

SCHEDULE A: Applications with Recommendation

18/0572

Item No: 08

Date of Committee: 11/01/2019

Appn Ref No:
18/0572

Applicant:
E.A.M. Weir Will Trust

Parish:
Castle Carrock

Agent:

Ward:
Great Corby & Geltsdale

Location: Land at Hespek Raise, Castle Carrock Fell, Castle Carrock, Brampton

Proposal: Replacement Of Existing Pole With Short (7.5m) Lattice Tower To Continue To Support Internet Access For Local Businesses And Residential Users

Date of Receipt:
11/07/2018

Statutory Expiry Date
05/09/2018

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 Whether The Visual Impact Of The Proposal Would Be Acceptable
2.2 Impact Of The Proposal On Nature Conservation Issues

3. Application Details

The Site

- 3.1 The application site is located at Hespeck Raise, Castle Carrock Fell and lies within the North Pennines Area of Outstanding Natural Beauty. The site lies in the Geltsdale and Glendue Fells Site of Special Scientific Interest (SSSI), which is part of the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC).

Background

- 3.2 In January 2013, planning permission was granted for the erection of a 7.5m high mast with antennae and radio equipment cabinet to provide internet access (temporary for 5 years) (12/0937). The reason for the temporary consent was to establish if there was a demand for the mast.

The Proposal

- 3.3 This proposal is seeking planning permission for the replacement of an existing 7.5m high mast (which was granted a temporary five year consent in January 2013) with a 7.5m high lattice tower. The current mast, which contains 15 antennae and dishes, provides internet access to more than 160 homes and businesses, along with a facility for emergency services communication. Most of these homes and businesses are unable to get adequate internet access via any other means and are reliant on this mast.
- 3.4 The current mast is straining in the wind, which creates a poor service from time to time. In addition, there is demand for further capacity which the existing mast cannot supply. To address this the proposal is seeking to replace the mast with a lattice tower, the height of which would be 7.5m which is the same as the current mast. A maximum of 25 antennae and dishes would be attached to the mast, with the largest dishes measuring 0.6m in diameter.
- 3.5 A communications cabinet, measuring 1.5m by 1.5m with a height of 2m is currently sited next to the mast on a concrete base. This would need to be increased in size to 2.4m by 2.4m with a height of 2.9m to accommodate an extended runtime battery backup system to keep the site powered in the event of a power failure and engineers being unable to access the farm. The cabinet would be coloured green. The lattice tower and cabinet would be enclosed by a 2.1m high green mesh security fence.
- 3.6 The applicant has submitted a Construction & Maintenance Plan, which has been revised to address concerns raised by Natural England and the RSPB. This sets out how the lattice tower would be installed, including the type of machinery/ vehicles that would be used, the route that would be taken to access the site and the timing of the works.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and notification letters sent to four neighbouring properties. No verbal or written representations have been made during the consultation period.

5. Summary of Consultation Responses

Natural England: - the site is in Geltsdale & Glendue Fells SSSI and is part of the Pennine Moors Special Protection Area (SPA) and the Special Area of Conservation (SAC). The construction plan for the temporary permission included measures to reduce the impact of the proposal on the SSSI and on wildlife and these should be included in this application;

Royal Society for the Protection of Birds: - note the submission of additional drawings and amendment to the document: Construction and Maintenance Plan. This confirms that construction will take place outside of bird breeding season and details measures to reduce/repair any damage to habitat. As such, the RSPB considers that the concerns outlined in our letter have been addressed;

North Pennines AONB Partnership: - no objection to the principle. Any associated ground equipment will need to be of a colour and scale that allows the development to accommodate well into the landscape especially given the prominent site. Note the comments from RSPB and Natural England and trust that those matters raised can be addressed;

Carlisle Airport: - no comments received;

Castle Carrock Parish Council: - the approval should be granted for a temporary five-year period only. With regard to the cabinet, the applicant will need to do the best they can in terms of skyline impact.

6. Officer's Report

Assessment

- 6.1 Section 70 (2) of the Town and Country Planning Act 1990 / Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG), and Policies IP4, SP6, GI2 and GI3 of the Carlisle District Local Plan (CDLP) 2015-2030.
- 6.3 The proposal raises the following planning issues:
 1. Whether The Visual Impact Of The Proposal Would Be Acceptable
- 6.4 The proposed lattice tower would be 7.5m tall and would contain up to a maximum of 25 dishes and antennae, the maximum size of which would be 0.6m in diameter. The cabinet would measure 2.4m by 2.4m and would be 2.9m high. The site would be enclosed by a 2.1m high green mesh security fence.
- 6.5 It is acknowledged that the site lies in a prominent location on Hespeck Raise, which lies within the North Pennines AONB. The lattice tower would be visible from the surrounding area and would have an adverse visual impact on the landscape character of the area. This adverse visual impact has to be weighed against the benefits that the proposal brings. The current mast provides internet access to more than 160 homes and businesses,

along with a facility for emergency services communication. Most of these homes and businesses are unable to get adequate internet access via any other means and are reliant on this mast. The new lattice tower would provide internet access to approximately 300 homes and businesses.

- 6.6 The North Pennines AONB Partnership has been consulted on the application. As well as seeking to conserve and enhance the natural beauty of the area, the AONB Partnership also has a commitment to support the roll out of rural broadband provision. The AONB Partnership confirmed that it has no objections to the proposal which would bring affordable high speed broadband to the area. It has stated that any new ground equipment would need to be of a colour and scale that allows it to accommodate well into the landscape given the prominent site.
- 6.7 The Parish Council has raised concerns about the number of antennae and dishes on the existing mast, compared to when it was originally erected. It has also stated that the cabinet needs to be positioned further to the east to reduce its impact on the skyline and that any approval should only be granted for a further temporary five-year period.
- 6.8 The current application shows 25 antennae and dishes on the lattice tower, with the largest measuring 0.6m in diameter. The antennae and dishes, which would not have a significant visual impact compared to the lattice tower, would allow internet access to be rolled out to further residents and businesses who do not currently have broadband access. A condition has been added to restrict the number of antennae and dishes to 25.
- 6.9 The cabinet, which would be small in scale with a maximum height of 2.9m, would be coloured dark green to reduce its visual impact. It cannot be sited more than 10m away from the lattice tower and would be located on lower ground than the current cabinet in order to reduce the impact on the skyline.
- 6.10 The previous mast was given a temporary consent to establish if there was a demand for the services it provides. This has been demonstrated and a permanent permission is now considered to be appropriate. A condition has been added to ensure that if the lattice tower and associated equipment are no longer required, they are removed.
- 6.11 In light of the above, the visual impact of the proposal would be acceptable, with any harm being outweighed by the benefits that the proposal brings.

2. Impact Of The Proposal On Nature Conservation Issues

- 6.12 The application is accompanied by a Construction and Maintenance Plan. This has been amended to address issues raised by both Natural England and the RSPB.
- 6.13 Natural England has confirmed that it has no objections to the proposal following the submission of a revised Construction Management Plan which incorporates the mitigation measures advised to ensure no likely effect on the habitat.

- 6.14 The revised Construction and Maintenance Plan confirms that construction would take place outside of the bird breeding season and details measures to reduce/ repair any damage to habitat. The RPSB considers that this addresses their concerns and it has no objections to the proposal.

Conclusion

- 6.15 In overall terms, it is considered that the community benefits of the proposal would outweigh the visual harm. The impact on nature conservation issues would be acceptable. In all aspects the proposal is compliant with the objectives of the relevant adopted Local Plan policies.

7. Planning History

- 7.1 In January 2013, planning permission was granted for the erection of a 7.5m high mast with antennae and radio equipment cabinet to provide internet access (temporary for 5 years) (12/0937).

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:

1. the submitted planning application form, received 25th June 2018;
2. Planning Statement, received 25th June 2018;
3. Construction & Maintenance Plan, received 30th August 10 December 2012;
4. Site Location Plan, received 25th June 2018;
5. Site Overview Plan, received 25th June 2018;
6. Layout Plan, received 11th July 2018;
7. Elevations, received 20th September 2018;
8. the Notice of Decision; and
9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The lattice tower and associated equipment shall be installed and the existing mast be removed in strict accordance with the details contained within the Construction and Maintenance Plan dated 30th August 2018.

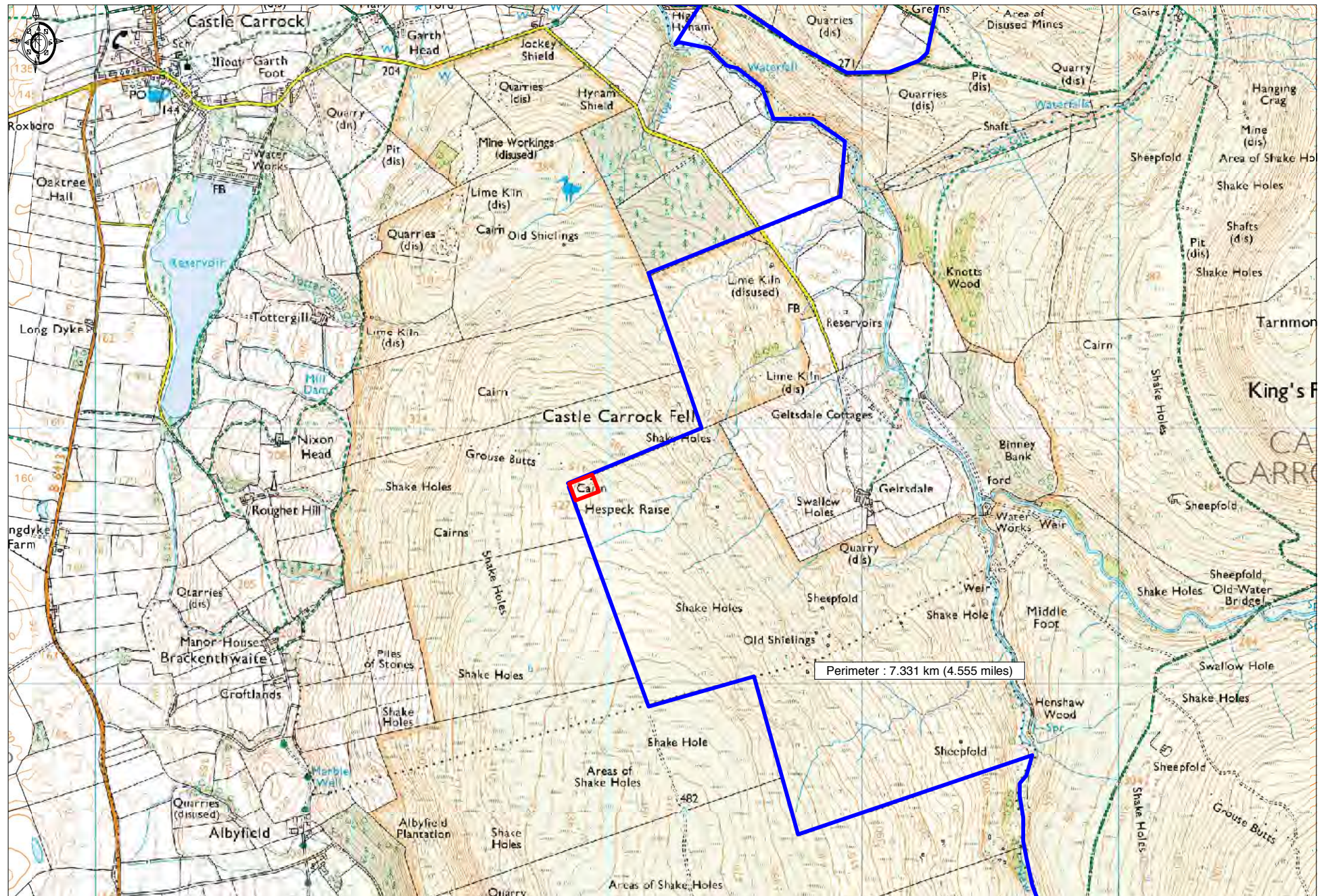
Reason: To ensure that the proposal does not have an adverse impact biodiversity, in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

4. If the lattice tower and associated equipment are no longer required they should be removed within 1 month of ceasing to be used.

Reason: To protect the character of the area, in accordance with Policies GI2 and SP6 of the Carlisle District Local Plan 2015-2030.

5. No more than 25 antennae and dishes (each with a maximum diameter of 0.6m) shall be attached to the lattice tower.

Reason: To protect the character of the area, in accordance with Policies GI2 and SP6 of the Carlisle District Local Plan 2015-2030.



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Cairn

Existing Hespeck Raise Mast Site
Elevation: 418m
Grid Ref: NY55925370

2.4m x 2.4m x 2.9m Dark Green EAM

Layout Plan
Hespeck Raise Mast
Not To Scale

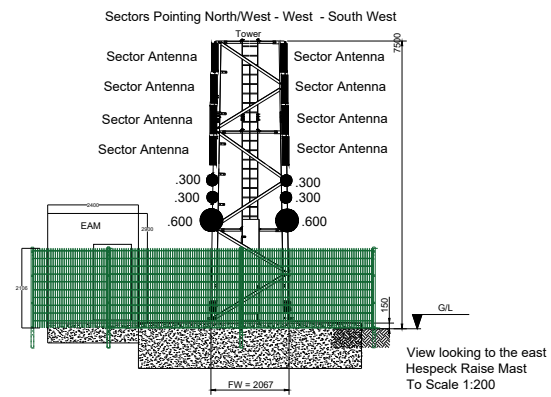
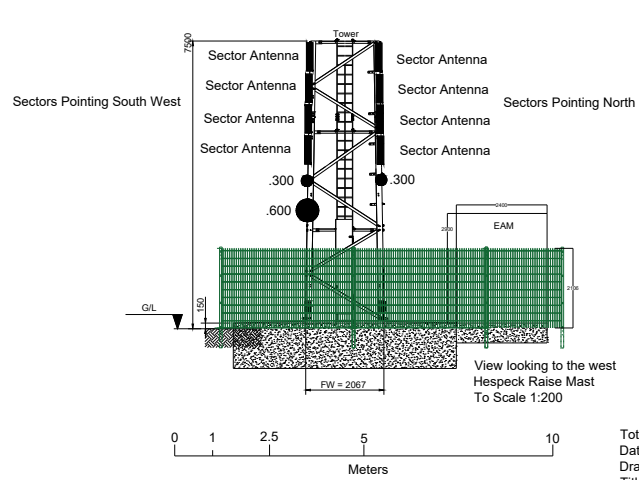
2.4m High 656 Twin Wire Security Fencing RAL:6005

7.5m FLI 4LT1 Tower - 1250mm x 1250mm
2.5m x 2.5m x 1m C30 Concrete base

Hespeck

Raise





Total Antennas on Drawing: 25
Date: 19/09/2018
Drawn by: AJC
Title: HRNM Antenna Layout
Revision: V1.2