

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Danby

Application No. NYM/2017/0550/FL

Proposal: variation of condition 2 (material amendment) to allow an increase in height of mast

**Location: Arqiva Site
The Howe
Danby Low Moor
Castleton**

Decision Date: 28 September 2017

Consultations

Parish – Support – much needed improvement to the areas telecoms situation.

Highways – No objections subject to conditions

Natural England – No objections

Historic England – No comments

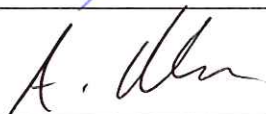
Site Notice Expiry Date – 7 September 2017

Director of Planning's Recommendation

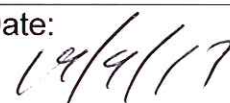
Approval subject to the following condition(s):

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.	MATS 00	The mast tower and any new or replacement equipment on the tower hereby approved shall be maintained in a non-reflective mid- grey colour or any other such colour as agreed in writing by the Local Planning Authority.

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4.	MATS00	Within three months of the mast hereby approved being first brought into use, the existing mast shall be removed from the site unless the Local Planning Authority has otherwise agreed in writing.
5.	MISC00	If the use of the equipment for the purposes of telecommunications permanently ceases, the equipment shall be removed from the site unless the Local Planning Authority has otherwise agreed in writing.
6.	HWAY00	No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase: a) Construction vehicles routing to avoid turning right off Howe Bank.
7.	ARCH02	No development shall take place on site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

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.	RSN MATS 02	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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4&5	RSN MISC00	In order to comply with the provisions of NYM Development Policy 25 which seeks to ensure that there is a functional requirement for such equipment and reduce any unnecessary landscape impact.
6.	HWAY00	In accordance with policy Development Policy 23 of the Local Development Plan and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
7.	ARCH01	In order that any remains of archaeological importance can be adequately investigated and recorded before any development takes place on the site and to comply with NYM Core Policy G which seeks to conserve and enhance the historic assets and cultural heritage of the National Park.

Signature:



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Background

This planning application relates to the existing Arqiva Castleton Transmitting Station, The Howe, Danby Low Moor, Castleton.

Planning permission was granted earlier this year for a replacement of an existing 15m monopole mast with a new 17.5m high lattice mast. The permission included a total of 11 antennas (to serve CTIL, EE and Arqiva), 3 transmission dish and ground based cabinets.

Following re-analysis of the coverage, transmission requirements and mast design, it has resulted in the users of the mast needing additional antenna height and consequently this revised application seeks permission to install a mast measuring 20m high.

The existing pole is situated to the south east and south west (respectively) of Castleton and Danby villages on an isolated moorland outcrop which shows a range of archaeological features thought to date from the early prehistoric (Bronze Age) period through to more recent (historic) quarrying of stone.

The site operates as a broadcasting and telecommunications site to serve the heart of the NYM Moors.

The cabinets and tower are to be placed on a new concrete base of 5.1m x5.1m, all in a similar position to the existing equipment.

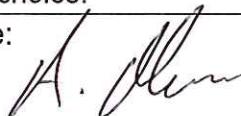
Main Issues

The relevant policy contained within the NYM Core Strategy and Development Policy Document is Development Policy 25 (Telecommunications).

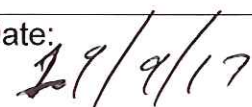
Development Policy 25 relates to the provision of infrastructure for telecommunications and information technology. Proposals will be supported where they are of a scale and design appropriate for the National Park and helps meet the needs of local communities. New masts and equipment (and any associated 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.

Telefonica UK Ltd has entered into an agreement with Vodafone Ltd pursuant to which the two companies plan to jointly operate and manage a single network grid across the UK. These arrangements will be overseen by Cornerstone Telecommunications Infrastructure Ltd; a joint venture company. The agreement allows both organisations to pool their basic network infrastructure, while running two, independent, nationwide networks allowing customer choice.

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The applicants are looking to progress works to upgrade the existing radio base station at The Howe. The use of new technology will allow the operators to increase their national footprint and enable future 4G technology.

The existing mast has operated in this location for many years without cause for concern from a planning perspective. The increase in height of 2.5m is not considered resulting in a structure of an unacceptable greater visual impact, although it will be visible from nearby public footpaths.

The existing access route will be used for construction traffic, but the site wouldn't be regularly accessed following that.

There is some archaeology in the area and due to the increase in the size of the concrete pad proposed, a full archaeological condition is required in order to ensure that the surrounding area and access route are carefully examined in advance of the start of the development to identify, locate and clearly mark-out all upstanding remains in the vicinity that could be threatened by damage or erosion and which must be carefully avoided, and to ensure that new ground disturbance is subject to an archaeological watching brief to ensure that any features or finds which are uncovered are adequately recorded.

The principle of the development has already been accepted with the earlier 2017 permission and consequently the primary consideration is whether the increase in height by 2.5m would have a significantly greater of unacceptable impact on the immediate or wider landscape.

The Parish Council supports the proposal.

In view of the above it is considered that the proposal would be in accordance with Development Policy 25 of the NYM Local Development Framework and therefore approval is recommended.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the Development Plan and all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The development is likely to maintain the economic, social and environmental conditions of the area.

Signature:



Date:

