

Report to Planning Committee

19 July 2022

Application Reference	PD/22/02153
Application Received	24 May 2022.
Application Description	Proposed 15m high monopole, 6 no. antennas, 4 no. cabinets and associated works.
Application Address	Land Fronting The Hamstead, Green Lane, Great Barr,
Applicant	CK Hutchison Networks (UK) Ltd, 450 Longwater Avenue, Green Park, Reading RG2 6GF.
Ward	Newton.
Contact Officer	Name: Mr Anjan Dey anjan_dey@sandwell.gov.uk

1 Recommendations

1.1 That Prior Approval in respect of siting and appearance is granted.

2 Reasons for Recommendations

2.1 The proposed monopole is appropriate in scale and the proposed siting and appearance is considered to be acceptable and would not have a significant impact on public visual amenity.



3 How does this deliver objectives of the Corporate Plan?



A connected and accessible Sandwell – the proposal meets the Council's aspirations to improve digital infrastructure within the Borough

4 Context

- 4.1 This application is being reported to your Planning Committee because it has generated a number of neighbour objections.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[Land adjacent to the Hamstead Public House.](#)

5 Key Considerations

- 5.1 The site is Council owned and is unallocated within the development plan.
- 5.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF)

Local policy

Public visual amenity

6. The Application Site

- 6.1 This site is essentially grass verge, and is owned by the Council, located on the eastern side of Green Lane, Great Barr, adjacent to the Hamstead Public House. The surrounding area is largely residential in character.



7. Planning History

7.1 There is no relevant planning history.

8. Application Details

8.1 This application is seeking prior approval for the siting and appearance of a Proposed 15m high monopole (as amended), 6 no. antennas, 4 no. cabinets and associated works. These proposed telecommunication works are to provide 5G network coverage in the area. The application has been made under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 16, Class A.

9. Publicity

9.1 The application has been publicised by neighbour notification letter with 30 letters issued, and site notices. At the time of writing 23 objections from local residents had been received.

9.2 Objections

Objections have been received on the following grounds:

- i. The monopole would be excessively high and would be out of keeping with the surrounding area;
- ii. The monopole is a risk to public health.
- iii. The monopole would cause a distraction to drivers and be hazardous to road safety.

Immaterial objections have been raised regarding devaluation of property.

9.3 Responses to objections

I respond to the objector's comments in turn:



- (i) These monopoles are of a significant height by their nature, however it is considered that the height of 15 metres is similar to the height of other monopoles approved elsewhere in the borough in residential areas; for example PD/21/01697, Woden Road North, Wednesbury. It is considered that that the proposed height is not significantly higher than existing street furniture; street light columns etc. Furthermore, the monopole would be setback from the back of the footpath by around 7 metres. It is also noted that there is natural screening (trees etc) at the rear of the proposed location.

Monopoles have been approved elsewhere in the borough to a height of 15 metres and this has been discussed with the agent. Amended plans have been submitted to show a reduction in height of the monopole by 1 metre to 15 metres to reduce its prominence slightly. The description of development has been amended accordingly. Furthermore, the grey external finish has been changed to 'fir green' given that there the trees at the rear – this has been annotated on the revised drawings.

- (ii) With reference to health concerns of the proposal. Paragraph 116 of the National Planning Policy Framework (NPPF) states *“Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure”*.

The applicant has provided the appropriate ICNIRP Certificate confirming the proposal has been designed to be in full compliance with the requirement of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP). As the proposal complies with the guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP), the proposal is in compliance with



the NPPF and therefore health grounds are not material to the determination of this application. The ICNIRP Certificate has been updated to reflect the reduction in height to 15 metres.

- (iii) Highways has been consulted and has no objections to the proposed location of the monopole and ancillary equipment.

9.4 Support

None relevant.

10. Consultee responses

Other than Highway comments there are no statutory consultation responses to report for this application.

11. National Planning Policy

11.1 National Planning Policy Framework promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

11.2 With reference to health concerns of the proposal. Paragraph 116 of the National Planning Policy Framework (NPPF) states *“Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure”*.

12. Local Planning Policy

12.1 The following policies of the council’s Development Plan are relevant:

SAD TEL 1 Telecommunication Antenna and Masts



12.2 SAD TEL 1 (Telecommunications Antenna and Masts) of the Site allocations and Delivery Plan Document requires equipment to be sympathetically designed to minimise the impact of the development on amenity. The height of the monopole is lower than 20 metres approved elsewhere in the borough, and although opportunities for screening are limited, there is existing screening to the rear and side of the proposed location. It is therefore my view that the proposal complies with SAD TEL 1.

13. Material Considerations

13.1 The material considerations relating to government policy (NPPF) and proposals within the Development Plan have been referred to above in Sections 11 and 12. With regards to the other considerations these are highlighted below:

13.2 Public Visual Amenity

It is considered the proposed height of 15 metres helps to reduce the visual impact of the proposed monopole. It has also been considered that there are trees and landscaping at the rear of the proposed location, and a 'fir green' finish is proposed for the monopole. The proposed location is not directly opposite the front elevations of houses on the other side of Green Lane, and is not directly to the rear of houses to the north along Winster Road.

It is also noted that this type of proposal has been approved elsewhere in the borough, in residential areas for example at the junction of Oak Lane and Dartmouth Street, West Bromwich (PD/20/01582) & Woden Road North (PD/21/01697).

14 Alternative Options

14.1 Refusal of application is an option if there are material planning reasons for doing so. In this instance it is considered that the proposal is



appropriate in appearance and siting following the reduction in height and proposed colour treatment.

15 Implications

Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	Refer to sections 2.1 and 11.
Social Value	None.

16. Appendices

Location Plan. 002 A

Proposed planning layout. 005 A

Proposed planning layout. 215 REV B

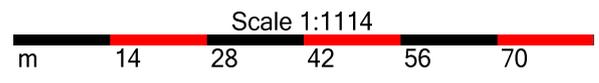
Proposed elevations. 265 REV B



PD/22/02153
Land Fronting The Hamstead, Green Lane

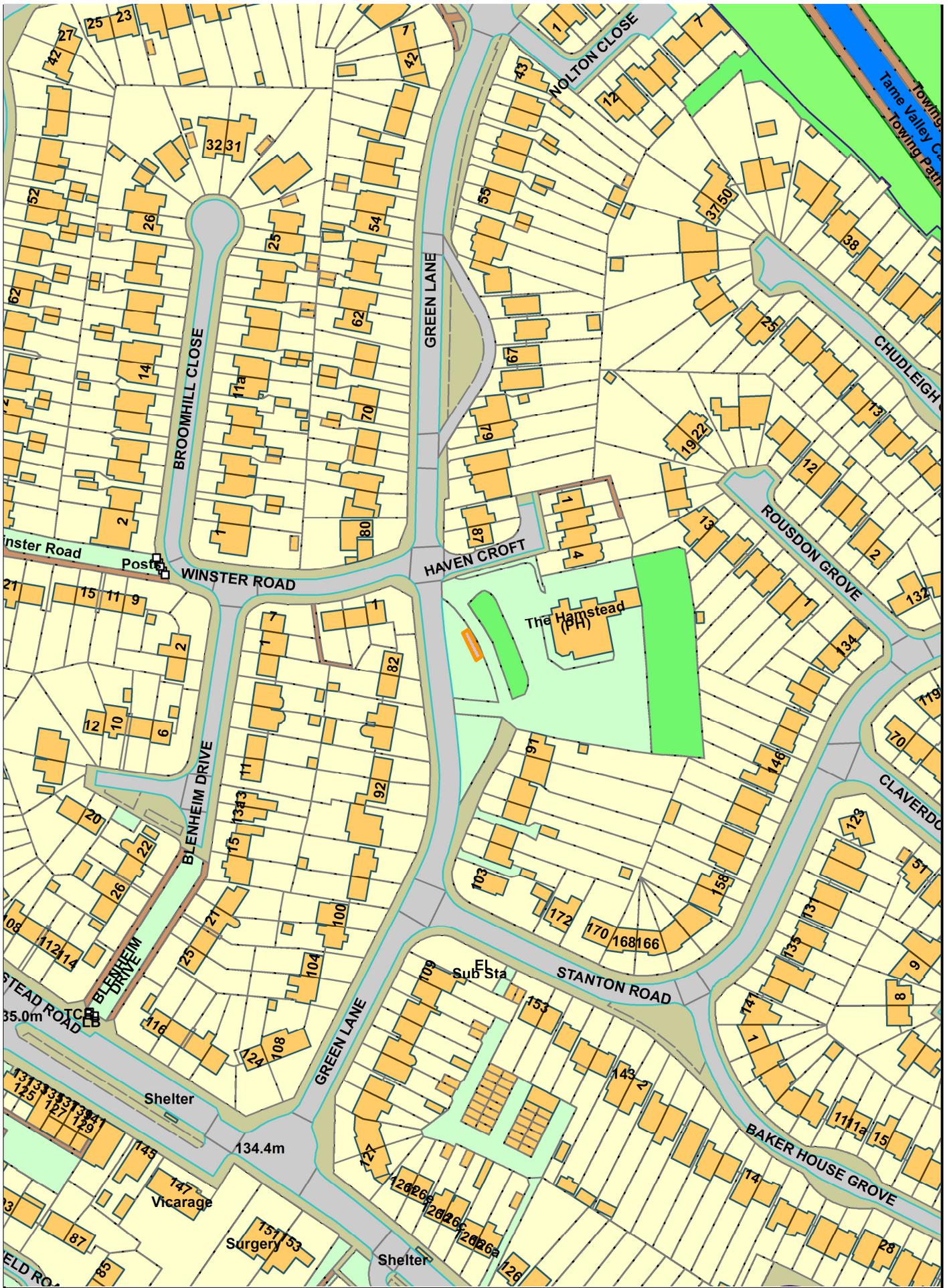


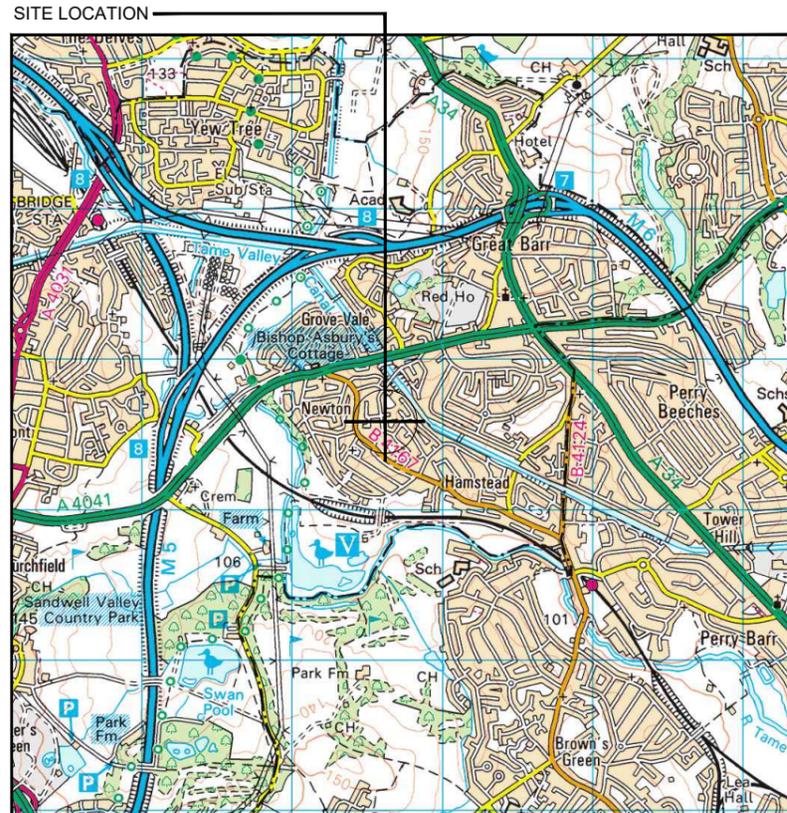
Legend



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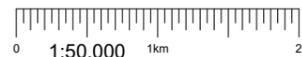
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Department	Not Set
Comments	Not Set
Date	07 July 2022
OS Licence No	





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SITE AREA PLAN



SITE PHOTOGRAPH



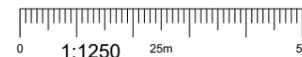
PARKING LOCATION



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NGR E: 403619 N: 293602

SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://tinyurl.com/3cf6kate>

STREETVIEW - <https://tinyurl.com/pxeaabzt>

NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Access Route To Site:

DIRECTIONS TO SITE:

DRIVE FROM M56 TO CHESHIRE EAST. TAKE THE EXIT FROM M56 4 MIN (3.1 MI). CONTINUE TO M6 6 MIN (5.1 MI). CONTINUE ON M6 TO BIRMINGHAM. TAKE EXIT 7 FROM M6 1 HR 3 MIN (62.2 MI). FOLLOW BIRMINGHAM RD/A34, NEWTON RD/A4041 AND HAMSTEAD RD/B4167 TO YOUR DESTINATION 6 MIN (1.8 MI) 91 GREEN LN.

A	Issued for Planning	JMS	RWB	25.11.21
REV	MODIFICATION	BY	CH	DATE

CK Hutchison Networks (UK) Limited

Great Brighams Mead,
Vastern Road, Reading,
Berkshire, England,
RG1 8DJ

Design Consultant & Principal Contractor:



Great British Communications
Lapping House, Block 3 Forward Point,
Tan House Lane, Widnes, Cheshire, WAB 0SL
t. 44 (0)151 420 4128
www.gbcservices.co.uk

Site Name: **THE HAMSTEAD PH SW**

3UK Nominal ID: **SWL20346**

Address: **THE HAMSTEAD PH
89 GREEN LANE
HAMSTEAD, SANDWELL
WEST MIDLANDS
B43 5LG**

Title: **002 SITE LOCATION PLAN**

Project: **UNILATERAL SW**

Purpose of Issue: **PLANNING**

MBNL/TM/H3G Cell ID:
TBC/TBC/B1941

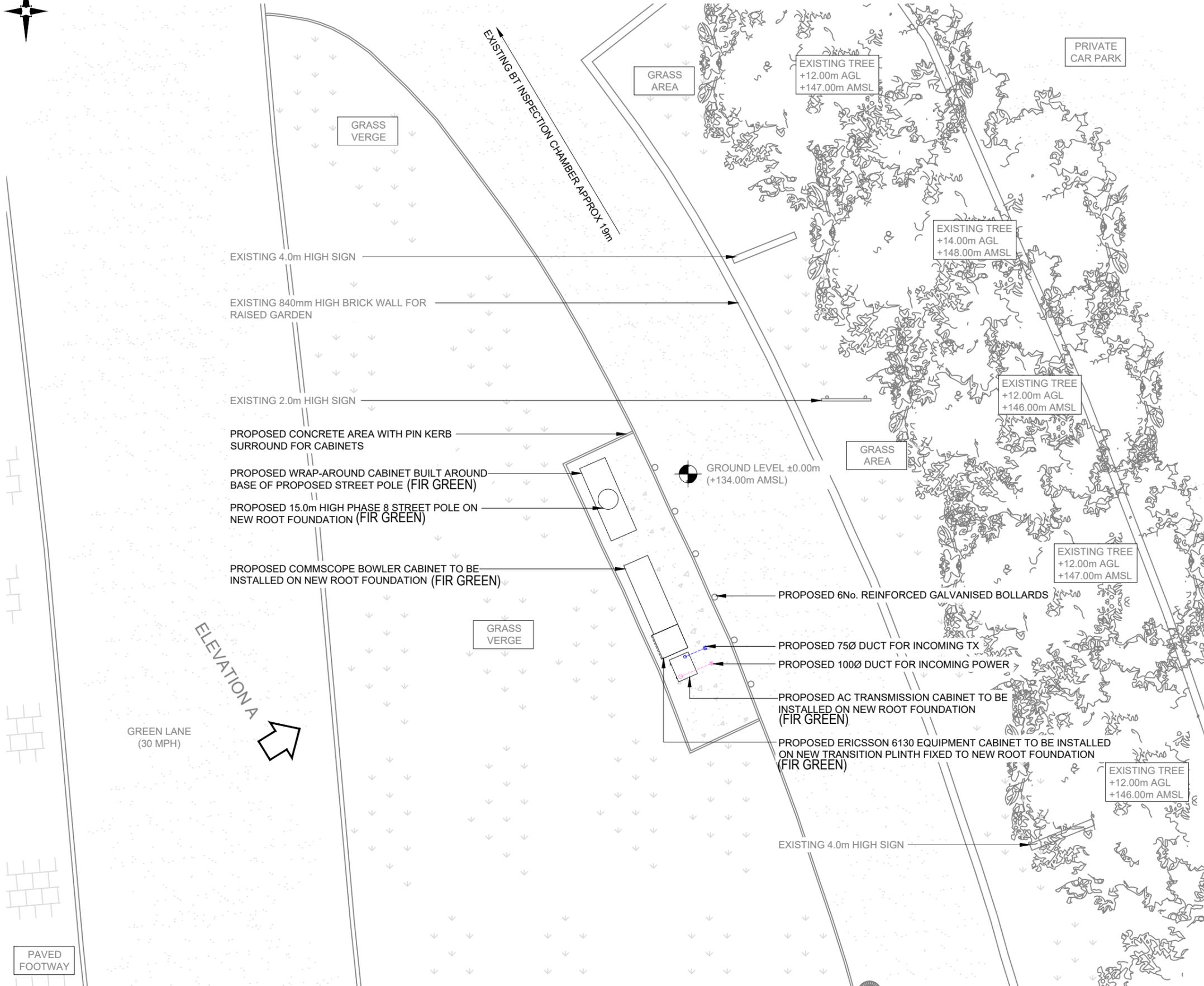
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Issue: **A**

100mm
50mm
10mm



100mm
50mm
10mm



PROPOSED SITE PLAN
1:100

NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

REV	MODIFICATION	BY	CH	DATE
B	Amended as per Highways Instruction	RF	GBC	01.07.22
A	Issued for Planning	JMS	RWB	25.11.21

CK Hutchison Networks (UK) Limited

450 Longwater Avenue,
Green Park,
Reading,
RG2 6GF

Design Consultant & Principal Contractor:



Great British Communications
Lapwing House, Block 3 Forward Point,
Ton House Lane, Widnes, Cheshire, WAB 0SL
t. 44 (0)151 420 4128
www.gbcservices.co.uk

Site Name:

THE HAMSTEAD PH SW

3UK Nominal ID:

SWL20346

Address:

THE HAMSTEAD PH
89 GREEN LANE
HAMSTEAD, SANDWELL
WEST MIDLANDS
B43 5LG

Title:

215 PROPOSED SITE PLAN

Project:

UNILATERAL SW

Purpose of Issue:

PLANNING

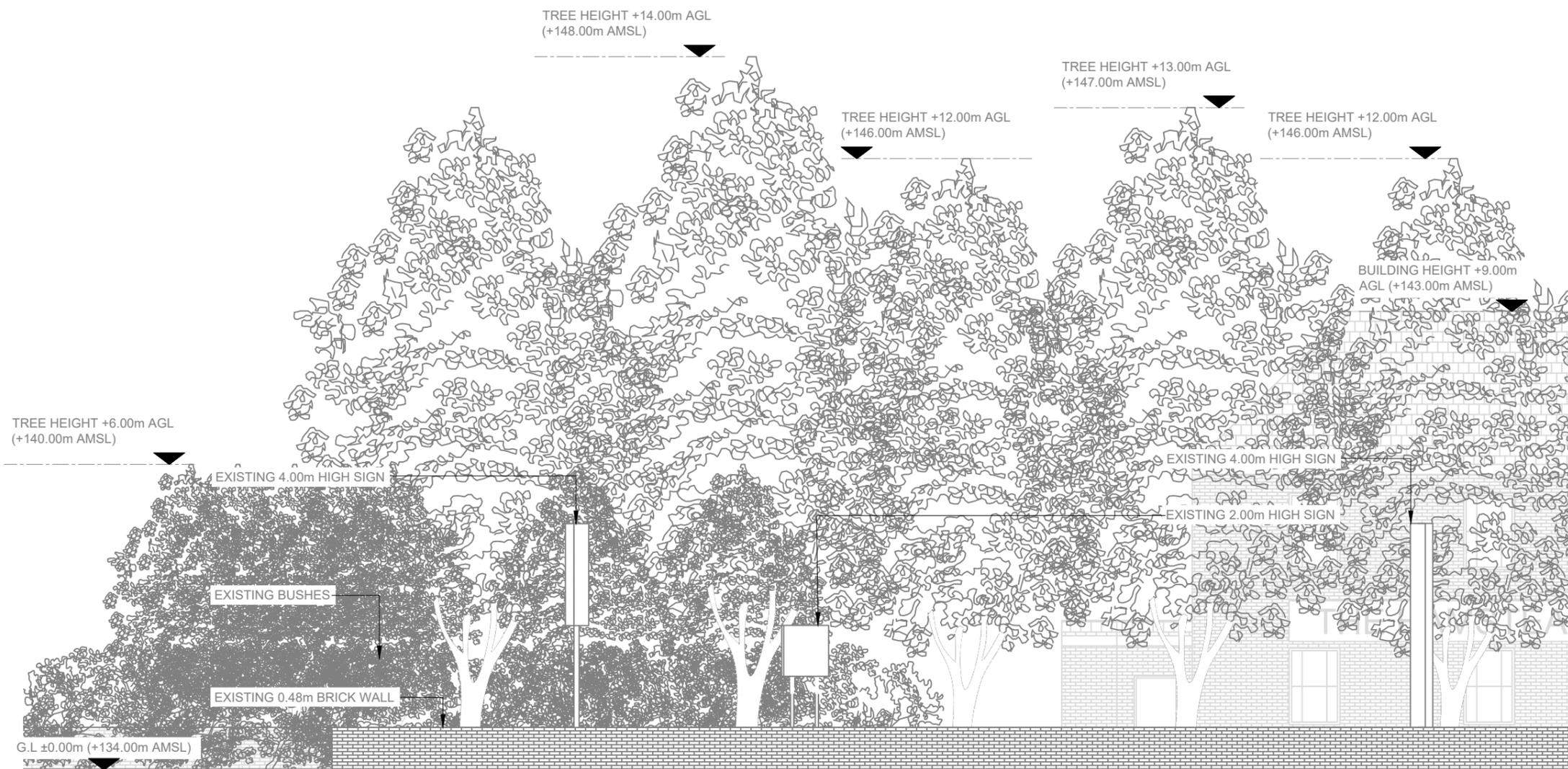
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SWL220/85298/B1941

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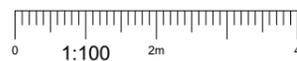
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Issue:

B



EXISTING ELEVATION A



NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

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3UK Nominal ID:

SWL20346

Address:

THE HAMSTEAD PH
89 GREEN LANE
HAMSTEAD, SANDWELL
WEST MIDLANDS
B43 5LG

Title:

150 EXISTING SITE ELEVATION

Project:

UNILATERAL SW

Purpose of Issue:

PLANNING

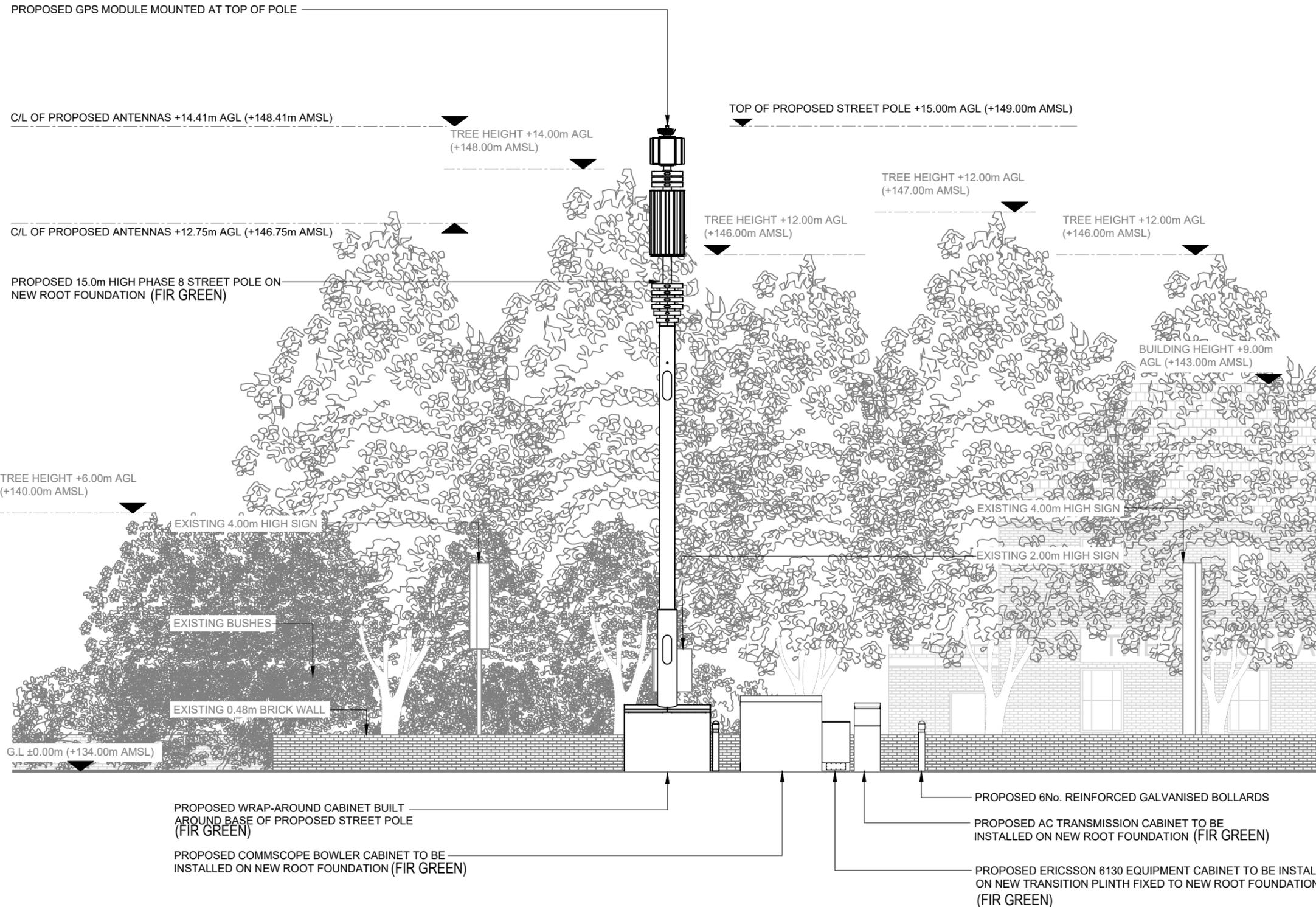
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TBC/TBC/B1941

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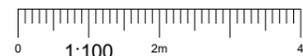
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Issue:

A



PROPOSED SITE ELEVATION A



NOTES:

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3UK Nominal ID:

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Address:

THE HAMSTEAD PH
89 GREEN LANE
HAMSTEAD, SANDWELL
WEST MIDLANDS
B43 5LG

Title:

265 PROPOSED SITE ELEVATION

Project:

UNILATERAL SW

Purpose of Issue:

PLANNING

MBNL/TM/H3G Cell ID:
SWL220/85298/B1941

Drawing No:

SWL20346_SWL220_85298_B1941_GA_REV B

Issue:

B