

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Harwood Dale

Application No. NYM/2017/0795/FL

Proposal: erection of 15 metre lattice mast with antennas and dishes together with siting of ground based equipment cabinets, associated fencing and access track

Location: land south east of Riverhead Farm (Low Seat)
Harwood Dale

Decision Date: 08 January 2018

Consultations

Parish – No objections

Highways – No objections

Natural England –

Arqiva – No objections

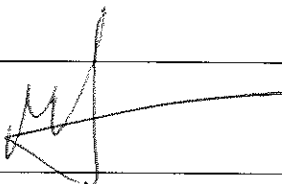
Site Notice Expiry Date – 27 December 2017

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.	MATS00	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.
4.	MISC14	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.

Signature:



Date:

8/1/18

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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.	MATS02	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.	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

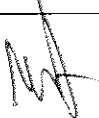
Background

This application is for erection of 15 metre slim line lattice mast with antennas and dishes together with siting of ground based equipment cabinets and associated fencing and stone access tack at land to the north of Murk Head Farm in Harwood Dale, 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 mature 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. This site has been chosen to provide coverage to the northern section of the target area and also overlooking the southern target area to ensure coverage to the local residents and the wider locality.

It is proposed to install a 15 metre lattice mast with 2 no. antennas, and 2 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.

Signature: 	Date: 8/1/18
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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.

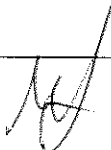
The new mast and base station (mobile phone transmitter) is designed to cover a specific area and links its coverage to the next site in the network, creating a patchwork of overlapping coverage 'cells' across the country. The operator's network rollout programme is design to identify and address these 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:

8/1/18

