

Application Ref: NP/17/0299/FUL

Case Officer	Andrew Richards		
Applicant	CTIL & Telefonica		
Agent	Mr J Davies, Clarke Telecom		
Proposal	Installation of a 15m column mast accommodating internal antennas, 2 no 300mm dishes, radio equipment housing and ancillary development within a fenced compound, together with access way.		
Site Location	North of Greenlea, Dinas Cross, Pembrokeshire, SA42 0XD		
Grid Ref	SN00923882		
Date Valid	22-May-2017	Target Date	15-Nov-2017

This application is being brought to Committee as the views of the Community Council are not in line with those of your officers.

Consultee Response

Dinas Cross Community Council: Objecting

Dyfed Archaeological Trust: We do not believe that these proposals are likely to impact upon any unknown archaeological deposits however we recommend that you consult with Cadw

PCC - Drainage Engineers: Consent may be required to install the culvert

PCNPA Park Direction - Minerals: No objections subject to conditions which should be contained in an informative if planning permission is granted.

PCNPA Planning Ecologist: No objection

PCC - Transportation & Environment: No objection

PCNPA Tree and Landscape Officer: No objection

NATS: No safeguarding objections

PCC - Head of Public Protection: No adverse comments

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Six letters of objection have been received from neighbours at Llys y Ddraig, 3 Cambrian Terrace, Rose Cottage, Ty Ci and Hafan Deg together with the response from Dinas Cross Community Council. The correspondence raises the following matters:

- Impact on ecology and trees
- Health impacts from proximity to telecommunication equipment
- Possible damage to existing path/bridle way from construction traffic
- Drainage issues

- Visual impact from new equipment on the amenity of the area and the special qualities
- Adverse impact on house values due to proximity of new telecommunication equipment
- Proximity to residential properties and recreational ground whilst other sites are available
- Misrepresentation of images used in application submission
- Lack of appropriate notification on the application
- Impact on the local flora and fauna including the annual frog spawning season

The above matters have been considered in the main report below.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 06 - Rural Centres

LDP Policy 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 21 - Minerals Safeguarding

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

LDP Policy 53 - Impacts on traffic

LDP Policy 56 - Telecommunications

PPW9 Chapter 03 - Making and Enforcing Planning Decisions

PPW9 Chapter 04 - Planning for Sustainability

PPW9 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

PPW9 Chapter 08 - Transport

PPW9 Chapter 12 - Infrastructure and Services

PPW9 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

SPG05 - Sustainable Design

SPG06 - Landscape

SPG10 - Safeguarding Mineral Zones

SPG23 - Enabling Sustainable Development in Welsh NPAs

TAN 05 - Nature Conservation and Planning

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

TAN 15 - Development and Flood Risk

TAN 18 - Transport

TAN 19 - Telecommunications

Constraints

LDP Mineral Safeguard

Biodiversity Issue

Rights of Way Inland - within 50m

Recreation Character Areas

Landscape Character Assessment

Seascape Character Assessment

Officer's Appraisal

Background and History

The application site is located in a small copse of trees within the centre of Dinas Cross adjacent to the playing field. The site is accessed via a narrow track adjacent to the property known as Llys y Ddraig which leads off the main A487 road.

The proposed scheme is part of the Grow the Grid programme which is a project to identify and provide coverage to rural areas and or villages where coverage black spots or not-spots exist. Dinas Cross and its surrounding areas were identified as one such area. The proposal is to provide a significant improvement in coverage to the village and surrounding roads and areas.

Current Proposal

Planning approval is sought for the installation of a 15m column mast (mono pole) accommodating internal antennas, 2 no 300mm dishes, radio equipment housing and ancillary development within a fenced compound, together with access way.

The proposed site will provide 2G (voice and text) services as well as high speed broadband services in the form of 4G coverage.

Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Drainage and Flooding
- Other Material Considerations

Policy and Principle of Development

The site lies within the Countryside as defined by the Local Development Plan (LDP) and the proposal for a new base station and mast development is considered to be acceptable in principle and also considered to meet the policies set out in the Local Development Plan.

Visual Amenity and Special Qualities of the National Park

Correspondence received from neighbours and the Community Council consider that the proposal will have a negative visual impact on the area and its special qualities. The site falls within Landscape Character Area (LCA) 24 – Dinas Head and this identifies Dinas Cross as a linear settlement along the A487 with some buildings exhibiting traditional whitewashed walls and slate/grout roofs.

The installation will include a 15m column accommodating internal antennas and two external dishes. The column will be in the form of a mono pole which has a uniform shape and width from top to bottom. The 300mm dishes are located part way down the mast, below the antennas but above the tree line. The mast height of 15m is required to ensure coverage will not be blocked by the trees around the site, and into the target areas.

The monopole mast has been selected following discussions at pre-application enquiry stage with officers to address the visual appearance from the initial lattice tower proposal. The monopole is considered to be the least impacting structure that can be provided at this location. The structure will be a steel and GRP mast with a matt dark brown finish with the ground level cabinets having a green finish.

The current proposal is considered to minimise the visual appearance of the structure within the context of the site and the surrounding landscape and therefore providing the least visual impact on the amenity of the area.

Siting and Sustainable Design:

Several alternative sites had been investigated as part of the application process by the agent with the current site being considered to offer the least visual impact whilst providing the necessary coverage for the area.

The installation has been located in a position set back from the road and within a wooded area which will serve to screen the lower and mid sections of the column. The column itself has been reduced to the minimum width and will have a uniform shape with internal antennas so it will be seen as a single slender vertical structure against a backdrop of mature vegetation. The top section has to be visible above the tree line in order for the antennas to operate correctly and for the dishes to have line of sight to the linking sites.

It is therefore considered that the current proposed site is acceptable in siting and in design terms with no alternative sites being screened to such an extent within the surrounding landscape.

Amenity and Privacy

The proposed works are not considered to have a significant visual impact on the character or amenity of the surrounding area given the proposed monopole appearance and, due to the level of screening with the existing mature landscaping. The proposal is not considered to have any adverse impact on the privacy of neighbours in this instance.

Highway Safety and Access:

Several letters and the Community Council have indicated that the current access is unsuitable for development traffic and there is no vehicle access beyond the toilet block.

The site is approximately 120 meters down the access track/bridle way from the road junction and has been surfaced up to the toilet block which is now closed. Pembrokeshire County Council Transportation and Environment section does not raise any objections on the current application.

The Access manager has responded in relation to the adjacent public footpath and bridleway and does not object to the proposal subject to an informative being added to any consent issued.

Landscaping

The proposal does not include any additional soft landscaping but does include some soft landscaping clearance, and also some new hard landscaping. These aspects are to provide access and a safe area for the proposed equipment within the copse of trees. An arboricultural method statement has been submitted in support of the application, and is considered to be acceptable in terms of the immediate trees and landscape. However, it is requested that a construction time table be submitted prior to the commencement of works on site and a condition will be added to any consent granted to ensure that this information is submitted and agreed in writing with the local planning authority.

Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat. The Planning Ecologist has commented on the application stating that a protected species survey or habitat survey is not required in this instance and that the proposal is not considered to have an adverse impact on the local flora and fauna.

However, contractors should avoid the bird nesting season when clearing vegetation from the site. If this is not possible a suitably qualified ecologist must have surveyed the site 24 hours prior to site clearance and be able to confirm no nesting birds are present. If nesting birds are found to be present all works must be delayed until the ecologist can confirm that work can proceed. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

Land Drainage and Flooding:

Correspondence from several neighbours together with the Community Council has indicated that the site frequently floods in the winter months and any new development is likely to result in additional flooding.

PCC Drainage Engineers support the application subject to the discharge of surface water being directed to new soakaways or other forms of sustainable drainage systems. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which should be agreed in writing with the local planning authority.

The response also indicates that any installation of a culvert under the proposed access may require separate consent from Pembrokeshire County Council and therefore an informative will be added to cover this aspect.

Other Material Considerations:

Several letters have raised the potential for the proposed telecommunication equipment to cause health hazards to the local people around the site. The application submission included a copy of the International Commission on Non-ionising Radiation Protection (ICNIRP) declaration for development involving the construction or installation of antennae for the purpose of operating an electronic communications network.

The ICNIRP declaration takes into account the cumulative effect of the emissions from the proposed installation and all radio base stations present at or near the proposed location site.

In this instance the ICNIRP declaration certifies that the site is designed to be in full compliance with the requirements of the radio frequency guidelines of the ICNIRP for public exposure as expressed in the EU Council recommendation of July 1999.

The objections also raised concerns in respect of potential devaluation of property; this is not a material planning consideration.

The Welsh Government recognises the growing importance of mobile technologies as indicated within the 'Welsh Government - Mobile Action Plan' report recently released. This document identifies the immediate challenges being primarily focused in rural areas but networks must also service existing sites, in order to add capacity in the urban areas. If mobile coverage is going to improve, there will need to be an increase in the number of mobile infrastructure sites in Wales, including in more scenic areas. A balance will need to be struck between mobile connectivity and the impact on the landscape.

Conclusion

The proposed scheme is considered to have a scale, mass, form and detailed design which is considered to be acceptable in this instance. The design appearance and location of the base station will ensure that the special qualities of the National Park are maintained when viewed from the immediate and wider landscape. The proposal also ensures that the existing signal coverage for the Dinas Cross area will be

improved in line with other areas within Wales. As such the proposal is considered to be acceptable and can be supported subject to appropriate conditions.

Recommendation

Approve subject to appropriate conditions.

1. The development shall begin not later than five years from the date of this decision.
Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:
 100/B (Received 22.05.2017)
 200/C (Received 22.05.2017)
 300/C (Received 22.05.2017)
 Design and Access Statement (Received 22.05.2017)
 Arboricultural Plan (Received 02.08.2017)
 Arboricultural Method Statement (Received 02.08.2017)
 ICNIRP Declaration (Received 22.05.2017)
 Supplementary Information (Received 22.05.2017)
Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. The development shall utilise soakaways/infiltration type SuDS to dispose of surface water. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which shall be agreed, in writing, with the local planning authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan – Policy 29 (Sustainable Design).
4. No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a Construction Time Table for the Construction Methods and Sequence as referred to in Section 7 of the Arboricultural Method Statement (Received 02.08.2017). The development shall be carried out in accordance with the approved details.
Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15



(Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

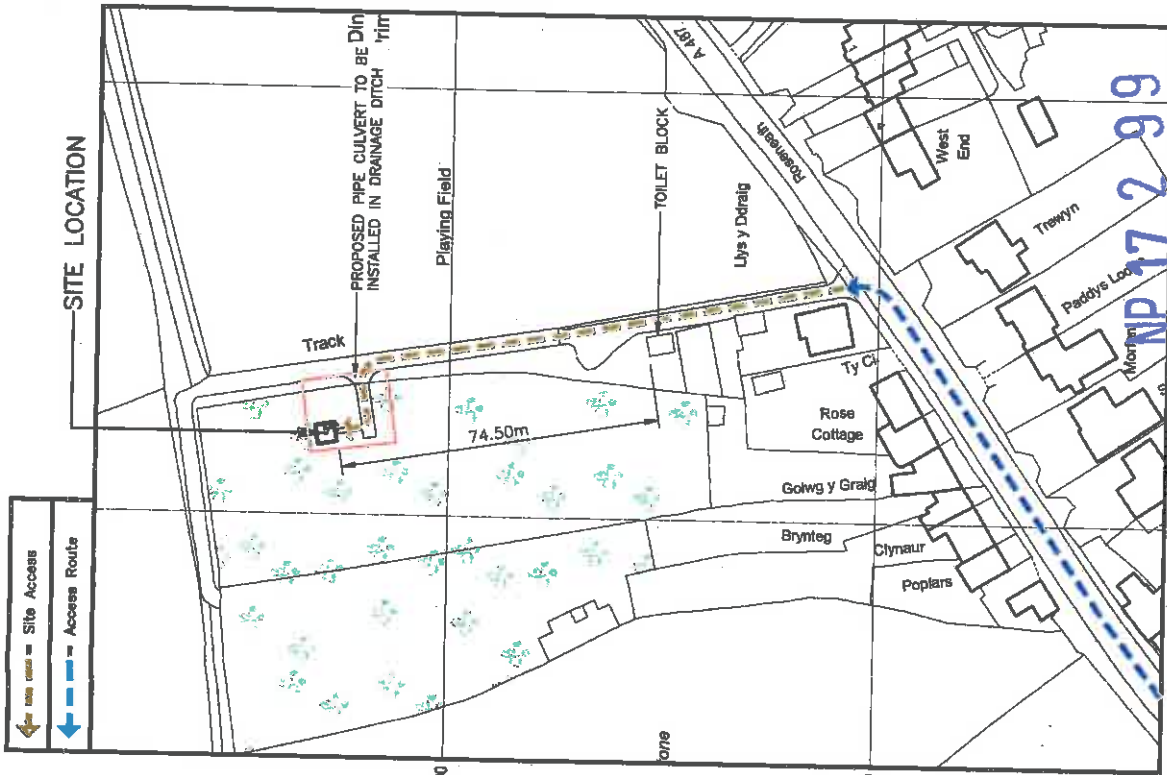
INFORMATIVES

The Access Officer has made the following comments:-

- Access to the proposed development site is via a public right of way (Bridleway PP16/42). The landowner/applicant's attention is drawn to the restrictions imposed by Section 34 of the Road Traffic Act 1988 regarding the prohibition of driving motor vehicles on public footpaths and bridleways and the need for lawful authority in order to do so.
- No damage is to be caused to the surface of the public right of way. Any damage caused to the surface of the bridleway by vehicular traffic related to both the construction and operation of the proposed development must be repaired promptly by the owner of the access lane and operator of the communications infrastructure.
- Maintenance of the bridleway to a standard to serve as a private vehicular access for the proposed development would be the responsibility of the owner of the property and access lane and the operator of the communications infrastructure. Any surface improvements in this regard must be approved by the public rights of way officer of the National Park Authority prior to any work commencing.
- The safety of members of the public using the public right of way must be ensured at all times.
- There must be no diminution to the width of the public right of way.
- No building materials should be stored on the public right of way.
- Vehicle movements and parking must be arranged so as not to interfere unreasonably with public's use of the right of way.
- No barriers are to be placed over the public right of way, either of a temporary or permanent nature.

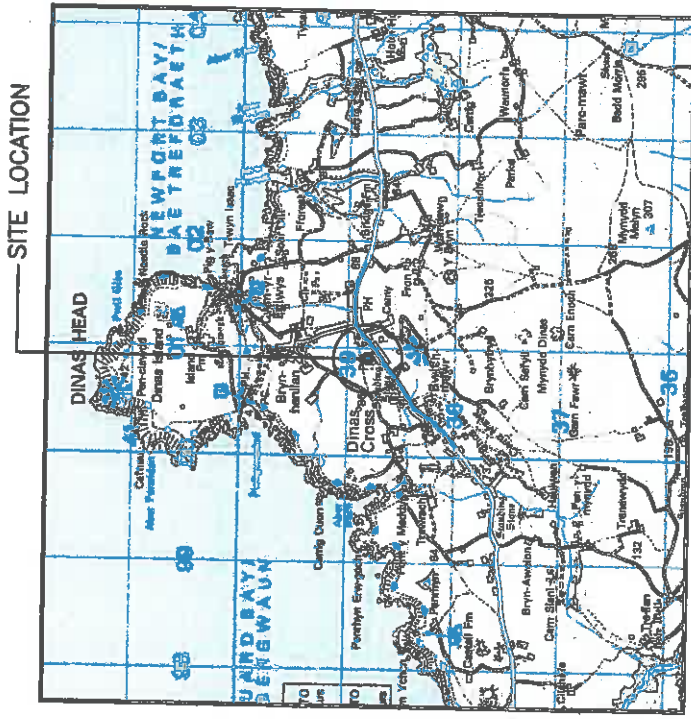
Contractors should avoid the bird nesting season when clearing vegetation from the site. If this is not possible a suitably qualified ecologist must have surveyed the site 24 hours prior to site clearance and be able to confirm no nesting birds are present. If nesting birds are found to be present all works must be delayed until the ecologist can confirm it is ok to proceed.

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE	
N.G.R. E: 200917 N: 236828	CONCESSION REQUIRED NO
DIRECTIONS TO SITE: FROM THE END OF THE M4, HEAD NORTH ALONG THE A48. FOLLOW THE A48 FOR 23.8km. IN CARMARTHEN, AT THE ROUNDABOUT, TAKE THE 2nd EXIT ONTO THE A40. FOLLOW THE A40 FOR 48.5km TOWARDS HAVERFORDWEST. IN HAVERFORDWEST, AT THE ROUNDABOUT, TAKE THE 2nd EXIT AND STAY ON THE A40. FOLLOW THE A40 FOR 20.8km TOWARDS FISGHARD. IN FISGHARD, AT THE ROUNDABOUT, TAKE THE 2nd EXIT ONTO THE A487. AFTER 1.2km, AT THE ROUNDABOUT, TAKE THE 2nd EXIT ONTO MAIN STREET/A487. FOLLOW THE A487 FOR 6.5km INTO DINAS CROSS. ACCESS TRACK IS ON THE LEFT. FOLLOW ACCESS TRACK FOR 100m. SITE IS LOCATED ON THE LEFT WITHIN TREES, NEXT TO DITCH.	
NOTES:	
REV	MODIFICATION BY CH DATE
1	SDN018 (Approved) JF 2003.17
2	Revised for Approval CS DW 2011.16
 Unit 5, Madoc Road, Machynlleth Road, Machynlleth, MW5 5AG Tel: 0181 725 500 Fax: 0181 725 505 Web: www.clarke-telecom.com	
 CTIL - GIG	
Cell Name	Opt
BOWEN PERKINS LAND	-
Cell ID No	
CTIL	TEF
241474	051048
Site Address / Contact Details	
NORTH OF GREENLEA DINAS CROSS PEMBROKESHIRE SA42 0XD	
Drawing Title:	SITE LOCATION IMPS
Purpose of Issue:	PLANNING
Drawing Number:	100
Surveyed By:	DW
Original Sheet Size:	A3
Drawn:	CS
Date:	30.11.16
Checked:	DW
Date:	30.11.16
Drawn:	CS
Checked:	DW
Date:	30.11.16
Drawn:	CS
Checked:	DW
Date:	30.11.16



DETAILED SITE LOCATION
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30 MAY 2017



SITE LOCATION
 (Scale 1:50000)
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SITE PHOTOGRAPH

The drawings comply with TEF Standard ICNIRP guidelines.
 Designed in accordance with CTIL document SDN018

<p>A3</p> <p>© Hill Country <small>11111 Hill Country Blvd, Suite 100, San Antonio, TX 78240 210.491.1111</small></p>	
<p>Administrative Legend</p> <p> Proposed Plantings Existing Plantings Proposed Structures Existing Structures Proposed Utilities Existing Utilities Proposed Erosion Control Existing Erosion Control Proposed Stormwater Management Existing Stormwater Management Proposed Other Existing Other </p>	

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 - 2 AUG 2017



<p>Special Notes</p> <ol style="list-style-type: none"> 1. All work shall be in accordance with the approved plans and specifications. 2. The contractor shall be responsible for obtaining all necessary permits and approvals. 3. The contractor shall be responsible for protecting all existing utilities and structures. 4. The contractor shall be responsible for maintaining access to all adjacent properties. 5. The contractor shall be responsible for maintaining the site in a safe and secure condition at all times. 6. The contractor shall be responsible for maintaining the site in a clean and orderly condition at all times. 7. The contractor shall be responsible for maintaining the site in a safe and secure condition at all times. 8. The contractor shall be responsible for maintaining the site in a clean and orderly condition at all times. 9. The contractor shall be responsible for maintaining the site in a safe and secure condition at all times. 10. The contractor shall be responsible for maintaining the site in a clean and orderly condition at all times. 	
<p>Scale: 1"=20'</p> <p>Project No: 17-001</p> <p>Client: Hill Country</p> <p>Site: North of Green Line Orange Grove SAAS BND</p>	<p>Sheet: 17-001-01</p> <p>Drawn: [Name]</p> <p>Checked: [Name]</p> <p>Approved: [Name]</p> <p>Date: 8/1/2017</p>

