

Item Number: 10
Application No: 16/00302/FUL
Parish: Pickering Town Council
Appn. Type: Full Application
Applicant: Arqiva Limited
Proposal: Erection of 21m high lattice tower with 1no. omni-antenna for Smart Meter electronic communications together with 1no. meter cabinet at ground level and 2.1m high chain-link/barbed wire site compound boundary fence with access gate
Location: Mast At Pickering Sewage Works Westgate Carr Road Pickering North Yorkshire

Registration Date:
8/13 Wk Expiry Date: 28 April 2016
Overall Expiry Date: 2 April 2016
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Environmental Health Officer	No views received
Highways North Yorkshire	Recommend conditions
Parish Council	No objection

Neighbour responses: Mrs Pamela Sellers, Mr Michael Sellers,

SITE:

The application site is set within the Westgate Carr Sewage Works, located along Westgate Carr Road to the west of the town of Pickering. The site is occupied by Yorkshire Water and is located outside of the settlement's Development Limits.

PROPOSAL:

Erection of 21m high lattice tower with 1no. omni-antenna for Smart Meter electronic communications, together with 1no. meter cabinet at ground level and 2.1m high chain-link/barbed wire site compound boundary fence with access gate.

'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. Like all electronic communications networks, they need to be supported by infrastructure of operational sites with the required antennas and other apparatus required to provide radio coverage to the local area.

The agent has stated that it is normally best practice to share sites and utilise existing buildings and structures. However, in this case it has not been possible to share existing electronic communication sites or install antennas on a tall building or structure. A list of alternatives that have been considered in the town accompanies the application documentation and will be discussed later in the report.

The application is presented to Members for determination because 2 letters of objection have been received from local residents, raising material planning considerations. This will be discussed in the appraisal section of this report.

HISTORY:

The planning history on the site includes:

- 90/00297/OLD - Planning permission granted 02.10.90 - 3/102/66C/FA Erection of a plant room to be used in association with new sludge treatment plant.

- 91/00307/OLD - Planning permission granted 04.12.91 - 3/102/66D/FA Change of use of land from agricultural to sewage treatment works and installation of three new treatment units.

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)

APPRAISAL:

The main considerations to be taken into account are:

- i. Impact upon the visual amenity of the locality
- ii. Highway safety
- iii. Neighbouring amenity and safety
- iv. Conclusion

- i. Impact upon the visual amenity of the locality

The proposed lattice tower will be constructed of galvanised steel, with the equipment cabinets being either green or grey, which would be agreed at the condition stage if permission is granted. There will be localised views when travelling along Westgate Carr Road. Westgate Carr Road becomes a single lane width at the point it reaches the sewage works. The site benefits from natural screening in the form of a dense, high-level and mature conifer trees that are approximately 17m high. This will help to mitigate the impact of the tower on the surrounding area. The proposed tower is 21m and the agent has stated that the tower needs to be higher than the trees to ensure that the antenna which it supports can clear all surrounding objects and function effectively.

The Westgate Carr Road Industrial Estate buildings and the Pickering Sewage Works are established buildings within this local landscape. It is considered that with the natural screening around the site and due to the close proximity to industrial buildings and the Sewage works, the mast and associated equipment would not be a visually discordant feature within this setting.

It is considered that the proposal will not result in a detrimental impact upon the character of the locality. 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

The Local Highway Authority has stated the following with regard to the proposal:

Given that the site will utilise the existing vehicular access into the treatment works, no highway authority objections are raised.

They have recommended that conditions relating to precautions to prevent mud on the highway and on-site parking, on-site storage and construction are attached to the Decision Notice if planning permission is granted.

iii. Neighbouring amenity and safety

2 letters of objection have been received from the occupiers of Stanfield Hall that is located approximately 445 metres to the south of the application site, adjacent to Westgate Carr Road. Their objections state the following:

My reaction and objection to this mast is in 2 parts. There is the health risk which is well documented and much is said about it on the internet and the following is an extract taken from one such article. "Most people are unaware of the Radio Frequency (RF) radiation they are exposed to. Radiation is usually associated with weapons, medical treatments, nuclear power plants and smoke detectors. We are being relentlessly bombarded both indoors and outdoors by many different forms of radiation. As more and more cell phones proliferate like reproducing rabbits out of control, radio bandwidth and channel limitations force companies to add more microcells. Microcells are worse for humans as these directly result in more RF radiation, as a result of being located closer to people at ground level. There are no other options to keep the cell network operating. Unfortunately the average person won't care, as long as their phone works when they pick it up. Increased RF exposure will inevitably lead to more illness from compromised immune systems, nervous system, brain disorders, organ problems, tumours and cancer. This problem is very much like cancer. An interesting fact about cancer is that everyone has a different susceptibility to it. Some people can smoke their entire lives and not become ill, yet live to be 99 years old. Others cannot. Some can drink hard alcohol their entire lives and never have health problems, while others cannot. Cell phone radiation susceptibility will likely inevitably prove to be this way. The studies show that RF radiation exposure can be just as harmful as smoking. People use cell phones and wearing them daily like jewellery. The problem is you don't know how susceptible your body is until it's too late. All the time we see cell phone foolishness. People often chuckle, sneer and shake their heads at those hooked on cigarettes standing outside stores, puffing away and working hard to accomplish heart attacks, strokes and cancer. These same laughing people then go into a supermarket and place a call on their cell phone, to irradiate themselves". The second part of the objection is the visual impact. A similar mast has just been erected on the Sinnington bye pass and it is ugly not blending at all in to the environment around it. At least in other parts of the county there is some effort to disguise them for instance on the A169 there is a mast in a wood. On the A64 near the Stockton Lane junction a mast has been disguised as a tree. Note: I do have a mobile phone but accept the poor reception in our home much preferring that to more radiation.

From Pamela Sellers (wife of Michael Sellers) I object to the Planning Application 16/00302/FUL for an omni-antenna mast for Smart Meter communications to be sited at the Pickering Sewage Works because there are well documented concerns about the health hazards for people who live or work close to the masts. I believe that this mast would be too close to the people who live on Westgate Carr Road and Costa Way and too close to the people who work at the Rosti factory and the factories/industrial units on the Westgate Business Park. I do not have a mobile phone or a microwave oven or a Smart Meter because I share these concerns. Whether or not I use them I know that we are all subject to the radiation emitted from increasing amounts of electronic traffic and the masts that

support it. I believe that in time this level of radiation will be acknowledged to be as dangerous as passive smoking is now known to be. I also object to this Planning Application because a 21m high lattice tower with its 2m chain link compound, clearly visible without any screening, would be very unsightly. There must be a more suitable site than this.

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

The submission of an ICNIRP certificate confirms that the development complies with health guidelines controlled by other legislative powers. Refusal of the proposal on health grounds cannot be substantiated in these circumstances. Furthermore, it is considered that the proposal will not result in a material adverse impact upon the residential property of Stanfield Hall, a property that is located approximately 445m to the south of the site.

The proposal is not considered to be overbearing in presence to residential properties due to the physical separation from the site to the nearest residential properties. The proposal is therefore considered to be compliant with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

Regarding the points made on the visual impact of the proposal, these have been addressed in point i of the report. The other sites that were investigated include:

- Site 1 - O2 mast
- Site 2 - Vodaphone mast, Pickering Surgery
- Site 3 - St Peter and St Paul Church

The supporting statement submitted as part of the planning application states with regard to Sites 1 and 2:

The Smart Metering proposal requires the deployment of an Omni-style antenna that will operate by emitting a signal in a 360 degree direction. This means that the antenna must occupy a position above all supporting infrastructure and surrounding ground clutter in order to avoid signal 'clipping'. The existing and proposed antenna also require a certain vertical separation to prevent cross-signal interference. The required antenna position is unavailable on any of these masts and therefore neither can accommodate the Smart Metering apparatus.

With regard to Site 3:

This Grade I listed building was identified during the site search, however on assessment the building's design was found to be incompatible with the apparatus that it would need to host. Furthermore, the proposal may have caused harm to the historic fabric of the building.

The conclusions states:

Our conclusion is that the development of a new mast at the application site strikes the best balance between environmental and operational considerations, including the key requirement for the development to be close to the properties it is intended to serve.

iv. Conclusion

It is considered that the agent has demonstrated why this site is acceptable in planning terms to serve the coverage area. The Local Planning Authority considers that the proposal will not be detrimental to the character of locality and will provide the greatest amount of coverage.

Pickering Town Council has raised no objection to the proposal and there has been no response from any other third parties, other than those described earlier in this report (iii).

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.

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 Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, details and samples of the materials to be used on the exterior of the equipment the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

3 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 4 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
 - b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
 - c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

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

Legal Plan Drawing No 301161-00-010-ML001 A
Location Plan Drawing No 301161-00-04-ML001 A
Site Plan Proposed Drawing No 301161-01-MD001 A
Elevation Proposed Drawing No 301161-01-150-MD001 A

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

Background Papers:

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