

**GRASS VERGE FRONTING 98 ALBURY DRIVE, AT P/826/06/CDT/OH  
JUNCTION WITH EVELYN DRIVE, PINNER**

Ward: PINNER

PRIOR APPROVAL DETERMINATION: 8 METRE HIGH TELECOMMUNICATIONS MAST  
(TELEGRAPH POLE DESIGN) WITH 1 ANTENNA AND EQUIPMENT CABINET

PHA COMMUNICATIONS LTD for ORANGE PERSONAL COMMUNICATIONS

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**RECOMMENDATION 1:**

**PRIOR APPROVAL of details of siting and appearance IS required**

**RECOMMENDATION 2:**

Plan Nos: GLN7946/C/01/B, GLN7946/C/02/B and site plan

**REFUSE** approval of details of siting/appearance for the following  
reason(s):

- 1 The proposal by reason of its height, prominent siting and unsatisfactory appearance would be unduly obtrusive in the streetscene to the detriment of the visual amenity of neighbouring occupiers and the character of the locality.

**INFORMATIVES**

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**MAIN CONSIDERATIONS**

- 1) Compliance with ICNIRP
  - 2) Need for Installation
  - 3) Character of Area and Visual / Residential Amenity (S1, D4, D26)
  - 4) Consultation Responses
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**INFORMATION**

This report is included on the agenda in view of the significant public concern over the development.

**a) Summary**

Green Belt	No
Conservation Area:	No
Council Interest:	None

**b) Site Description**

- Land at junction of Evelyn Drive and Albury Drive
- Site currently used as a maintained highways verge, it contains an area of lawn, there are no trees on this verge

- Site is directly adjacent to the front boundary of a residential property (98 Albury Drive)
- Surrounding area is completely residential – semi detached block towards the rear of site and detached houses facing directly opposite

**c) Proposal Details**

- Installation of new 8m replica telegraph pole which will hold one antenna and associated cabinet at ground level
- Cabinet would be sited 0.8m north of the pole and would measure 1.45m x 0.65m x 1.25m
- Telegraph pole would be finished in wood effect and cabinet would be painted midnight green

**d) Relevant History**

- None

**e) Applicant's Statement**

- There is an operational need for the development
- Alternative sites have been looked at but the applicant site represents the most suitable option
- The proposal complies with ICNIRP guidelines

**f) Consultations**

Notifications	Sent	Replies	Expiry
	23	Awaited	24-APR-06
	2	0	

**APPRAISAL**

**1) Compliance with ICNIRP**

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines

**2) Need for Installation**

The applicant provides technical information with regards to the current capacity and coverage. They state that the existing network in this area is unable to cope effectively and as a consequence there is an inadequate provision of service in this area. As such, the applicant shows both technical justification and an operational need for the works proposed.

**3) Character of Area and Visual / Residential Amenity**

The scale and location of the proposal is such that the works would have a negative visual impact on both the character of the area and the amenity of nearby residents. While the land surrounding the site does contain some street trees along the verges and pavements, there are no trees within the verge site itself. It is considered that the close proximity of residential dwellings surrounding the site, particularly No.98 Albury Drive means that any installation of telecommunications equipment would impact negatively on the visual amenity levels of these residencies. It is considered that this impact is exacerbated further by the openness and prominence of this site on a corner junction.

The prominence of this site means that the pole could be seen from a number of vantage points approaching the site from any of the four routes to the roundabout junction. Such a prominent location, so close to residential properties would invariably reduce residential amenity and therefore contravene Council Policy. Accordingly, the application is recommended for refusal

#### **4) Consultation Responses**

Awaited

#### **CONCLUSION**

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, prior approval of details of siting and appearance is required and this application is recommended for refusal.



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