

DELEGATED DECISION REPORT

SMD/2024/0532
Valid 10/12/2024

WERRINGTON RADIO SITE
ASH BANK ROAD
WERRINGTON

INSTALLATION OF
PERIMETER SECURITY
FENCING, PEDESTRIAN AND
VEHICULAR GATES, FENCING
SUPPORT POSTS AND
ANCILLARY DEVELOPMENT
THERE TO.

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site relates to a secure radio site within Werrington. The site comprises of a substation, a large mast and telecommunication equipment and former brick mill tower. It is currently screened off from the public via

- wooden fencing (1.5m high) and chain link fencing (1.4m high) to the south-front of the site facing the main road;
- low baring stone walls to the west- boundary wall between the site and residential neighbour (1m high); and
- palisade fencing (1.8m high) to the east and north of the site.

PROPOSAL

Planning permission is sought to increase security fencing as the current barriers are unfit for purpose. The applicant seek to following

- Replace wooden fencing and replace chain link fencing with a 2.4m high palisade fence with gate to the south- front of the site facing the main road;
- Repoint and repair low baring stone walls to the west- boundary wall between the site and residential neighbour (1m high- height it be kept the same). Along this wall, within the site, erect a 2.4m high palisade fence; and
- Replace palisade fencing to the east and north of the site with a 2.4m high palisade fence.

The applicant estimates that the works will take between 6-8 weeks to complete.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

SS8 – Werrington

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/2002/1368	Telecommunication equipment cabin, dish and 3 x dipole antennae (notification)	Approved
SMD/2001/1287	Upgrading of existing telecommunications equipment on an existing mast (equipment cabinets)	Allowed at appeal
SMD/1999/0107	Extension of existing equipment room	Approved
SMD/1999/0031	Telecommunications development: Installation of antennae, equipment cabin and extension to equipment room	Prior Approval not required
SMD/1988/0898	Installation of 9 0.6m diameter radio dish antennae on existing tower	Approved
SMD/1987/1162	Replacement microwave dishes	Approved
SMD/1987/0304	Installation of 9 0.6m diameter 1 1.2m diameter and 2 1.8m diameter radio dish antennae and 1 radio dish antennae on existing telecommunications tower	Withdrawn
SMD/1985/0843	Installation of 6 x 2 ft (0.6m) diameter radio dish antenna on existing tower	Approved
SMD/1984/0260	Proposed additional dish aerials	Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 10/01/25

Neighbour consultation period ends: 7/01/25

Public Comments

Neighbour comments

No representatives received

Town / Parish Comments

No representatives

Staffordshire County Council Highways Conditional

OFFICER COMMENTS

Principle of Development

As the application site is located in a larger village, there are no objections to the increase security for an established telecommunication site 'in principle' subject to all other material planning considerations being satisfied. In this instance the matters to consider are effect on the openness of the design, visual impact and neighbour amenity.

Design

Paragraph 135 of the NPPF (2024) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings.

The site serves a large telecommunications mast and a number of telecommunication equipment therefore, there is an acceptance that there is limited visual interest. It is considered that while the palisade fencing will appear somewhat imposing along the main road, it serves the intended purpose of deterring intruders and would be an improvement to providing a streamline of security than the current ad hoc of sub-standard security measures along the perimeter of the site.

The applicant intends to use galvanised steel and powder coated in Dark Green RAL6005 for all security fencing. For reference, the colour is as follows-
No objection as it would match the colour already used on site.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.



Impact to neighbouring amenity

Paragraph 135 of the NPPF (2024) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The neighbouring properties that this proposal would impact upon are the neighbouring properties around the perimeter of the site. To the east, there is a takeaway and a number of residential properties with gardens that back onto the site. To the rear, a car park. To the west, the site shares a low stone wall with a dwelling known as 417 Ash Bank Road.

The proposal is considered to have limited to no harm to the immediate neighbours as the proposed fencing will be in the same location as the existing fencing, much of which is screened by hedging and trees along the border of the site. The higher security measures will also provide the added benefit to all adjoining neighbours of deterring intruders encroaching on there land.

Having been on site, there were no notable windows that would be affected by the fencing to cause loss of light together with ample screening of soft landscaping via hedging and trees around the perimeter to limit the visual impact of the fencing.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

County Highways has raised no objection to the scheme and noted that the proposal will not severely impact on the local highway. The highway officer requested a Construction Management Plan prior to commencement as there were no information on the scale of works and how long these will take. This was later supplied by the agent.

Following receipt of the CEMP, the Highway officer considered the document acceptable. A condition will be added to ensure works are in accordance with the CEMP.

The proposal will be in accordance with Policy T1.

CONCLUSION

Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION :

Case Officer: Lisa Li

Recommendation Date: 26/02/25

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council