

# Report to Planning Committee

**29 November 2023**

<b>Application Reference</b>	PD/22/02530
<b>Application Received</b>	27 September 2023.
<b>Application Description</b>	Proposed replacement of existing lattice tower with an 25.0m high swann CS5S lattice tower with 12 No. antennas, 2 No. GPS modules, 4 No. 300 dishes, 2 No. cabinets, 2 No. racks, 2 No. future racks and associated ancillary works.
<b>Application Address</b>	Telecommunication Mast 1694 Haden Park Road Cradley Heath
<b>Applicant</b>	Cornerstone Hive 2 1530 Arlington Business Park Theale RG7 4SA.
<b>Ward</b>	Cradley Heath & Old Hill.
<b>Contact Officer</b>	Name: Anjan Dey <a href="mailto:anjan_dey@sandwell.gov.uk">anjan_dey@sandwell.gov.uk</a>


## 1 Recommendations

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



## 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
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## 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:

[Haden Park Road and Haden Hill Park, Cradley Heath](#)

## 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 the existing location of a lattice telecoms tower, and ancillary equipment, that is located at the north-western side of Haden Hill Park adjacent to the cricket ground and bowling green. Haden Hill Park is surrounded by residential properties.

## 7. Planning History

- 7.1 Relevant planning applicant application are as follows:

DC/31609	Installation of a radio mast and ancillary radio equipment building.	Grant permission with conditions. 28.07.1995.
DC/04/43112	Proposed replacement of 15m telecommunications monopole with a 20m lattice tower.	Grant permission with conditions. 10.09.2004.

## 8. Application Details

- 8.1 This application is seeking prior approval for the siting and appearance for the proposed replacement of existing 20m lattice tower with a 25m high swann CS5S lattice tower with 12 No. antennas, 2 No. GPS modules, 4 No. 300 dishes, 2 No. cabinets, 2 No. racks, 2 No. future racks and associated ancillary works. The existing 20 metre high tower has been in situ since 2004. Amended plans were received to show a green finish to the lattice tower.

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 as well as site notices. Four objections have been submitted.

## 9.2 Objections

Objections have been received on the following grounds:

- i. The monopole with increased height would be excessively high and unduly prominent;
- ii. It is and increasingly would be detrimental to Haden Hill House which is located nearby.

Non Material objections have been raised regarding devaluation of property and the monopole is a risk to public health the latter is addressed in paragraph 11.2 and other considerations 13.2.

These objections will be addressed in section 13 (Material considerations).

## 9.4 Support

Following neighbour consultation 3 representations in support have been received. A member of the adjacent Old Hill Cricket Club supports the proposal and requested that the lattice tower had a green finish so that it blends in with surrounding trees. Amended plans were received to show a green finish as such.

## 10. Consultee responses

Highways has no objections to the proposal as the installation is clear of the highway and would not affect parking provision for the adjacent cricket club.



## 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 Mast replaces an existing, being only 5 metres higher and has a green finish to complement the surrounding trees.

## 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

These monopoles are of a significant height by their nature, however it is considered that the proposed increase in height of 5 metres, in addition to the existing twenty, is not considered to be significant. It is considered that that the lattice tower is over 87 metres away from the rear elevations of the nearest properties along Haden Hill Road. Furthermore, the mast is located to the north-east of those dwellings and is not directly in view. The cricket ground club house is also located directly in front of the mast. The natural screening (trees) at the rear of the proposed location combined with the green finish will also reduce its visual impact.

There is a substantial area of existing trees between the site and Haden Hill House, which is some distance away, and it is my view that the upgraded lattice tower would not detrimentally impact the setting and character of Haden Hill House

## 13.2 Other considerations - health

As indicated in paragraph 11.2 above health considerations are not material planning decisions for proposed telecommunications mast. The applicant is only required to provide an ICNIRP (International Commission on Non-Ionizing Radiation Protection) Certificate. The appropriate ICNIRP Certificate has been submitted confirming the proposal has been designed to be in full compliance with the requirement of the radio frequency (RF) public exposure guidelines set out by ICNIRP. As the proposal complies with the ICNIRP, the proposal is in compliance with the NPPF and therefore health grounds are not material to the determination of this application.

## 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 due to its distance from residential



properties and the surrounding trees within the setting of Haden Hill Park.

## 15 Implications

<b>Resources:</b>	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.
<b>Legal and Governance:</b>	This application is submitted under the Town and Country Planning Act 1990.
<b>Risk:</b>	None.
<b>Equality:</b>	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
<b>Health and Wellbeing:</b>	Refer to sections 2.1 and 11.
<b>Social Value</b>	None.

## 16. Appendices

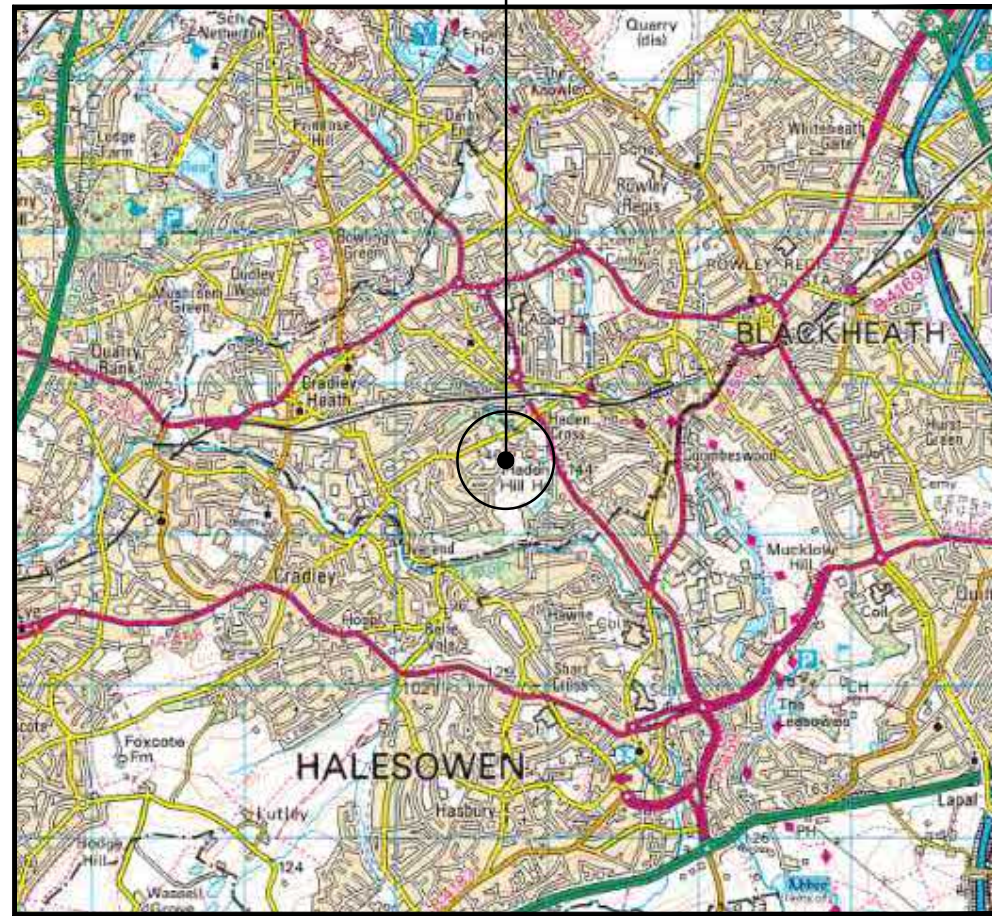
Location Plan. 100 D

Proposed planning layout. 201 D

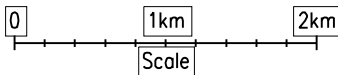
Proposed elevations. 301 REV E





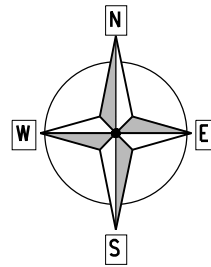


SITE LOCATION

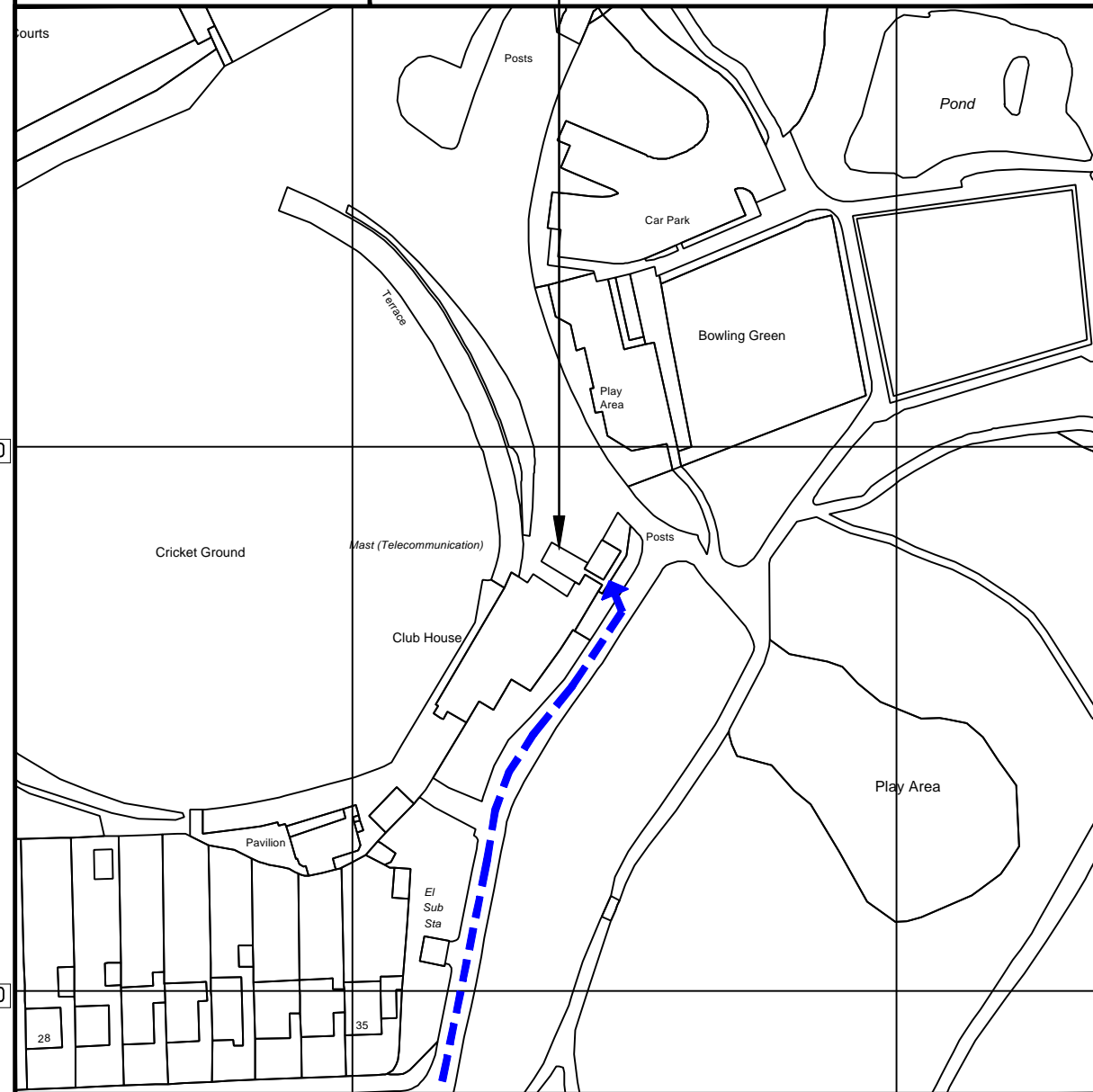


SITE LOCATION  
(Scale 1:50000)

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- = Right of Access
- = Public Access Route



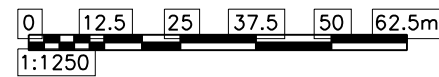
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285400

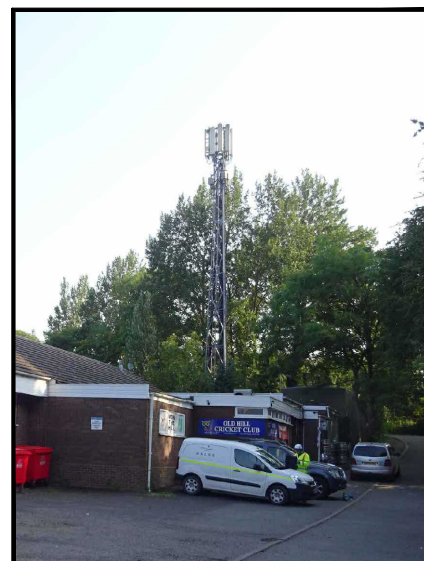
395700

395800



DETAILED SITE LOCATION  
(Scale 1:1250)

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SITE PHOTOGRAPH

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 395738 N: 285481

DIRECTIONS TO SITE:  
FROM M5, HEAD SOUTHWEST ON M5, TAKE THE EXIT TOWARD A4123/BIRMINGHAM W/DUDLEY, AT OLDBURY INTERCHANGE, TAKE THE 4TH EXIT, AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO BIRCHFIELD LN/A4034, CONTINUE TO FOLLOW A4034, TURN RIGHT ONTO HENDERSON WAY/A4100, GO THROUGH 1 ROUNDABOUT, TURN LEFT ONTO HOLLY RD, TURN RIGHT ONTO WATERFALL LN, TURN RIGHT TO STAY ON WATERFALL LN, CONTINUE ONTO BEAUTY BANK, CONTINUE ONTO BARRS RD, TURN LEFT ONTO HADEN PARK RD, TURN LEFT TO STAY ON HADEN PARK RD, DESTINATION WILL BE ON THE LEFT.

NOTES:

D	Address Amended	MR	MW	15.09.23
C	ICNIRP Footnote Updated	CDN	MW	04.08.23
B	Post Code Updated	CDN	MW	16.12.22
A	Issued for Approval	CDN	MW	22.05.22
REV	MODIFICATION	BY	CH	DATE

**WHP Telecoms Ltd**  
Faraday Court  
401 Faraday Street  
Birchwood Park  
Warrington WA3 6GA

**O<sub>2</sub>**  
CORNERSTONE - BEACON 3

Cell Name	Opt.
HADEN HILL	<input type="checkbox"/>

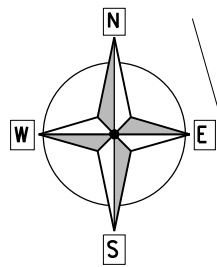
Cell ID No		
CORNERSTONE	TEF	VF
E305768		
13271703	92987	79161

Site Address / Contact Details		
HADEN PARK ROAD CRADLEY HEATH		
WEST MIDLANDS B64 7HF		

Drawing Title: SITE LOCATION MAPS			
Purpose of issue: PLANNING			Dwg Rev:
Drawing Number: 100			D
Surveyed By: JW		Original Sheet Size: A3	
Drawn: CDN	Date: 22.05.22	Checked: MW	Date: 22.05.22
			D

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines. Designed in accordance with CORNERSTONE document: SDN0008 v5.1 & SDN0009 v6.0





EXISTING VF/TEF 300mm WIDE CABLE TRAY  
FIXED TO EXISTING 2No. SUPPORT POLES  
BELOW EXISTING CABLE LADDER

EXISTING VF/TEF FEEDER BRACKETS  
FOR FEEDER CABLES UP TOWER LEG

EXISTING VF/TEF 2.9m HIGH  
CHAINLINK FENCE

EXISTING VF/TEF 22.5m HIGH F&L LATTICE TOWER  
ON CONCRETE BASE. F&L TOWER FIXED TO  
CONCRETE BASE WITH RESIN ANCHORS

EXISTING VF/TEF METER CABINET  
ENCLOSURE WITHIN FENCELINE

SOUTHWEST ELEVATION

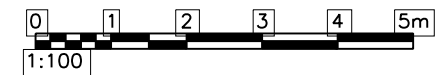
TOP OF BUILDING  
+5.00 A.G.L.

EQUIPMENT CABIN ON CONCRETE BASE

EXISTING DOUBLE GATES  
WITH 3.1m CLEAR OPENING

TIMBERTREE ROAD

EXISTING SITE PLAN  
(1:100)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 395738 N: 285481

NOTES:

C	Address Amended	MR	MW	15.09.23
B	Post Code Updated	CDN	MW	16.12.22
A	Issued for Approval	CDN	MW	22.05.22
REV	MODIFICATION	BY	CH	DATE

**WHP Telecoms Ltd**  
Faraday Court  
401 Faraday Street  
Birchwood Park  
Warrington WA3 6GA



**O<sub>2</sub>**  
**CORNERSTONE - BEACON 3**

Cell Name  
HADEN HILL

Cell ID No		
CORNERSTONE	TEF	VF
E305768		
13271703	92987	79161

Site Address / Contact Details  
HADEN PARK ROAD  
CRADLEY HEATH  
WEST MIDLANDS  
B64 7HF

Drawing Title:  
EXISTING SITE PLAN

Purpose of issue: PLANNING

Drawing Number: 200

Surveyed By: JW	Original Sheet Size: A3	Pack Issue: D
Drawn: CDN	Date: 22.05.22	Checked: MW
		Date: 22.05.22

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 395738 | N: 285481

NOTES:

TOP OF EXISTING VF/TEF ANTENNAS +22.50m AGL

U/S OF EXISTING VF/TEF ANTENNAS +20.50m AGL

EXISTING VF/TEF 9No. ANTENNAS ON YOKE BRACKETS AND SUPPORT POLES

EXISTING VF/TEF 6No. RRU'S ON POLES FIXED TO TOWER

EXISTING VF/TEF 22.5m HIGH F&L LATTICE TOWER ON CONCRETE BASE

EXISTING VF/TEF 2.9m HIGH CHAINLINK FENCE

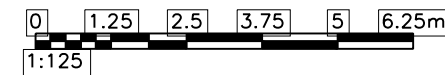
EXISTING VF/TEF METER CABINET ENCLOSURE WITHIN FENCELINE

EXISTING VF/TEF LARGE EQUIPMENT CABIN ON CONCRETE BASE

G/L 0.00m

EXISTING SOUTHWEST ELEVATION

(1:125)



C	Address Amended	MR	MW	15.09.23
B	Post Code Updated	CDN	MW	16.12.22
A	Issued for Approval	CDN	MW	22.05.22
REV	MODIFICATION	BY	CH	DATE

**WHP Telecoms Ltd**  
 Faraday Court  
 401 Faraday Street  
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**O<sub>2</sub>**  
 CORNERSTONE - BEACON 3

Cell Name	Opt.
HADEN HILL	<input type="checkbox"/>

Cell ID No		
CORNERSTONE	TEF	VF
E305768		
13271703	92987	79161

Site Address / Contact Details	
HADEN PARK ROAD CRADLEY HEATH	
WEST MIDLANDS B64 7HF	

Drawing Title: EXISTING SITE ELEVATION

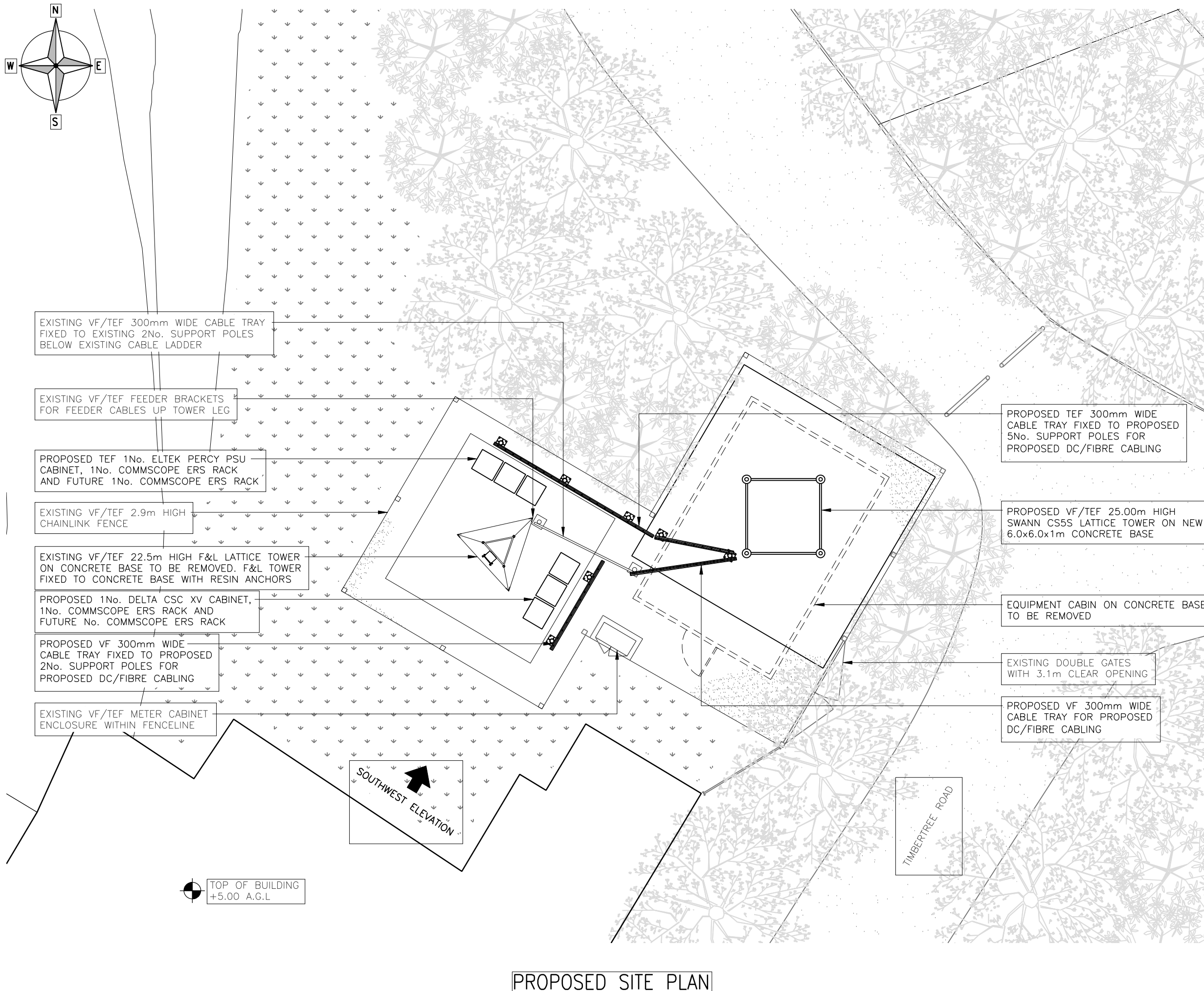
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PLANNING	

Drawing Number:	
300	C

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JW	A3	D

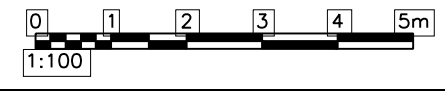
Drawn:	Date:	Checked:	Date:
CDN	22.05.22	MW	22.05.22





**PROPOSED SITE PLAN**  
(1:100)

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
Designed in accordance with CORNERSTONE document: SDN0008 v5.1 & SDN0009 v6.0



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 395738 N: 285481

NOTES:

REV	MODIFICATION	BY	CH	DATE
D	Address Amended	MR	MW	15.09.23
C	New Structure Location Moved	CDN	MW	04.08.23
B	Tower Moved	CDN	MW	16.12.22
A	Issued for Approval	CDN	MW	22.05.22

**WHP Telecoms Ltd**  
Faraday Court  
401 Faraday Street  
Birchwood Park  
Warrington WA3 6GA

**O<sub>2</sub>**  
**CORNERSTONE - BEACON 3**

Cell Name **HADEN HILL**

Cell ID No		
CORNERSTONE	TEF	VF
E305768		
13271703	92987	79161

Site Address / Contact Details  
HADEN PARK ROAD  
CRADLEY HEATH  
WEST MIDLANDS  
B64 7HF

Drawing Title: **PROPOSED SITE PLAN**

Purpose of issue: **PLANNING**

Drawing Number: **201**

Drawn: <b>CDN</b>	Date: <b>22.05.22</b>	Checked: <b>MW</b>	Date: <b>22.05.22</b>
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ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 395738 N: 285481

NOTES:

PROPOSED TEF 18No. ERS's MOUNTED ON NEW DELTA HEADFRAME FIXED TO NEW SUPPORT POLE

PROPOSED TEF 6No. ANTENNAS MOUNTED ON NEW DELTA HEADFRAME FIXED TO NEW SUPPORT POLES

PROPOSED TEF GPS MODULE MOUNTED ON TOP OF SUPPORT POLE 200mm ABOVE ANTENNAS

TOP OF PROPOSED VF/TEF ANTENNAS +25.00m AGL

U/S OF PROPOSED VF/TEF ANTENNAS +24.20m AGL

U/S OF PROPOSED VF/TEF ANTENNAS +22.80m AGL

C/L OF PROPOSED TEF DISHES +22.00m AGL

C/L OF PROPOSED VF DISHES +21.00m AGL

PROPOSED TEF 2No.  $\phi$ 300mm DISHES FIXED TO PROPOSED DISH MOUNTS

PROPOSED VF GPS MODULE MOUNTED ON TOP OF SUPPORT POLE 200mm ABOVE ANTENNAS

PROPOSED VF 6No. ANTENNAS MOUNTED ON NEW DELTA HEADFRAME FIXED TO NEW SUPPORT POLES

PROPOSED VF 18No. RRH's MOUNTED ON NEW DELTA HEADFRAME FIXED TO NEW SUPPORT POLE

PROPOSED VF 2No.  $\phi$ 300mm DISHES FIXED TO PROPOSED DISH MOUNTS

PROPOSED VF/TEF 25.00m HIGH SWANN CS55 LATTICE TOWER ON NEW 6.0x6.0x1m CONCRETE BASE. COLOUR TO BE FIR GREEN (RAL6009)

PROPOSED VF 300mm WIDE CABLE TRAY FIXED TO PROPOSED 2No. SUPPORT POLES FOR PROPOSED DC/FIBRE CABLING

PROPOSED 1No. DELTA CSC XV CABINET, 1No. COMMSCOPE ERS RACK AND FUTURE No. COMMSCOPE ERS RACK

PROPOSED TEF 1No. ELTEK PERCY PSU CABINET, 1No. COMMSCOPE ERS RACK AND FUTURE 1No. COMMSCOPE ERS RACK

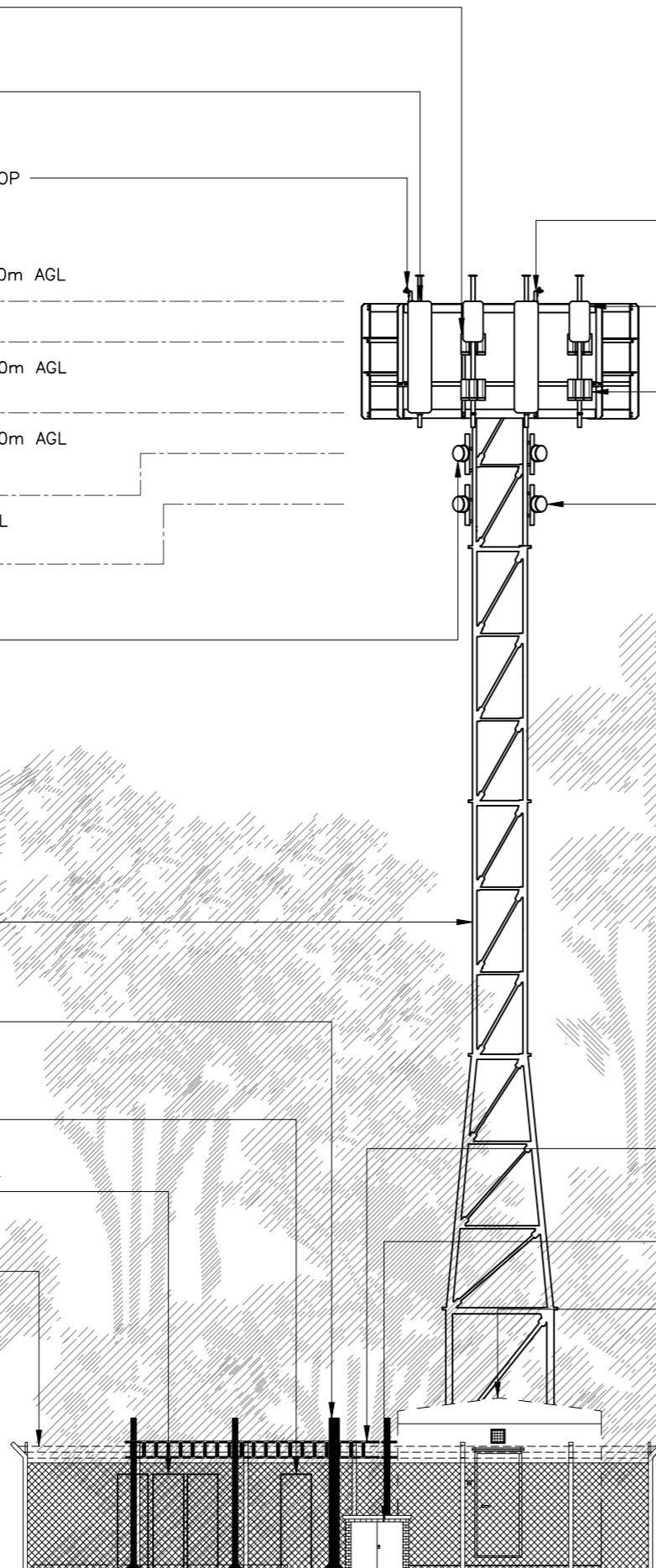
EXISTING VF/TEF 2.9m HIGH CHAINLINK FENCE

PROPOSED TEF 300mm WIDE CABLE TRAY FIXED TO PROPOSED 2No. SUPPORT POLES FOR PROPOSED DC/FIBRE CABLING

EXISTING VF/TEF METER CABINET ENCLOSURE WITHIN FENCELINE

EQUIPMENT CABIN ON CONCRETE BASE TO BE REMOVED

G/L 0.00m



PROPOSED SOUTHWEST ELEVATION  
(1:125)

REV	MODIFICATION	BY	CH	DATE
E	Most Color Updated to Fir Green	CDN	MW	30.10.23
D	Address Amended	MR	MW	15.09.23
C	New Structure Location Moved	CDN	MW	04.08.23
B	Tower Moved	CDN	MW	16.12.22
A	Issued for Approval	CDN	MW	22.05.22

**WHP Telecoms Ltd**  
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**O<sub>2</sub>**  
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Cell Name	Opt.
HADEN HILL	-

Cell ID No		
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Site Address / Contact Details  
 HADEN PARK ROAD  
 CRADLEY HEATH  
 WEST MIDLANDS  
 B64 7HF

Drawing Title: PROPOSED SITE ELEVATION			
Purpose of issue: PLANNING			Dwg Rev:
Drawing Number: 301			D
Surveyed By: JW	Original Sheet Size: A3		Pack Issue:
Drawn: CDN	Date: 22.05.22	Checked: MW	Date: 22.05.22
			E

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
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