

**Item Number:** 11  
**Application No:** 15/00787/FUL  
**Parish:** Kirkbymoorside Town Council  
**Appn. Type:** Full Application  
**Applicant:** Arqiva Limited  
**Proposal:** Erection of 18m high lattice tower with 1no. omni-antenna for Smart Meter electronic communications together with 1no. meter cabinet and 2.2m high chain-link/barbed wire site compound boundary fence.  
**Location:** Land At Mast Site On Keld Head Road Kirkbymoorside

**Registration Date:**  
**8/13 Wk Expiry Date:** 1 September 2015  
**Overall Expiry Date:** 6 August 2015  
**Case Officer:** Charlotte Cornforth **Ext:** 325

#### CONSULTATIONS:

<b>Parish Council</b>	Concerns
<b>Highways North Yorkshire</b>	No objection

#### Neighbour responses:

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#### SITE:

The application site is set within a group of farm buildings to the north side of Keld Head Road opposite Keld Head Farm, located north-west of the town of Kirkbymoorside. The site is also located within the Fringe of the Moors Area of High Landscape Value. The parcel of land already accommodates four telecommunications masts and ancillary equipment associated with this use. The parcel of land also benefits from existing tree planting on the boundaries.

#### PROPOSAL:

Erection of 18m high lattice tower with 1no. omni-antenna for Smart Meter electronic communications together with 1no. meter cabinet and 2.2m high chain-link/barbed wire site compound boundary fence.

'Smart Metering' is a Government programme to roll out, between 2014-2020 smart electricity and gas metres to homes and small businesses across Great Britain. The Smart Meter initiative is a key part of the Government's programme to cut green house gas emissions, decarbonise the economy and support the creation of new green jobs and technologies. All electronic communications networks, need to be supported by infrastructure on operational sites with the required antennas and other apparatus needed to provide radio coverage to the local area.

#### POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP10 Physical Infrastructure  
Policy SP13 Landscapes  
Policy SP16 Design  
Policy SP18 Renewable and Low Carbon Energy Policy  
Policy SP19 Presumption in Favour of Sustainable Development  
Policy SP20 Generic Development Management Issues

National Planning Policy Framework (2012)

Chapter 1 - Building a strong, competitive economy

Chapter 5 - Supporting high quality communications infrastructure

Chapter 11 - Conserving and enhancing the natural environment

National Planning Practice Guidance (2014)

**HISTORY:**

The relevant planning history in connection with the site includes:

- 97/01101/TELE - Planning permission granted - Erection of 20m telecommunications mast with associated equipment cabin.
- 98/00602/TELE - Planning permission granted - Erection of a 20 metre slimline monopole with associated equipment cabin.
- 00/00790/TELE - Planning permission granted - Erection of 20m high monopole mast with 3 no. digital radio antennas and 2 no. 300mm diameter microwave dishes, and erection of equipment cabin.
- 03/00448/TELE - Planning permission granted - Erection of 20m high monopole with 6 no. antennae, two microwave dishes and associated equipment cabin.

**APPRAISAL:**

Members should note that the landowner is the nephew of Councillor Cussins and the application is therefore required to be determined by the Planning Committee..

The main considerations to be taken into account are:

- i. Impact upon the wider landscape of the Fringe of the Moors Area of High Landscape Value
- ii. Highway safety
- iii. Neighbouring amenity and safety

i. Impact upon the wider landscape of the Fringe of the Moors Area of High Landscape Value

The proposed lattice tower, constructed of galvanised steel will be similar in appearance and height to the existing masts on the site. It is considered that the wider landscape impact arising from the proposal will be minimal. There will be glimpsed views of the proposed lattice tower when travelling west - east along the A170. Furthermore, with the backdrop of trees on the site, the wider landscape impact will be mitigated. The existing masts on the site have become established features within the local landscape and it is considered that this proposal is of a similar scale, design and appearance to the existing masts on the site. It is considered that the proposal will not result in a detrimental impact upon the landscape character of the Fringe of the Moors Area of High Landscape Value. The proposal is therefore considered to be compliant with Policies SP13 (Landscapes), SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

ii. Highway safety

Access to the site will be provided off Keld Head Road. Once the proposal has been constructed, the development will be unmanned requiring periodic visits, (typically once every two or three months) for routine maintenance and servicing. The Local Highway Authority has raised no objection to the proposal in terms of its impact upon highway safety and traffic movements. The proposal is therefore considered to be compliant with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

### iii. Neighbouring amenity and safety

Kirkbymoorside Town Council has stated the following with regard to the proposal.

*A member of the public raised concerns with regard to the application. There are negative implications with the mast being in close proximity to other masts. Sub-frequency radiation - no experience of anticipated pulse frequency and the associated detriment to inhabitants in proximity to the site. Further information is required to ascertain; the safety to residents in proximity to the mast; the area that the mast is to service; what power level will be emitted; is it integral for the mast to be located in close proximity to the school and soon built up residential area (West Fields).*

The agent has responded to the Town Council's comments and has stated:

*The proposed Smart Metering installation would operate by emitting radio waves referred to as Radio Frequency (RF). The World Health Organisation advises that:*

*“The levels of RF exposure from base stations and wireless networks are so low that the temperature increases are insignificant and do not affect human health” and “Based on a recent in-depth review of the scientific literature, the WHO concluded that current evidence does not confirm the existence of any health consequences from exposure to low level electromagnetic fields”\**

*In relation to telecommunication development, the National Planning Policy Framework stipulates that local planning authorities must determine applications on planning grounds and that:*

*“They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.” (paragraph. 48).*

*The development that is the subject of this planning application is accompanied by a certificate that confirms compliance with the health guidelines referred to. This was submitted with the planning application*

*The document entitled ‘Supporting Statement’ which was submitted with the planning application provides information on the area that the mast is to serve and the site selection process. This document should be referred to for full details. The document includes the attached map that shows the predicted coverage area from this particular installation. It includes the settlements and surrounding rural areas Kirkbymoorside, Kirby Mills, Welburn, Nawton and Great Edstone (list not exhaustive).*

*For the installation to operate effectively it must be sited in relative close proximity to the homes that it is to serve. The technical and environmental considerations of such an installation can make it difficult to find a suitable site. For example, the site must be of sufficiently high land elevation and the top of the mast must be capable of clearing surrounding ground-based clutter, such as trees and buildings, to prevent signal interference. Sites within residential areas are typically avoided to ensure protection of residential amenity. It can also be challenging to identify a land owner that is willing to accommodate the installation. The proposed site at Keld Head meets this criteria where others failed.*

The agent's above response has been sent to the Town Council. No further response has been received from the Town Council at the time of writing this report. Members should note that the Supporting Documents accompanying the application can be viewed on the Council's website.

Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy states:

*New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence*

*Developers will be expected to apply the highest standards outlined in the World Health Organisation, British Standards and wider international and national standards relating to noise*

*New development proposals which will result in an unacceptable risk to human life, health and safety or unacceptable risk to property will be resisted. Developers will be expected to address the risks/potential risks posed by contamination and/or unstable land in accordance with recognised national and international standards and guidance*

*All sensitive receptors will be protected from land and other contamination. Developers will be expected to assess the risks/ potential risks posed by contamination in accordance with recognised national and international standards and guidance*

It is considered that with the submission of a certificate that confirms compliance with health guidelines controlled by other legislative powers, the proposal will not result in a material adverse impact upon the residential property of 'Keld Head Farm' that is located approximately 110 metres to the south of the site. This is also similar to the residential properties of 'Keld Head Orchard' that are located approximately 245 metres to the east of the site and 'Poplar Avenue' 290 metres to the south east of the site. Furthermore, the proposal is not considered to be overbearing in presence to the residential properties due to the separation distance from the site to these properties. The proposal is therefore considered to be compliant with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

#### iv. Conclusion

It is also considered that agent has demonstrated why this site is preferable in terms of the coverage area. The Local Planning Authority considers that the proposal will not be detrimental to the landscape character of the Fringe of the Moors Area of High Landscape Value and will provide the greatest amount of coverage.

There has been no response from any other third parties with regard to the proposal.

In light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP10, SP13, SP16, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval subject to the following conditions.

Local Plan Strategy -Policy SP10 Physical Infrastructure  
Local Plan Strategy - Policy SP13 Landscapes  
Local Plan Strategy - Policy SP16 Design  
Local Plan Strategy - Policy SP18 Renewable and Low Carbon Energy  
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development  
Local Plan Strategy - Policy SP20 Generic Development Management Issues  
National Planning Policy Framework  
National Planning Policy Guidance

#### **RECOMMENDATION:                      Approval**

1            The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

- Location Plan - Drawing No 301158-00-004-ML001 Revision A
- Site Plan - Drawing No 3001158-01-100-MD001 Revision A
- Legal Plan - Drawing No 301158-00-10-ML001 Revision A
- Elevation - Drawing No 301158-01-150-MD001 Revision A

Reason: For the avoidance of doubt and in the interests of proper planning.

3 The mast, ancillary equipment and fencing hereby permitted shall be removed and the land restored to its former condition at such time as the mast is no longer required for the operational purposes.

Reason: In the interests of the visual amenity and to satisfy Policy SP20 of the Ryedale Plan  
- Local Plan Strategy.

**Background Papers:**

Adopted Ryedale Local Plan 2002  
Local Plan Strategy 2013  
National Planning Policy Framework  
Responses from consultees and interested parties