

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Suffield-Cum-Everley

Application No. NYM/2017/0404/FL

Proposal: erection of 15 metre mast with antennas together with siting of ground based cabinet

Location: Everley Wood Corner
Mowthorp Road
Scarborough

Decision Date: 28 July 2017

Consultations

Parish – No objections

Highways – No objections subject to conditions

Site Notice Expiry Date – 7 July 2017

Director of Planning's Recommendation

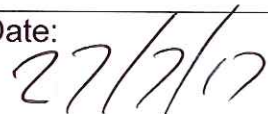
Approval subject to the following condition(s):

1.	TIME 01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN 02	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.
3.	MATS05	The external walls of the development hereby permitted shall be constructed in natural stone, which shall be coursed and jointed in the local tradition.

Signature:



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4.	HWAY07	<p>Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:</p> <p>a. The crossing of the highway verge shall be constructed in accordance with the approved details and/or Standard Detail number E9A.</p> <p>b. Provision to prevent surface water from the site discharging onto the existing or proposed highway shall be constructed and maintained thereafter to prevent such discharges</p> <p>c. The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.</p> <p>All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p>
5.	HWAY18a	<p>There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.</p>
6.	MISC14	<p>If the use of the mast and associated equipment hereby approved permanently ceases or has ceased for a period of 90 days, it shall be removed from the land within 180 days of that cessation and the land shall, as far as practical, be restored to its condition before development took place.</p>

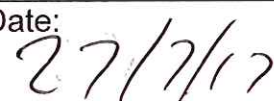
Informative(s)

1.	<p>You are advised that there are Medieval Cultivation Terraces in the field where access to the application site is proposed and the use of heavy vehicles when the ground is wet should be avoided.</p>
2.	<p>HWAY07 You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.</p>

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Reason for Condition(s)

1.	RSN TIME 01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN 01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3.	MATS01	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4.	HWAY07	In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
5.	HWAY18A	In accordance with NYM Development Policy 23 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
6.	RSN MISC 07	In order to return the land to its former condition and comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the landscape of the National Park

Background

This application is for erection of 15 metre lattice mast with antennas and dishes together with siting of ground based equipment cabinets and associated fencing at land at Everley Wood, Mowthorpe, close to the hamlet of Wrench Green near Scarborough.

The application site is located on rising land away from the road, but against a backdrop of trees. The site is surrounded by agricultural land and woodland

The application is submitted as part of a continued improvement programme to improve remote coverage in rural locations where there is currently little or no coverage.

It is proposed to install a 15 metre lattice mast with 2 no. antennas, and 3 no. dishes and 4 no. equipment cabinets at ground level within a 2. metre high compound wall. The mast would be of a steel grey colour.

The applicants have confirmed that no access track is to be uses here, just 4x4 access to avoid harm to known archaeology.

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Main Issues

The main issues are considered to be the benefits from improved communications to the local rural area and the impact on the landscape character of this part of the National Park. Core Policy A and Development Policy 25 of the Core Strategy and Development Management Policies Document are most relevant in the determination of the application.

Core Policy A seeks to ensure that new development conserves and enhances the Park's special qualities with priority being given to ensuring development does not have an unacceptable impact on the wider landscape nor detract from the quality of life of local residents.

Development Policy 25 relates to the provision of infrastructure for telecommunications and information technology. Proposals will be supported where it is of a scale and design appropriate for the National Park and helps meet the needs of local communities. The policy states that new masts and equipment (and any associated development) will be permitted where there are no suitable alternatives; there is no unacceptable adverse visual impact on the character of the area; the siting is the least environmentally intrusive option; the proposal is part of a coordinated, long-term strategy and provision is made for the removal of equipment when it is redundant.

The new mast and base station (mobile phone transmitter) is designed to cover a specific area and links its coverage to the next site in the network, creating a patchwork of overlapping coverage 'cells' across the country. The operator's network rollout programme is design to identify and address these gaps and ensure that people can use their phones whenever and wherever they are.

The proposal would not be unduly intrusive in the immediate or wider landscape and no objections have been received. As such the proposal is considered to comply with Core Policy A and Development Policy 25 and approval is recommended.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature:



Date:

