

Minutes of a meeting of the **Planning Committee** held at Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich on **Wednesday 5 September 2018** at **9.30am** when there were present:

Miss S Lawn – Chairman

Mr A D Adams
Mr G Everett
Mrs L H Hemsall
Mr R J Knowles

Mr K G Leggett
Mr A M Mallett
Mr G K Nurden

Mrs B H Rix
Mr D C Ward
Mr D B Willmott

Also in attendance were the Development Manager, Planning Projects & Landscape Manager and the Senior Committee Officer.

30 APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr Grady and Mr J Ward.

31 MINUTES

The Minutes of the meeting held on 1 August 2018 were confirmed as a correct record and signed by the Chairman.

32 APPLICATION NUMBER 20180504 – LAND EAST OF OAKS LANE, POSTWICK

The Committee considered an application for the erection of a new church hall (Use Class D1), access, car parking (174 spaces including 11 disabled), a cycle store to the rear of the building and associated landscaping on land to the east of Oaks Lane, Postwick. The church would operate services weekly on Sunday, Monday, Tuesday and Friday with monthly services on Saturday and Sunday. On weekdays, the services would be in the evening (approx. 6.15pm) and at weekends, there would be both morning and early evening services. The church area, including parking, would be fenced off for security purposes, with the remainder of the site being an ecological amenity area. A footway / cycleway was proposed to lead north from the site and then connect to the recently installed footpath to the north of Yarmouth Road, together with a permissive path within the site to the south to connect Oaks Lane to Church Road which would be accessible to the public.

The application was reported to committee as it was contrary to the provisions of the development plan and the recommendation was to approve.

The Committee noted the receipt of further representations from Highways

England who were not objecting to the application and from Postwick with Witton Parish Council concerning the provision of footpaths in the locality, both as reported at the meeting. In addition, the Committee received the verbal views of Rolf Lyon representing the applicant and Jane Crichton of Lanpro, the agents, at the meeting.

The site was located outside of the settlement limit where development proposals would not normally be permitted unless they accorded with another policy of the Development Plan. The relevant policy in this case was Policy CSU1 which permitted the provision of community facilities outside of settlement limits provided it had been adequately demonstrated that a need existed.

It was noted that the Brethen community had a church in Rackheath but this was now not large enough to meet their growth requirements. For regional events, the congregation totalled 507 people on occasions which exceeded the capacity at Rackheath. Furthermore, the congregation was continuing to grow in number. Therefore, there was an urgent need to provide a larger hall. The applicant had undertaken an extensive process of searching for a suitable site prior to the submission of this application, looking at sites within a wider search area within the Norwich Policy Area and including Wroxham. In total, 23 sites had been considered since March 2015 which included both allocated site and countryside locations. The applicant had submitted a Site Selection Statement to accompany the application which provided justification for why each of the sites was not viable (including availability of land for purchase, selling price or the timescale of delivering the site). It was considered that the site which was the subject of this application provided an accessible location for the congregation which covered the area from Acle to Long Stratton. Accordingly, the Committee considered that the requirements of the policy had been met.

It was accepted that the proposal would alter the immediate character of the area but given the proposed altered site levels, coupled with the proposed extensive landscaping and proposed scale, massing, design and siting of the development, the Committee considered that the proposal would not significantly impact upon the surrounding landscape. It was noted that the design of the building was a relatively simple form with a low pitched roof to minimise impact and a large eaves overhang to help visually ground the building. Therefore, the building was not considered to be visually distracting and would blend readily into the surrounding countryside. In terms of landscaping, it was considered that the proposed extensive new planting would contribute to the character of the area and help soften and integrate the development into its setting as well as partially screening the development.

The Committee noted that there would be a good degree of separation between the site and any neighbouring residential properties, with the closest property being approximately 125m away. Given the proposed separation

distances, additional landscaping proposed and the intended use, it was not considered that the development would appear dominant or result in any significant noise pollution or overlooking issues.

Regarding highways issues, it was noted that both Highways England and the Highways Authority had raised no objections, subject to the imposition of appropriate conditions. The Committee considered that the proposal would not result in a significant impact upon highway safety and would provide benefits in terms of improving footway links between the site and the Park and Ride site and also provide a permissive footway along the southern boundary.

It was noted that a high-pressure gas pipe ran north / south through the western section of the site, underneath the proposed landscaping area and access. The comments of the Health and Safety Executive were noted and the Committee also had regard to the fact that if it did delegate authority to the Head of Planning to grant planning permission against the advice of the HSE, then the local planning authority would need to advise the HSE accordingly and allow 21 days for it to consider whether to request the Secretary of State for Communities and Local Government call-in the application for their own determination.

In terms of all other matters raised, it was noted these had either been addressed in the report or would be dealt with through the imposition of appropriate conditions.

In conclusion it was considered that the proposal would provide a community use to meet an identified need in the area and would not result in significant or demonstrable harm. However, it was considered that the area of land to the front of the site, adjoining the footpath should be available for use by the whole community. The Development Manager advised that an appropriately worded condition could be added to the permission and how this could be implemented would be discussed with the applicant. However, for clarity, this would be restricted to informal, non-intensive use to avoid any conflict when the hall was in use. A new condition 23 (with wording to be agreed) would address this matter.

Accordingly, it was

RESOLVED:

to delegate authority to the Head of Planning to approve application number 20180504 subject to no new material issues arising from the re-consultation on the amended plans and advising the HSE of the Council's resolution to grant planning permission and subject to the following conditions:

- (1) The development to which this permission relates must be begun not later than THREE years beginning with the date on which this permission is granted.
- (2) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.
- (3) Development shall not proceed above slab level until details and samples of all external materials, including the following, to be used in the development have shall been submitted to and approved by the Local Planning Authority:
 - roof materials;
 - wall materials including brick plinth;
 - glazing details;
 - columns; and
 - eaves, verge and soffit details.

The development shall then be constructed in accordance with the approved details.

- (4) The premises shall be used for a church hall and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking, and re-enacting or modifying that Order with or without modification.
- (5) Prior to the commencement of development above slab level, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall indicate:

- (a) the species, number, size and position of new trees and shrubs at the time of their planting.
- (b) all existing trees and hedgerows on the land, with details of any to be retained (which shall include details of species and canopy spread, root protection areas as required at para 4.4.2.5 of BS5837: 2012), together with measures for their protection during the course of development
- (c) specification of materials for fences including acoustic fences, walls and hard surfaces,
- (d) details of any proposed alterations in existing ground levels and of the position of any proposed excavation or deposited materials,

- (e) details of the location of all service trenches.

The scheme as approved shall be carried out not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing. If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the Local Planning Authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- (6) Operations on site shall take place in complete accordance with the approved Arboricultural Implications Assessment, Preliminary Method Statement and Tree Protection Plan, drawing no: OAS 17-108-TS01 Rev.A, supplied by Oakfield Arboricultural Services dated October 2017. No other operations shall commence on site in connection with the development until the tree protection works and any pre-emptive tree works required by the approved AMS have been carried out and all tree protection barriers are in place as indicated. The protective barrier shall be retained in a good and effective condition for the duration of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior written approval of the local planning has been sought and obtained.
- (7) Prior to the occupation of the development hereby permitted details of the external lighting to the site, including hours of operation, shall be submitted to and approved in writing by the Local Planning Authority. Only the approved lighting shall be installed and operated on the site. Such lighting shall be kept to a minimum for the purposes of security and site safety, and shall prevent upward and outward light radiation.
- (8) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and
- (1) The programme and methodology of site investigation and recording,
 - (2) The programme for post investigation assessment,
 - (3) Provision to be made for analysis of the site investigation and recording,

- (4) Provision to be made for publication and dissemination of the analysis and records of the site investigation,
- (5) Provision to be made for archive deposition of the analysis and records of the site investigation and
- (6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- (9) No development shall take place other than in accordance with the written scheme of investigation approved under condition 8.
- (10) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 8 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- (11) No development shall commence on site until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of the fire hydrant / alternative water supply on the development.
- (12) No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.
- (13) The development shall be undertaken in accordance with the Mitigation measures outlined in section 7 of the Ecological Appraisal report (Wild Frontier Ecology; March 2018).
- (14) The development shall be undertaken in accordance with the Enhancement measures outlined in section 8 of the Ecological Appraisal report (Wild Frontier Ecology; March 2018), including the provision of bird boxes, bat boxes and the creation of log piles on the site.
- (15) Details of energy efficient design and the construction of on-site equipment to secure at least 10% of the development's energy from decentralised renewable or low-carbon sources shall be submitted to and approved by the Local Planning Authority prior to commencement of the development above slab level. The details as approved shall be

completed prior to the first use of the building hereby permitted and thereafter shall be maintained.

- (16) Prior to the first use of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan, drawing 171222-CL-01-P11. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- (17) Prior to the first use of the development hereby permitted the proposed access road on-site car and cycle parking / turning / waiting area shall be laid out and demarcated in accordance with the approved plan, drawing L3460-PL01-RevJ, and retained thereafter available for that specific use. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- (18) Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works as indicated on Drawing No 171222-CL-01-P11 have been submitted to and approved in writing by the Local Planning Authority.
- (19) Prior to the first use of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) referred to in condition 18 shall be completed to the written satisfaction of the Local Planning Authority.
- (20) Prior to the commencement of any works on site a Construction Traffic Management Plan, to incorporate details of on-site parking for construction workers, access arrangements for delivery vehicles and temporary wheel washing facilities for the duration of the construction period shall be submitted to and approved in writing with the Local Planning Authority.
- (21) For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and unless otherwise approved in writing with the Local Planning Authority.
- (22) Prior to commencement of development, in accordance with the submitted Flood Risk Assessment (Ref: 8/1571, 5 March 2018), additional information received via email (5 July 2018) and drawing 400400, Revision P2, detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and

agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- I Detailed infiltration testing in accordance with BRE Digest 365 at the depths and locations of all infiltration features as stated within additional information received via email dated 05/07/2018.
- II Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event.
- III Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
 - 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (eg pumping station or electricity substation) within the development.
- IV The design of the attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.
- V Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding and a minimum of 150mm freeboard between proposed external ground levels and property finished flood levels.
- VI Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

- VII A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.

(23) To be agreed.

Reasons:

- (1) The time limit is imposed in compliance with the requirements 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) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- (3) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (4) In order that the Local Planning Authority may retain control over the future use of the premises and to ensure development appropriate for the area in accordance with the criteria specified within Policy GC4 of the Development Management DPD 2015.
- (5) In the interest of maintaining and enhancing the amenity value of the area in accordance with Policies GC4, EN2 and EN3 of the Development Management DPD 2015.
- (6) To safeguard the protection of trees from the outset, in accordance with Policy EN2 of the Development Management DPD 2015.
- (7) In the interests of ecology, amenity and to minimise unnecessary light spillage above and outside the development site.
- (8) This is required prior to commencement to preserve heritage assets of archaeological importance in accordance with the National Planning Policy Framework.
- (9) To preserve heritage assets of archaeological importance in accordance with the National Planning Policy Framework.
- (10) To preserve heritage assets of archaeological importance in accordance with the National Planning Policy Framework.

- (11) This is required prior to commencement to ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with the National Planning Policy Framework.
- (12) This is required prior to commencement to prevent environmental and amenity problems arising from flooding in accordance with the National Planning Policy Framework.
- (13) To ensure the proposal is not detrimental to biodiversity and protected species in accordance with Policy EN1 of the Development Management DPD 2015 and the National Planning Policy Framework.
- (14) To ensure the proposal is not detrimental to biodiversity and protected species in accordance with Policy EN1 of the Development Management DPD 2015 and the National Planning Policy Framework.
- (15) To ensure the satisfactory development of the site in accordance with Policy 3 of the Joint Core Strategy 2011/2014.
- (16) In the interests of highway safety in accordance with the principles of the NPPF and Policy TS3 of the Development Management DPD 2015.
- (17) To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policies TS3 and TS4 of the Development Management DPD 2015.
- (18) To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with Policy TS3 of the Development Management DPD 2015.
- (19) To ensure that the highway network is adequate to cater for the development proposed in accordance with Policy TS3 of the Development Management DPD 2015.
- (20) In the interests of maintaining highway efficiency and safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (21) In the interests of maintaining highway efficiency and safety in accordance with Policy TS3 of the Development Management DPD 2015.

- (22) This information is required prior to commencement to prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.
- (23) To be agreed.

Informatives:

- (1) The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.
- (2) The applicant's attention is drawn to condition 10 and the fact the developer will be expected to meet the costs of supplying and installing the fire hydrant / alternative water supply.
- (3) The applicant's attention is drawn to the following comments from Anglian Water:
- (4) Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
- (5) The applicant's attention is drawn to the following comments from Anglian Water:

An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.

- (6) Guidance Notes for the Reduction of Obtrusive Light GN01:2011 from the Institute of Lighting Professionals are available on the Bat Conservation Trust website.
- (7) It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich.

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the applicant's own expense.

- (8) The applicant's attention is drawn to the following comments from National Grid as the proposal is in close proximity to a High-Pressure Gas Pipeline:
- No buildings should encroach within the Easement strip of the pipeline indicated above
 - No demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through National Grid.
 - National Grid has a Deed of Easement for each pipeline which prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National Grid will take action to legally enforce the terms of the easement.

- We would draw your attention to the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning rules and PADHI (Planning Advise for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development.
- To view the PADHI Document, please use the link below:
<http://www.hse.gov.uk/landuseplanning/padhi.pdf>
- You should be aware of the Health and Safety Executives guidance document HS(G) 47 "Avoiding Danger from Underground Services", and National Grid's specification for Safe Working in the Vicinity of National Grid High Pressure gas pipelines and associated installations – requirements for third parties T/SP/SSW22. You should already have received a link to download a copy of T/SP/SSW/22, from our Plant protection Team, which is also available to download from our website.
- To view the SSW22 Document, please use the link below:
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>
- A National Grid representative will be monitoring the works to comply with SSW22.
- To download a copy of the HSE Guidance HS(G)47, please use the following link: <http://www.hse.gov.uk/pubns/books/hsg47.htm>
- National Grid will also need to ensure that our pipelines access is maintained during and after construction.
- Our pipelines are normally buried to a depth cover of 1.1 metres however; actual depth and position must be confirmed on site by trial hole investigation under the supervision of a National Grid representative. Ground cover above our pipelines should not be reduced or increased.
- If any excavations are planned within 3 metres of National Grid High Pressure Pipeline or, within 10 metres of an AGI (Above Ground Installation), or if any embankment or dredging works are proposed then the actual position and depth of the pipeline must be established on site in the presence of a National Grid representative. A safe working method must be agreed prior to any work taking place in order to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.

- Excavation works may take place unsupervised no closer than 3 metres from the pipeline once the actual depth and position has been confirmed on site under the supervision of a National Grid representative. Similarly, excavation with hand held power tools is not permitted within 1.5 metres from our apparatus and the work is undertaken with NG supervision and guidance.

Pipeline Crossings

- Where existing roads cannot be used, construction traffic should ONLY cross the pipeline at locations agreed with a National Grid engineer.
- All crossing points will be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres.
- The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Grid pipeline without the prior permission of National Grid. National Grid will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Grid.
- Please be aware that written permission from National Grid is required before any works commence within the National Grid easement strip.
- A National Grid representative shall monitor any works within close proximity to the pipeline to comply with National Grid specification T/SP/SSW22.
- A Deed of Indemnity is required for any crossing of the easement including cables.

Cables Crossing

- Cables may cross the pipeline at perpendicular angle to the pipeline ie 90 degrees.
- A National Grid representative shall supervise any cable crossing of a pipeline.

- An impact protection slab should be laid between the cable and pipeline if the cable crossing is above the pipeline.
- Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres.
- All work should be carried out in accordance with British Standards policy:
- BS EN 13509:2003 – Cathodic protection measurement techniques
- BS EN 12954:2001 – Cathodic protection of buried or immersed metallic structures – General principles and application for pipelines
- BS 7361 Part 1 - Cathodic Protection Code of Practice for land and marine applications
- National Grid Management Procedures.

33 APPLICATION NUMBER 20180987 – SHARPS HALL FARM, MILL LANE, HORSFORD

The Committee considered a retrospective application for the installation of mobile telecommunication apparatus within an existing agricultural building on land at Sharps Hall Farm in Horsford. The proposal consisted of a galvanised steel support pole, which was sited within, and protruded through the roof of, the barn. This in turn supported a dish with a diameter of 600mm which was located 8.2m above ground level and three antennas were then attached to the pole at 10.5m above ground level. The antennas were 2m in height and so the highest part of the equipment was 12.5m above ground level. As the barn was 6.5m in height, the development therefore extended 6m above the apex of the barn. The cabinet, which had been installed inside the barn, was not restricted or governed by any part of planning legislation.

The application was reported to committee as a Councillor had an interest in the site.

It was noted that the development was part of a continued network improvement programme for 2G, 3G and 4G coverage for O2 in the area and to meet this demand and improve the quality of service, an installation of new

telecommunications equipment was necessary. Therefore, the application was considered to comply with Policy 6 of the JCS which acknowledged that fast Broadband connections and telecommunications were an increasingly important requirement to serve all development. In addition, Policy 112 and Paragraph 115 of the NPPF supported the provision of expansion of electronic communications networks but required them to be supported by the necessary evidence to justify the proposed development. The Committee noted that all the information required under Paragraph 115 had been submitted, together with a statement from the International Commission on Non-Ionizing Radiation Protection (ICNIRP) certifying that the site was designed to be in full compliance with the requirements of the radio frequency guidelines of the ICNIRP for public exposure.

Evidence had been provided with the application showing that the applicants had explored a number of alternative sites for the apparatus and the reasons why these were unsuitable. It was noted that the proposals had been amended, both in height and location, following comments by the local planning authority.

Paragraph 113 of the NPPF encouraged the use of existing masts for new electronic communications but also permitted new sites subject to a sympathetic design and appropriate camouflaging. The Committee considered that the design of the apparatus had been carefully considered and the grey colour of the supporting pole and antennas was sympathetic to the surrounding grey coloured buildings. Furthermore, the development was considered to be of an acceptable size with the highest part of the apparatus being 12.5m above ground level.

In terms of its visual impact, Members noted that the apparatus would be seen against a number of street lights and a backdrop of agricultural buildings and there was also an Oak tree of a similar height to provide some screening to the south of the development. Overall, it was considered that the apparatus did not stand out as a discordant feature within the surrounding area and the recent tree planting to the west would help to further minimise the impact upon the wider area.

It was considered that there was a good degree of separation between the telecommunications apparatus and any neighbouring dwelling and the development was not considered to appear dominating or overbearing. It was noted that the apparatus and cabinet had been in place on the site since November 2017 and no objections had been received from any neighbouring residents.

The comments of Horsford Parish Council were noted but the Committee had regard to the information provided by the applicant concerning compliance with the radio frequency guidelines referred to above. Furthermore, Paragraph 116 of the NPPF stated that local planning authorities must determine applications on planning grounds only and could not set health

safeguards different from the ICNIRP.

In conclusion, it was considered that the development resulted in economic and social benefits and would not result in any significant harm to the general character and appearance of the area or neighbour amenity. Accordingly, it was

RESOLVED:

To approve application number 20180987 subject to the following condition:

- (1) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.

Reason:

- (1) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.

Informative

The Local Planning Authority has taken a proactive and positive approach to decision taking in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

The meeting closed at 10:43am