

North York Moors National Park Authority

Parish: Newholm-Cum-Dunsley

App No: NYM/2021/0050/FL

Proposal: erection of Moorsweb community internet mast with ancillary equipment (max height 5 metres)

Location: land near High Straggleton Farm, Sandsend Road, Sandsend,

Applicant: Signa Technologies Ltd
fao: Mr Martyn Boswell, Suite 5 & 6, Ebor House, Low Moor Lane, Scotton, Knaresborough, HG5 9JN, North Yorkshire

Agent:

Date for Decision: 23/03/2021

Extended to:

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. TIME01 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. MISC00 The permission hereby granted is valid only for ten years from the date of this permission and the development shall be removed from the site before this consent expires and the site restored to its former condition before that date.
3. PLAN02 The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
4. RSUO00 If the mast and ancillary equipment is no longer required it shall be removed from the land within 6 months of the use ceasing. The land shall as far as practicable be returned to its former condition before development took place within three months of the mast being removed, unless otherwise agreed in writing with the Local Planning Authority.

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Reason(s) for Condition(s)

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| 1 & 2. | TIME01 | To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended. |
| 3. | PLAN00 | For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park. |
| 4. | RSU000 | In the interests of the visual amenities of the locality and to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the special qualities of the National Park. |

Consultations

Borough/District -

Parish – No objection

Arqiva – No objection

Site Notice/Advertisement Expiry Date – 4 March 2021

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Proposed location of mast is adjacent to hedge line in centre right of image:



Background

High Straggleton Farm is located close to the National Park boundary mid-way between Whitby and Sandsend, on rising land approximately 600m inland from the coast. The Farm includes a substantial number of static caravans and other holiday units. A further caravan site is located approximately 500m to the East. There are no other properties in close proximity to the proposed mast.

Permission is sought for the installation of a small radio broadband transmitter at High Straggleton Farm, to be powered by mains electrical supply. The transmitter would enable provision of an ultrafast broadband service to the Farm, caravan site and surrounding villages as part of the Moorsweb network, in a location where the applicant states other broadband provision is limited and below the Universal Service Obligation set by Government.

The transmitter would consist of an easily removable 6m high wooden pole (5m protruding above ground level), hosting an array of antennae, together with a small weatherproof enclosure at its base to contain broadband equipment.

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The transmitter would be sited at a field boundary comprising intermittent hedge and fencing, approximately 150m to the south east of the main farm buildings. Access to within a few meters of the site is available via an existing farm track. The location has been identified in order to obtain 'line of site' to other elements of the Moorsweb network whilst gaining some benefit from screening via local topography and the adjacent hedge. Once installed it is anticipated that only annual maintenance visits will be needed.

Local Plan

Strategic Policy A relates to Achieving National Park Purposes and Sustainable Development. Within the North York Moors National Park a positive approach to new development will be taken, in line with the presumption in favour of sustainable development set out in the National Planning Policy Framework and where decisions are consistent with National Park statutory purposes. New development should conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and also promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Where there is an irreconcilable conflict between the statutory purposes the Sandford Principle will be applied and greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park.

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Strategic Policy G seeks to conserve and enhance the high quality, distinctive landscapes of the North York Moors, indicating that great weight will be given to landscape considerations in planning decisions. The supporting text to the Policy states that vertical structures such as wind turbines and telecommunications masts can be harmful, particularly where they break a strongly horizontal line in the local landscape, and that they are most likely to be successful where they are seen alongside other vertical features eg trees and existing buildings.

Policy BL10 relates specifically to Communications Infrastructure. The policy states that the provision of infrastructure for radio, broadband and other telecommunications and information technology will only be permitted where it is of a scale and design appropriate to the National Park and helps meet the needs of local communities. There should be no unacceptable adverse visual impact upon the character of the locality and the wider landscape and should make use of the least environmentally intrusive option available.

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Main Issues

Although the site is in open countryside, the proposed installation is very small in scale. Whilst located on land elevated from the coast, with the upper part of the mast potentially visible in glimpsed views from the A174, from that direction it would be seen in the context of a nearby 11kv overhead line and poles and would not be unduly prominent in these or other available views. The location of the mast is such that it would not give rise to harm to residential amenity. The community and public benefits which are offered by the proposed development are considered to outweigh the modest landscape impact resulting from the installation and therefore it is considered that the development adheres to the Authority's adopted policies.

In view of the rapid changes and advances in the development of telecommunications, it is considered that a ten year temporary permission would be appropriate. This will allow future consideration of the need to retain the mast in the longer term, should there be such advances that supersede this technology.

No objections have been raised in response to this application and in view of the above considerations the application is recommended for approval.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy C7 which seeks innovative ways of supporting and delivering new community facilities including high speed broadband.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.