



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
01720 424350
planning@scilly.gov.uk

OFFICER REPORT – DELEGATED

Application number: P/17/037	Expiry date: 29 June 2017
Received on: 04 May 2017	Neighbour expiry date: N/A
UPRN: 000192000600	Consultation expiry date: 29 May 2017
Legal agreement:	Site notice posted: 08 May 2017
Departure:	Site notice expiry: 29 May 2017
Complies with Development Plan? Y/N If not, ensure you cover in the report how material considerations outweigh the plan?	
Is this decision contrary to local council recommendation?	

Applicant:	EE Ltd
Site Address:	Television Mast and Stations Pendrathen Lane Halangy Down St Mary's Isles Of Scilly
Proposal:	Installation of back-up power generator, enclosure and associated equipment of existing mast site.
Application Type:	Prior Notification of proposed development by telecommunications code system operators.

<http://www.scilly.gov.uk/planning-application/planning-application-p17037>

Description of site and development:

The mast is a 76m tall structure originally permitted for television transmission. The mast is very prominent in the landscape providing television and mobile coverage to all the islands. It lies on the open, sloping land in the north-west part of St Mary's.

The application proposes the addition of a generator on a concrete base within the existing fenced compound. The base measures, 2.55m by 1.22m and area of 3.1sqm. The generator would be 1.15m high.

Additionally, shown on the plans are two antennae attached to the mast at approximately 30m, they are considered to be permitted development and the only consideration as part of this application is the generator which is subject to the prior notification procedure.

It is understood that the proposals are in conjunction with the roll-out of the replacement Emergency Services Network. This will replace the Airwave network. The generator is needed as a backup were the electricity supply to be disrupted to allow continuity of the emergency services network.

There is a long planning history with the original 76m mast being permitted under application P0751 for the transmission of television signals. Over the years there have been additions of telecommunications

equipment permitted to the mast. Under application P4509 an internal 30m supporting structure was added to allow further mobile phone antenna and dishes.

Public representations:

None Consulted

Consultee representations:

Historic England - On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

Cornwall Archaeology Unit – Initial Comments - With regard to the above application, if the concrete base for the new generator is itself new and to be laid on undisturbed ground, then there should be an archaeological recording condition on the basis that the site is adjacent to the Halangy Down SM and close to a dense concentration of known archaeological sites. I would recommend the standard ALGAO text.

Following the further details from the applicant explaining the minimal ground disturbance that had already been disturbed in the past the Archaeological Unit has advised that “since the excavation depth will only be 200mm and that it is in ground likely to have been already disturbed, that there is no need for an archaeological condition and therefore no need to resubmit this as a full application”.

Constraints and designations:

Isles of Scilly Conservation Area
AONB
Heritage Coast
Archaeological Constraint Areas including the Halangy Down Scheduled Monument

Relevant policies, SPGs and Government guidance:

2005 Isles of Scilly Local Plan

The site lies within the Isles of Scilly AONB and a Conservation Area. Policy 1 (Environmental Protection) of the Local Plan seeks to ensure that development conserves or enhances the natural beauty, wildlife and cultural heritage of the area. The policy also requires preservation of nationally important archaeological remains and their settings.

Policy 2 (Sustainable Development) indicates that development will be permitted in situations where a proposal contributes to the islands’ environment, economy or local communities.

Policy 6 (Infrastructure for Sustainable Communities) includes a criterion that development proposals, in keeping with the particular scale and character of the islands, will be supported, where they “provide telecommunications infrastructure of immediate community benefit”.

NATIONAL PLANNING POLICY FRAMEWORK

The NPPF sets out the requirements of sustainable development which is the purposes of the planning system.

Paragraphs 42 and 43 explain;

“Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.

In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.”

Paragraph 115 explains that

“Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.”

Appraisal/key issues and conclusion:

This is a Prior Notification Proposal under Part 16 of the GDO. This is a recent piece of legislation allowing, subject to the prior notification telecommunication proposals in National Parks. The Authority has 56 days to decide whether the prior approval is required for the siting and appearance of the works.

The generator is a modest structure proposed within the existing and long standing compound area at the foot of this mast. The compound is well screened and there are a variety of other cabinets and equipment. The extra cabinet will be a minor addition.

With the revised information the Archaeological Unit are satisfied that the works can go ahead without the need for any watching brief or works.


The two antenna on the mast are permitted development and in any case cause no material harm visually, being a very small addition to a substantial structure.

In terms of policies the key one is Policy 1 and there are considered to be no material adverse impacts. The cabinet will facilitate the improvement of telecommunications networks and enhance the ability of the emergency services to serve the islands. The proposal complies with Policy 6.

In conclusion this is a good solution to facilitate the necessary telecommunication coverage, complies with the relevant planning policies and national guidance and Prior Notification is judged to not be required in this case.

Recommendation:

Prior Notification is not required.

Signed: 	Dated: 09/06/17	Signed:	Dated:
Planning Officer		Senior Manager	