

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**  
**DATE:** **10<sup>TH</sup> OCTOBER 2012**  
**REPORT BY:** **HEAD OF PLANNING**  
**SUBJECT:** **FULL APPLICATION - PLACEMENT OF A TELECOMS MAST FOR A PERIOD OF SIX MONTHS AT "TELEPHONE MASTS", BRIDGE STREET, SHOTTON**  
**APPLICATION NUMBER:** **050016**  
**APPLICANT:** **EVERYTHING EVERYWHERE**  
**SITE:** **"TELEPHONE MASTS", BRIDGE STREET, SHOTTON**  
**APPLICATION VALID DATE:** **01.08.2012**  
**LOCAL MEMBERS:** **COUNCILLOR MRS A MINSHULL**  
**TOWN/COMMUNITY COUNCIL:** **SHOTTON TOWN COUNCIL**  
**REASON FOR COMMITTEE:** **THE MAST WAS FIRST SITED FOR SIX MONTHS SO THIS NOW RENEGES ON THE LAST APPLICATION**  
**SITE VISIT:** **NO**

**1.00 SUMMARY**

1.01 This full application seeks consent for the retention of a temporary telecommunications mast for a further period of six months. This temporary mast was erected under emergency legislation, which allows such works to take place and remain in place for a period of six months. This application seeks consent for the retention of the mast for a further period of six months whilst a permanent site is sourced. The main issue is the impact upon residential amenity.

**2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-**

2.01 1. Temporary consent for six months or until new site is ready –

- whichever is the sooner.
2. In accordance with plans and particulars.
  3. All apparatus shall be removed from the land and the land restored to its previous condition at the expiry of the relevant period.

### **3.00 CONSULTATIONS**

#### **3.01 Local Member**

##### **Councillor Mrs A Minshull**

Requests Planning Committee determination as the mast should be for the emergency six months only.

##### **Shotton Town Council**

Object to the application on the grounds of health and safety and over accumulation.

##### **Head of Public Protection**

No adverse comments.

##### **Environment Agency**

The application site lies entirely within zone C1 as defined by the development advice map referred to under TAN15 Development and Flood Risk (July 2004). Given the scale of the proposed development, and in the absence of a flood consequence assessment, the risk is considered to be acceptable subject to the developer being made aware of the potential flood risks, and advised to install flood-proofing measures as part of the development.

### **4.00 PUBLICITY**

#### **4.01 Site Notice and Neighbour Notifications**

No responses received at time of writing.

### **5.00 SITE HISTORY**

#### **5.01 9600780**

Upgrade of existing telecommunications cell site by replacing existing 12m pole mast with 20m pole mast and new equipment cabinet – Approved 3/1/1997

#### **5525078**

Installation of telecommunications equipment including a 20 metre telecommunications pole – Approved 30/4/1996

### **6.00 PLANNING POLICIES**

#### **6.01 Flintshire Unitary Development Plan**

Policy GEN1 - General Requirements for Development

## **7.00 PLANNING APPRAISAL**

### **7.01 Introduction**

The application seeks consent for the temporary siting of a telecommunications mast on land at Groves Community Centre, Bridge Street, Shotton. The mast was previously sited at Shotton Lane Social Club, as a rooftop mast originally and a temporary mast once the Social Club had burnt down. The applicant, 'Everything Everywhere' has been looking for a permanent site ever since the fire and are hopeful that they have now found one. The retention of this temporary mast for six months allows them time to secure the new site and obtain the relevant permissions.

### **7.02 Site Description**

The land to the rear of the Community Centre houses three other telecommunications masts at the present time. The site is bound by railway to the rear, open land to the side (housing a substation), a car park to one side and residential properties to the front. The masts, including the temporary mast concerned, are located to the rear of the Community Centre building in between the building itself and the railway line.

### **7.03 Proposed Development**

The temporary mast is currently on site and the six months allowed under emergency legislation has now lapsed and Everything Everywhere are seeking consent for the masts retention until a new site is secured that they envisage taking six months. The supplementary information submitted states that there have been considerable difficulties in gaining a permanent solution in this area and advises that steps have now been taken to secure a location at Colomendy Farm, Wepre Lane, Northop Hall. The temporary legislation has allowed the applicant to have temporary masts for six month periods at several locations in order to ensure that they can continue to provide coverage until the permanent solution is secured.

### **Issues**

7.04 There have been no objections raised by local residents and given that the site already houses three other telecommunications masts, I consider this temporary mast to be unobtrusive. It is for the reasons above; that I am of the opinion that it is reasonable for the Council to agree a six month extension of time for the temporary mast to allow Everything Everywhere to relocate to a permanent site.

## **8.00 CONCLUSION**

8.01 In conclusion, I consider it reasonable to grant temporary consent for the retention of the mast for a period of six months to allow its relocation to a permanent site. For this reason, it is considered that

the application complies with planning policy and is recommended accordingly.

- 8.02 In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

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