DELEGATED REPORT

FILE REFERENCE: SMD/2016/0281 Telecoms Tower

MAIN ISSUES:
Green Belt, landscape, local amenity

PUBLICITY/REPRESENTATIONS:
Caverswall Parish Council – no representation
Site Notice – no representations

CASE OFFICER ASSESSMENT:
This existing 15m lattice framework tower with antennae above allowed in 2002 is proposed to be replaced with a 17m tower with similar arrangement of antennae above. The main issue is whether the additional height will lead to unacceptable prominence to the detriment of the Green Belt, landscape character or neighbour or public amenity. The location benefits from tree screening by adjacent roadside trees and hedgerow trees in the general vicinity. The nearest residential neighbours are some 200m to the south where the slightly falling land levels and intervening trees and hedgerows will largely curtail any views. There are public footpaths to the north and east from which there may be some visibility of the structure but at the heights proposed and given the tree cover and the context of the adjacent Foxfield development the additional impacts will be slight. The mast will be slightly more visible than currently in the short range and brief views from the adjacent public road but this is likely not to be noticeable.

In terms of the Green Belt the proposal can be considered to be an extension of an existing building and by the dimensions given the increase is not disproportionate and is therefore acceptable. On this basis and in consideration of all other factors the proposal is recommended for approval with reference to policies SS1, SS1a, SS6c, DC3, C1 and R1.

RECOMMENDATION:
Approve

Date 20/06/2016 **Signed** _____
Arne Swithenbank

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____