

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **24TH JUNE 2015**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **UPGRADING OF AN EXISTING TELECOMMUNICATIONS APPLICATION AND ASSOCIATED WORKS AT FFYDDION FARM, LLOC**

APPLICATION NUMBER: **053555**

APPLICANT: **CTIL AND VODAFONE LIMITED**

SITE: **FFYDDION FARM, LLOC**

APPLICATION VALID DATE: **14TH APRIL 2015**

LOCAL MEMBERS: **COUNCILLOR J E FALSHAW**

TOWN/COMMUNITY COUNCIL: **CAERWYS TOWN COUNCIL**

REASON FOR COMMITTEE: **THE PROPOSED DEVELOPMENT EXCEEDS 15M IN HEIGHT**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This application seeks planning permission for the upgrading of existing telecommunication equipment, including the replacement of the existing 22.5m high monopole and antenna with a new 22.5m high monopole with upgraded antenna.

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

2.01 Conditions:

1. Commencement within 5 years.

2. In accordance with the approved details.
3. Removal of existing monopole within one month of the installation of the new equipment.

3.00 CONSULTATIONS

3.01 Local Member

Councillor J E Falshaw

No comments received at the time of writing this report.

Caerwys Town Council

No objection. Draws attention to an issue regarding another application. Requests that the following condition is attached to any planning permission for the upgrading of telecommunications masts:

For all replaced structures and equipment to be removed from the site within three months of new structures or equipment becoming operational.

Head of Assets and Transportation

No comments received at the time of writing this report.

Head of Public Protection

No adverse comments.

4.00 PUBLICITY

4.01 Site Notice

No comments received.

5.00 SITE HISTORY

5.01 No relevant history.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

GEN1 – General Requirements for Development.

GEN3 – Development in the Open Countryside.

AC22 – Location of Installations.

The proposal **would** comply with the above policies.

7.00 PLANNING APPRAISAL

7.01 The application site is located within the open countryside, within close proximity of the A55 trunk road.

7.02 The proposal is for the upgrading of the existing telecommunications facility, which includes for the replacement of the existing monopole

and antennas.

- 7.03 The proposed monopole will not be any higher than the height of the existing mast and although the replacement antennas will be bulkier than the existing, there will not be any material increase in the visual impact of the proposal on the open countryside location. The new monopole will be positioned approximately 2.5m distance from the existing pole.
- 7.04 The condition recommended by Caerwys Town Council has been noted, and although the plans indicate that the existing monopole will be removed upon completion of the upgrade works, it does not indicate a time period within when this will be completed.
- 7.05 Given the above, the proposal will not have any adverse impact on the amenities of the area.

8.00 CONCLUSION

- 8.01 In conclusion, it is my view that the scale and form of the development does not have an unacceptable adverse impact on the character of the area and as such I recommend that planning permission should be granted.
- 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.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

Contact Officer: ALEX WALKER
Telephone: 01352 703235
Email: alex.walker@flintshire.gov.uk