
TITLE : **05/00260/FUL**
REMOVE EXISTING 15 METRE HIGH MAST AND
CONSTRUCT 18 METRE HIGH MONOPOLE MAST WITH
RELOCATED ANTENNA AND DISH AND 3 NO. ADDITIONAL
ANTENNAS AND 2 NO. ADDITIONAL DISHES AND
EXTENSION TO EQUIPMENT COMPOUND
LAND AT LINCOLN ROAD ROCHFORD

APPLICANT : **AIRWAVE MM02 LTD**

ZONING : **METROPOLITAN GREEN BELT**

PARISH: **HAWKWELL PARISH COUNCIL**

WARD: **HAWKWELL NORTH**

In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no 778 requiring notification of referrals to the Head of Planning Services by 1.00 pm on Tuesday, 24 May 2005, with any applications being referred to this meeting of the Committee. The item was referred by Cllr M G B Starke.

The item that was referred is appended as it appeared in the Weekly List, together with a plan.

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- 8.1 **Hawkwell Parish Council:** No objection as long as the road surface at the north end of Lincoln Road is re-instated.

NOTES

- 8.2 Approval is sought to remove an existing 15m high mast and construct an 18m high monopole mast with relocated antenna and dish and 3 additional antennas and 2 additional dishes and extension to equipment compound at a site off Lincoln Road, Rochford. Supporting information: ICNIRP Declaration, Vodafone supporting technical information, copies of letters sent to Parish, Ward Councillors, Southend Airport and Site Specific Supplementary Information.
- 8.3 Also proposed is a temporary track way access route 130m long to be used for construction and to use Lincoln Road as a proposed maintenance access route in the longer term.

- 8.4 The slope on the site falls to the south making the existing mast partially visible along Magnolia Road between 440m and 675m away. The site is a field located next to a designated existing public open space and wildlife site. There is an existing 15m high Orange mast (01/00894/DPDP24) and 15m high O2 mast on the site.
- 8.5 Evidence has been provided to show that the applicant has sent letters to the appropriate bodies, the Ward Councillors, Parish Council and Southend Airport.
- 8.6 The proposal would replace the O2 mast with a mast to be shared between O2 and Vodafone. This meets Government guidance, which advocates the reduction in harm to the landscape by mast sharing.
- 8.7 When considering applications regarding telecommunication masts Government guidance contained within Planning Policy Guidance Note No. 8 Telecommunications, encourages mast sharing, maintaining the Green Belt openness and sympathetic design appropriate to the site surroundings. Central Government advises Local Planning Authorities that where applicants provide evidence that the mast will meet ICNIRP Guidelines health issues (as raised by residents) do not need to be explored further. It is noted that the proposed mast is at a distance of 118m from the nearest residential home, 240m from the nearest housing estate and 1400m from the nearest school.
- 8.8 In relation to the visual intrusion to the Green Belt and sympathetic design, the current mast is clearly visible at various points, including approaching from Lincoln Road, at West Winds (Durham Road) and Meadow View (Durham Road). The proposal would be relatively unseen from the majority of housing to the east of the proposal. As the proposal would only be 3m higher and the antennas array remains modest, a refusal of permission is not likely to be sustainable. The increase in height is considered minimal in relation to the existing structure for an additional service provider. This is supported, as the existing mast is taller than the surrounding trees. A need for landscaping the base unit in this case is not required as the base unit is relatively unseen in this particular locality.
- 8.9 **County Surveyor (Highways):** De-minimis
English Nature: The proposal is not likely to affect a Site of Special Scientific Interest, if presence of protected species found, please contact again.
- 8.10 One petition received from 13 neighbours in Durham Road and twelve responses from 9 neighbouring addresses in Ashingdon Heights and Rectory Avenue with the following objections:
- Siting and design will detract from visual amenity of the locality
 - Concerns over the detrimental effect on immediate community's health, especially children, via radiation
 - No persuasive technical reason as existing base station is more than adequate to cope with phone usage
 - References to the Stewart Report to adopt precautionary approach
 - Technology has not yet been proved as being safe
 - Local residents could be slow cooked in their beds

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- Quality in urban areas
 - Mast would be an eye sore/ unsightly monstrosity
 - Does not benefit the local community, phone coverage more than adequate for this area
 - Development is out of character with the local area
 - Private property will plummet in areas near to masts
 - Potential to destroy, or adversely affect local wildlife
 - Infer that proposed mast to support 3G technology which is more demanding in terms of power and communications requirements
 - As residents in Green Belt accept strict development restrictions, seems that restrict residents in interests of maintaining the countryside and give consent to outside commercial development.
 - Existing mast is an eyesore, standing above tree line, new mast would be even more visible
 - What next, further height or second or third mast?
 - Not until installed did they realise that the existing mast would be so prominent
 - ICNRP certificate - does it relate to proposed or current levels, shouldn't it be checked to ensure it is within those limits?
 - You will only consider effect of the incremental change not overall visual effect, seems faulty approach given residents were not approached for their view on existing mast probably because "permitted development"
 - People are fed up with dismissive approach and this façade of influencing decisions which are effectively done deals with mobile operators
 - Description written in language such that anyone outside the communications industry can not identify exact proposal
 - Placement of particular site sympathetic to overall vista that came as surprise to neighbours did not know it existed, increasing the height will make more families aware of it
 - Urged to reject application & not consider appeal until conclusively proven scientifically that they represent no risk to human and animal life
 - Moved 18 months ago to settle down and had to fight drug rehabilitation centre and now this, have they made right decision to move there as both have serious implications to family life. If they do not want to live there, who will?
 - Surveys by Dutch Government in 2003 with phone masts found that those taking part suffered from above levels of nausea, headaches and tingling sensations. National Radiological Protection Board issued warning that young people are at greater risk and that children under 8 should not use mobiles at all.
 - Current survey by University of Essex into safety of phone masts and no self-respecting Council should grant for phone masts until study is completed and findings publicly published.

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 The existing O2 monopole mast on site shall be dismantled and removed prior to the erection of the mast hereby approved.

- 3 Upon the use of this mast and ancillary equipment becoming redundant, the equipment hereby permitted shall be completely removed from the site and the land restored to its former state: In the interests of the visual amenities of the area.

Relevant Development Plan Policies and Proposals

UC3, PU1, UT4, GB1, RC8, R1, of the Rochford District Council Local Plan First Review

C2, of the Essex Structure Plan Adopted 2nd Alteration



Shaun Scrutton
Head of Planning Services

For further information please contact Sophie Weiss on (01702) 546366.

The local Ward Member(s) for the above application are Cllr. M.G.B. Starke
Cllr. Mrs M.A. Starke