

DELEGATED DECISION REPORT

DET/2017/0025
Valid 18/07/2017

WARDLOW QUARRY
ASHBOURNE ROAD
RUE HILL
CAULDON LOW

**PROPOSED DEVELOPMENT
TO COMPRISE OF THE
INSTALLATION OF A 10
METER (OVERALL HEIGHT)
SLIM LINE 'STREETCELL '
COLUMN WITH A SHROUDED
ANTENNA AND TWO NUMBER
DISHES.**

**(TELECOMMUNICATIONS
DETERMINATION)**

MAIN ISSUES

- Compliance with Schedule 2, Part 16 of the General Permitted Development Order 2015 (2016 as amended)
- Whether Prior Approval is required with regards to siting and appearance of development

DESCRIPTION OF SITE

The application site is a large working limestone quarry (Wardlow Quarry) which stands to the south of Ashbourne Road in the south eastern corner of the Staffordshire Moorlands local authority area. The site is located in a remote isolated area, far from any residential properties.

PROPOSAL

As stated within the submitted application form and supporting documentation, the proposed development is for a 10m slim line 'streetcell' column painted grey; with a shrouded antenna, and two dishes; 1 x cabinet measuring 1.58m x 0.38m x 1.35m and ancillary apparatus. The development would have an overall footprint of 2.3 square metres.

This is an application for a determination as to whether the prior approval of the Council will be required for the siting and design of the mast. However, those details have been provided with the submission and the application has been considered on that basis.

The need for the development is to provide JCV with mobile phone services. Current coverage is poor to non-existent within the quarry areas, and this proposal would rectify this problem.

OFFICER COMMENTS

Schedule 2, Part 16 Class A of the General Permitted Development Order 2015 allows for development by or on behalf of an electronic communication code operator for the purpose of the operator's electronic communications network in, on, over or under land controlled by that operator or in accordance with the electronic communications code, which includes the installation, alteration, replacement of any electronic communications apparatus, subject to a number of conditions.

This application is for the prior notification of proposed development under Schedule 2, Part 16 of the General Permitted Development Order as to whether Prior Approval is required by the local authority as to its siting and appearance.

The applicant has submitted a substantial amount of detailed information relating to the location, specification and justification of the proposed mast. The submitted elevation plans (Drawing No: 300 Rev C) shows the slim line pole together with a small amount of ancillary equipment.

The quarry is situated within an isolated rural location. The landscape sensitivity of this area of the district is substantially reduced by the presence of the working quarry and is considered have a low sensitivity to change for the type and scale of development proposed.

The applicant has carried out extensive consultation with local residents and council members which has not returned any objections. It is considered that at 10m, the proposed mast would not result in any significant adverse harm to landscape character or visual amenity of users of surrounding public rights of way. No properties are located within a significant distance of the proposed site and therefore the siting and appearance as proposed is considered acceptable.

CONCLUSION / PLANNING BALANCE

Based on the detailed information submitted, it is considered that the proposed mast complies with Schedule 2, Part 16 Class A of the General Permitted Development Order 2015.

This is an application for a determination as to whether the prior approval of the Council will be required for the siting and design of the mast. However, those details have been provided and the application has been considered on that basis.

The siting and appearance of the proposed mast as shown in the submitted elevation drawings are considered to be acceptable which would not result in any significant adverse harm to landscape character, residential or recreational amenity. Prior Approval is therefore required and found to be acceptable subject to accordance with the submitted plans.

OFFICER RECOMMENDATION: **Prior Approval Required and Granted**

Case Officer: James Stannard

Recommendation Date: 12th September 2017

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council