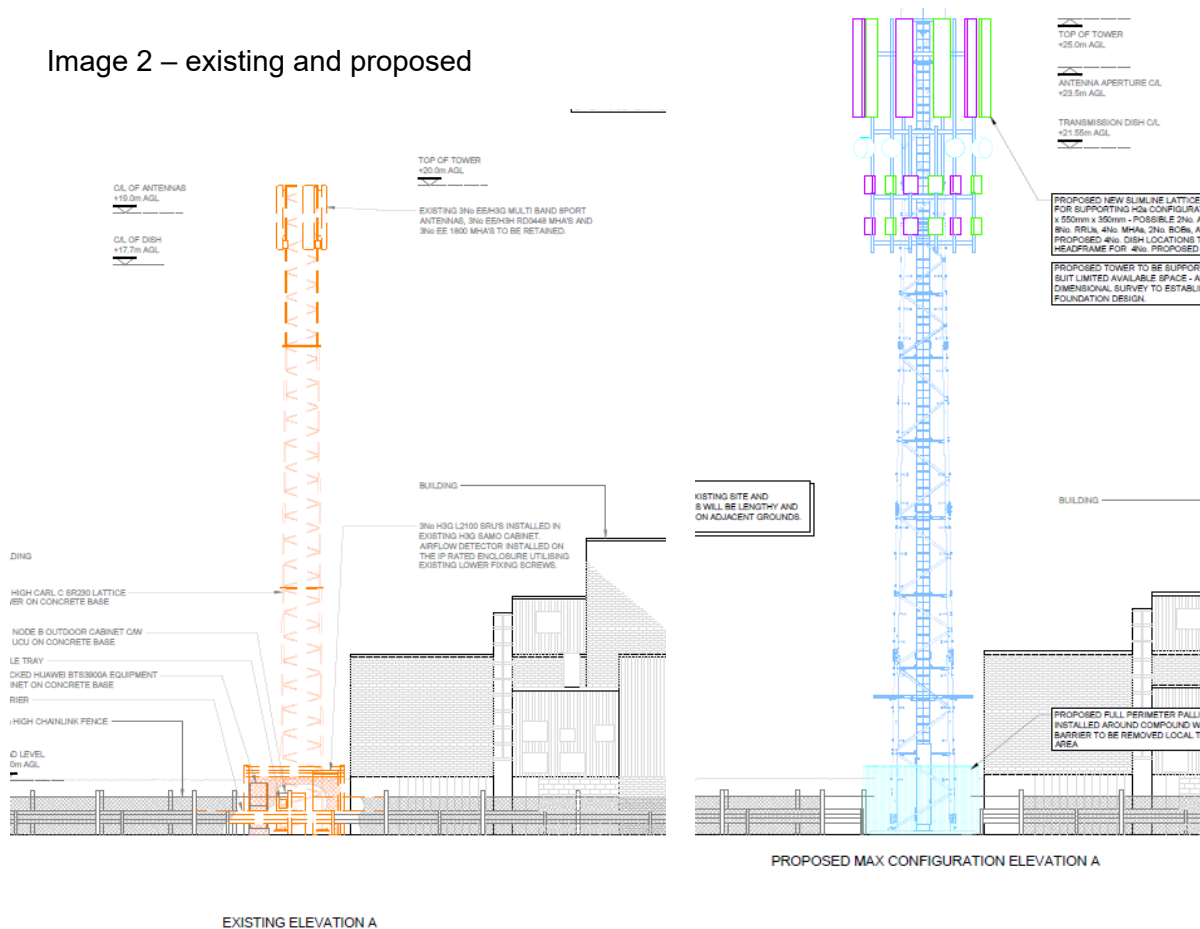
- SP3.2 Retention and Redevelopment of land in Industrial Use “4 Tier Approach”
- DM10 Design and Character
- DM 17 Views and Landmarks
- DM33 Telecommunications

8 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee are required to consider are as follows:

- Desire to enhance mobile technology – as a contributor to economic growth;
- Appearance of the replacement installation and the extent of harm caused to existing visual amenities;
- Other residential amenity considerations
- Location and extent to which health concerns should be taken into consideration

Image 2 – existing and proposed



Enhanced Mobile Technology – Contributing to Economic Growth

- 8.2 Section 10 of the National Planning Policy Framework (NPPF) focusses specifically on supporting mobile technology, which Government considers is essential for economic growth and social well-being. It states that planning policy and decisions should support expansion of next generation mobile technology (such as 5G). It advises that the number of masts should be kept to a minimum consistent with the needs of customers, with use of existing masts being encouraged. It states that where new masts are proposed, equipment should be sympathetically designed and camouflaged where appropriate. It also states that local planning authorities should not impose a ban on new electronic communications development.
- 8.3 Policy 4.11 of the London Plan (Consolidated with Alterations since 2011) seeks to facilitate the provision and delivery of the information and communications technology infrastructure and supports the use of information and communications technology.
- 8.4 It is clear that this proposed installation would provide enhanced telecommunications coverage (with enhanced signal as a consequence of additional height and more sophisticated antennae) seeking to deliver enhanced 5G technology. This is fully in accordance with the NPPF and London Plan.

Visual Amenities

- 8.4 The Croydon Local Plan (Policy DM33) advises that when proposing a new mast, the applicant is required to demonstrate that there are no existing buildings, masts or other structures on which the apparatus could be sited. It also directs such development (where possible) away from Green Belt and Metropolitan Open Land and seeks to ensure that such installations do not impact on the operation of other electronic devices in the immediate area. Finally, the policy advises that the proposed development should be sited and designed to minimise the impact to the external appearance of the building or structure.
- 8.5 The existing mast installation (which is a lattice mast structure rising to an overall height of 20 metres) has been in place over many years and is suitably located within an industrial estate. The existing structure can be viewed from within the rear gardens of residential properties fronting Deepfield Way and residents have raised concerns over the increased height of the installation and the additional apparatus required (thereby increasing the scale and prominence of the installation).
- 8.6 Whilst it is acknowledged that the mast installation will become more prominent, in view of the appearance of the existing structure and its immediate setting within an industrial estate, considered alongside the need to deliver 5G technology (as highlighted by the NPPF), officers are satisfied on balance, that the harm caused as a consequence of additional height and scale would not be sufficient to sustain a sound reason for refusal. The change in views from Farthing Down would be negligible as a consequence of the proposed installation, with the site being situated within the valley.
- 8.7 It is understood that the mast is being used by more than one mobile network (EE (UK) Ltd and Three (UK) Ltd) and therefore the mast is being suitably shared between mobile phone operators. Whilst policy requires exploration of site sharing of telecommunication masts and other building installations, the replacement of the existing mast represents a suitable solution, especially as the mast is located within an existing industrial area and a reasonable distance away from neighbouring residential areas. Unlike previous resolutions, officers do not see a need to require mast sharing obligations (pursuant to S.106 of the 1990 Act).

Residential Amenities

- 8.8 Local residents have raised issues of over-development, increased overlooking and an increase in noise levels. It is very difficult to understand how these issues apply to this proposed replacement, albeit larger, telecommunications mast.

Health Impacts

- 8.9 The NPPF advises that applications for telecommunications equipment should be supported by necessary evidence, including consultation with local schools or colleges alongside the submission of a self-certification statement to certify the cumulative exposure, to confirm that when operational, the installation would not exceed International Commission guidelines on non-ionising radiation.

- 8.10 There are no schools or colleges close to this site and there was no requirement for the applicant to consult neighbouring schools or colleges. None of the schools highlighted by objectors are within 500 metres of the site (as the crow flies).
- 8.11 The application was accompanied by the required ICNIRP Certificate which satisfies the requirements as laid down by the NPPF. Health considerations and public concern, including perceived fear of health risks can in principle be considerations in determining applications for planning permission. However it is for the decision maker (generally the local planning authority) to determine the weight to be afforded to such considerations in any particular case. In the Government's view, if the development meets the ICNIRP guidelines for public exposure, it should not be necessary for a local planning authority, in processing a planning application, to further consider health aspects and concerns. The applicant, in this case, has confirmed that the proposed installation would comply with the relevant ICNIRP guidelines and a Certificate has been provided to this effect.
- 8.12 Whilst it is clear that residents remain concerned about increased exposure through the introduction of 5G technology, the applicant has satisfied requirements and there is no basis to refuse planning permission on grounds of potential health effects of the proposed installation. Whilst the health effects of such installations is a material consideration, the presence of a valid ICNIRP Certificate satisfactorily deals with the issue.

Conclusion

- 8.13 Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.
- 8.14 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.