

SUDBURY – KING’S HOUSE, KING STREET

Notification under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) – Erection of 3 no. 2G/3G antenna mounted on 2 no. freestanding antenna support pole frames with associated cabinets.

Applicant: O<sub>2</sub> (UK) Ltd

Case Officer: Gemma Pannell

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SITE

1. The application site is King’s House, which is located on the corner of King’s Street and Great Eastern Road. The roof of the building is an existing telecommunications site and contains apparatus for Vodafone and other operators.

PROPOSAL

2. See report heading. The antenna are to be positioned on the roof of the building facing King Street and the equipment cabinets are to be positioned at a lower roof level.

RELEVANT HISTORY

3. 2004 - Planning permission granted for installation of 2 no. 8 metre high flagpoles with integral antennas. (B/04/02186/FUL refers)

POLICY

**PPG 8 (Telecommunications)**

4. PPG 8 offers guidance to local planning authorities in relation to telecommunications development. The Government recognises that in some cases, the nature of telecommunications development may be in conflict with established local and national policies. However, local planning authorities are urged to ‘be alive’ to the special needs and technical problems of telecommunications development. Each application for telecommunications development (PPG8 advises) should be determined in accordance with the development plan unless material considerations indicate otherwise.
5. The Government places a particular emphasis on encouraging mast sharing to cut down on the number of new sites and masts required by the industry.
6. **Suffolk County Structure Plan** - Policy ENV1
7. **Alteration No.2 (Second Deposit Draft)** - EN26 (EN27) (Telecommunications)

OBSERVATIONS

8. TC – to be reported verbally if available

9. Sudbury Society - We are opposed to the addition of extra telecommunication equipment to this prominent building, which dominates the entrance into Market Hill from the south. We feel that it would seriously impact on the character of the town Conservation Area.

## ASSESSMENT

10. In 1999 the Government commissioned the National Radiological Protection Board (NRPB) to set up the Independent Expert Group on Mobile Phones. The group, which was chaired by Sir William Stewart, considered public concerns about health effects of mobile phones, base stations and transmitters. The Group's report (known as the Stewart Report) concludes that 'the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that exposures are expected to be small fractions of the guidelines. However, there can be indirect adverse effects on their well being in some cases.' The Group recommended a precautionary approach, comprising a series of specific measures, to the use of mobile telephone technologies until more detailed and scientifically robust information on any health effects is available. The Stewart Report stopped short of suggesting that Local Planning Authorities should refuse planning permission to telecommunication sites and equipment either wholly or partly on health grounds.
11. The Government is firm that if the application meets the guidelines of the International Commission on Non-Ionising Radiation Protection Board Local Planning Authorities should not consider the health aspects of a telecommunications equipment proposal. In this case, documents submitted with the application confirm that the proposed equipment works within those guidelines.
12. This application has to be assessed against both national and local planning guidance (together with any other material considerations). Government guidance within PPG 8 advises that Local Authorities should encourage operators to utilise existing facilities where possible to negate the demand for a proliferation of new sites. This guidance is reflected within extant and emerging Local Plan policy. The roof of King's House is currently used as telecommunications site and supports equipment on behalf of Vodafone. In light of this, the proposal is considered to comply with Government Guidance and Development Plan Policy with regard to site sharing.
13. The low-key nature of the telecommunications equipment proposed within the application is such that it will not be particularly noticeable, or alien, given the presence of the existing equipment on the building. In light of the above, it is not considered that the proposed installation will detract from the character and appearance of the conservation area, nor upon the setting of the adjacent listed buildings.
14. In light of the above, the proposal is considered to comply with Government Guidance (PPG8) and relevant extant and emerging Development Plan policies.

## RECOMMENDATION

The applicants be advised that the prior approval of the Local Planning Authority is required for the siting and design of the development, and that approval is given.

## DECISION