

Planning Committee Report	
Planning Ref:	PL/2025/0000415/PAEC
Site:	Asda Daventry Road, Coventry, CV3 5HN
Ward:	Cheylesmore
Proposal:	Prior approval for proposed installation of an 18 m Phase 7 monopole with wraparound cabinet supporting 9no. antennas, 2no. 300mm diameter transmission dishes and ancillary development thereto
Case Officer:	Grace Goodman

SUMMARY

The application is for determination as to whether the prior approval of the Local Planning Authority is required to the siting and appearance of the development for the installation of an 18-metre-high monopole and associated equipment cabinets. The application is submitted under the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 16, Class A.

The application is for a 18m high telecoms mast. The location is on the corner of Daventry Road and Cecily Road, just outside the current ASDA store. Other locations for this mast have previously been suggested including on the opposite corner on Queen Isabels Avenue.

BACKGROUND

The proposed installation is part of MBNL's (EE and Three) network upgrade to rollout 5G network in the area. The proposal is recommended for approval

KEY FACTS

Reason for report to committee:	Over 5 objections
Current use of site:	Grass verge
Proposed use of site:	Telecommunications 18m high mast and associated equipment

RECOMMENDATION

Planning Committee are recommended to grant prior approval subject to conditions.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will have a minor impact upon the visual amenity of the area; however, the social and economic benefits outweigh any visual harm.
- The proposal falls within the criteria of Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) and accords with the NPPF

SITE DESCRIPTION

The site is located on an area of grass verge on the corner of Daventry Road and Cecily Road. The immediate locality is a mixed-use area, with a mix of commercial and residential land to the North of the site on the opposite side of Daventry Road. Directly to the east of the site is an ASDA store and associated car park. To the east on the other side of ASDA is residential with Quinton Park to the west and south.

APPLICATION PROPOSAL

The application seeks the prior approval of the Local Planning Authority (LPA) for the installation of a 18m high telecoms mast to support 9 antennas and 2 transmission dishes with associated development and wrap around equipment cabinets. The application is supported by an ICNIRP certificate.

PLANNING HISTORY

There was an earlier Prior Approval application some 40m to the north-east of this site on the opposite corner at the junction of Daventry Road and Queen Isabels Avenue:

Application Number	Description of Development	Decision and Date
PL/2024/000053 8/PAEC	Prior approval for proposed installation of a 20 metre high 20-metre-high slimline monopole supporting 9no. antenna apertures and 2no. 300mm dishes along with 6no. equipment cabinets and associated development ancillary thereto	Refused 19/06/2024

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF, and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy C2: Telecoms

Policy DE1: Sustainable Development Policy

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation

Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy C2: Telecoms

Policy DE1: Sustainable Development Policy

CONSULTATION

- No consultees

Neighbour consultation

Neighbour notification was sent in accordance with the Communications Record. Seven letters of objection have been received, raising the following material planning considerations:

- Unattractive appearance
- Impact on character of the area
- Harm to Wildlife
 - Too close to housing
 - Proximity to schools

Health implications

1 letter of support has been received.

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

- Impact on property values

Any further comments received will be reported within late representations.

APPRAISAL

The NPPF recognises that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G). Nevertheless, paragraph 120 of the NPPF suggests that the number of masts should be kept to a minimum and where new sites are required (such as for new 5G networks), equipment should be sympathetically designed and camouflaged where appropriate.

Paragraph 122 of the NPPG suggests that Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include: a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or and b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or c) for a new mast or base station, evidence that the

applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Policy C2 states “When considering notifications, planning applications and prior approval applications, regard will be given to the following factors:

a) operational requirements of the telecommunication networks and the technical limitations of the technology, including any technical constraints on the location of telecommunications apparatus;

b) the need for the ICNIRP Guidelines (and any other relevant guidance in place at the time of the application) for safe emissions to be met;

c) the potential for sharing existing masts, buildings and other structures; and

d) the impact of the development on its surroundings with particular regard to the following criteria:

i. the visual amenity, character or appearance of the surrounding area.

ii. apparatus and associated structures sited on a building should be sited and designed in order to seek to minimise impact to the external appearance of the host building.

iii. development should not have an unacceptable effect on conservation areas or buildings of architectural or historic interest or areas of ecological interest or areas of landscape value or sites of archaeological importance.

iv. the proposed provision of landscaping.”

The supporting information highlights other sites have been considered and discounted, and that the application site is identified as the most suitable option that balances operational need with local and national planning policies and that it will deliver public benefit in terms of the mobile services it will provide. The proposed 18m mast and associated cabinets accord with the requirements set within Schedule 2, Part 16, Class A.

Officers note that other sites have been considered and have discounted sites that would not be appropriate. For example, the corner opposite the current site, located on Queen Isabels Avenue which was too close to residential and had a predominately residential backdrop rather than commercial. The wider built-up area is fairly dense and there is little obvious opportunity to site a mast that will not be near to a residential property.

Whilst the mast is taller than surrounding structures at 18m, the proposed site provides a reasonable solution on a grass verge that is separated from residential properties by highway and achieves a reasonable separation distance of at least 30m. The proposed mast will have a backdrop set against the commercial ASDA building, which is 3 storeys high, and whilst the mast will be taller than the building and is in a prominent location, on balance it is not considered to be so harmful to amenity as to warrant refusal of the application. The applicant has confirmed agreement to the request that the apparatus and cabinets will be colour coated black (RAL 9005) to match existing street furniture and aid assimilation. A condition is suggested to secure this appropriate finish.

Health matters

The UK Health Security Agency (UKHSA) guidance on ‘Mobile phone base stations: radio waves and health’ (updated July 2024) states that: Independent expert groups in

the UK and at international level have examined the accumulated body of research evidence. Their conclusions support the view that health effects are unlikely to occur if exposures are below international guideline levels. UKHSA's main advice about radio waves from base stations is that the guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP) should be adopted for limiting exposures. The ICNIRP guidelines apply to frequencies up to 300 gigahertz and cover exposures arising from new 5G base stations as well as from older technologies.

ICNIRP is formally recognised as an official collaborating non-governmental organisation by the World Health Organization (WHO). WHO states that, to date, and after much research performed, no adverse health effect has been causally linked with exposure to wireless technologies. Government guidance and established case law indicates that the planning system should not duplicate existing controls under other legislation and is not the place to determine health safeguards. It is the Government's view that if a proposed development conforms to International Compliance for Public Exposure Guidelines for Public Exposure to Electromagnetic Fields established by the International Commission on Non-Ionising Radiation Protection (ICNIRP), further consideration of this issue should not be necessary by the local authority. The Health & Safety Executive and the National Radiological Protection Board (now part of Public Health England) are responsible for monitoring and enforcing compliance with ICNIRP. The applicant has provided a Declaration of Conformity with ICNIRP Public Exposure Guidelines, ensuring that the proposed telecommunications equipment is in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation (ICNIRP).

Objectors have raised concerns about health impacts. However, as the application is supported by an ICNIRP certificate the LPA have no reasonable grounds to consider health matters further.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, subject to relevant conditions. The reason for Coventry City Council granting prior approval is because the development is considered to meet the provisions of Schedule 2, Part 16 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended) and is in accordance with Policies C2, DE1 and DS3 of the Coventry Local Plan 2017 and the emerging Local Plan Policies together with the aims of the NPPF.

CONDITIONS/REASONS

1.	The development hereby permitted shall be carried out in accordance with the following approved plans: Plans and Elevations ICNIRP Certificate
Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>

2.	Notwithstanding colour coating details on the approved plans, within one month of the installation of the antenna, associated apparatus and ground based cabinet(s) hereby approved, they shall have been colour coated Black (RAL 9005). The colour coating excludes the active antennas. Any replacement or modification shall be colour coated to match within one month of being carried out.
Reason	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>