
F/YR21/1356/F

Applicant: Mr Christopher Thurling

Agent :

32 Birch Avenue, Chatteris, Cambridgeshire, PE16 6JJ

Installation of 2 x 8.0 metre (approx) masts with 5no aerials for amateur radio (retrospective)

Officer recommendation: Refuse

Reason for Committee: Referred by Head of Planning on advice of Committee Chairman

1 EXECUTIVE SUMMARY

1.1. This application is for the retrospective installation of 2 x 8.0 metre (approx) masts with 5 aerials for amateur radio use.

1.2. The proposal is considered to be out of character within the surrounding existing residential uses within the area. The masts will introduce an incongruous feature within the street scene. There are no material considerations that justify the approval of the scheme contrary to Policy LP16(d) of the Fenland Local Plan (2014), and as such this application is recommended for refusal.

2 SITE DESCRIPTION

- 2.1. The application site is located on the southern side of Birch Avenue, within the market town of Chatteris.
- 2.2. The site is situated on a corner plot to the west of the Birch Avenue and The Elms junction.
- 2.3. The dwelling on site is a 2-storey detached dwelling. The rear garden of the site is bounded by a close boarded wooden fence.
- 2.4. Neighbouring residential properties sit directly south and west of the application site.

3 PROPOSAL

- 3.1. This application seeks retrospective planning consent for the installation of 2 x 8 metre masts with 5 aerials for amateur radio use. The masts are located on the eastern boundary of the site close to the back edge of the footpath.
- 3.2. Full plans and associated documents for this application can be found at:

4 SITE PLANNING HISTORY

- 4.1. No pertinent planning history on site.

5 CONSULTATIONS

5.1. Chatteris Town Council

Support

5.2. Local Residents/Interested Parties

One letter of representation was received with regard to the above development. The letter raised concerns regarding the installation of these aerials and the potential safety issues.

6 STATUTORY DUTY

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

7 POLICY FRAMEWORK

7.1. National Planning Policy Framework (NPPF)

Para 2 – Applications to be determined in accordance with the development plan unless material considerations indicate otherwise
Para 11 – A presumption in favour of sustainable development
Para 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise
Para 130 – Achieving well-designed places

7.2. National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3. National Design Guide 2019

Context
Identity

7.4. Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development
LP16 – Delivering and Protecting High Quality Environments across the District

8 KEY ISSUES

- **Principle of Development**
- **Character and Visual Amenity of the Area**
- **Safety**

9 ASSESSMENT

Principle of Development

- 9.1. This application seeks retrospective planning consent for the installation of 2 x 8 metre radio masts. Policy LP16 supports the principle of such development subject to the significance of, and the likely impact on both the amenity of the area and neighbouring properties in its design and appearance.

Character and Visual Amenity of the Area

- 9.2. The masts are located on the eastern boundary of the site, adjacent to the boundary fence close to the back edge of the footpath.
- 9.3. Given the height of the masts, they are highly visible from the immediate street scene at The Elms, as well as along Birch Avenue.
- 9.4. The masts are located within a residential area. Given their height, they appear out of character within the surrounding existing residential uses, and introduce an incongruous feature within the street scene as such would be contrary to Policy LP16 (d).

Safety

- 9.5. A letter of concern was received with regard to the installation of the masts and additional safety concern due to previous issues with these masts falling/blowing into neighbouring gardens. However, it is the responsibility of the applicant to ensure that these masts are installed securely and safely.

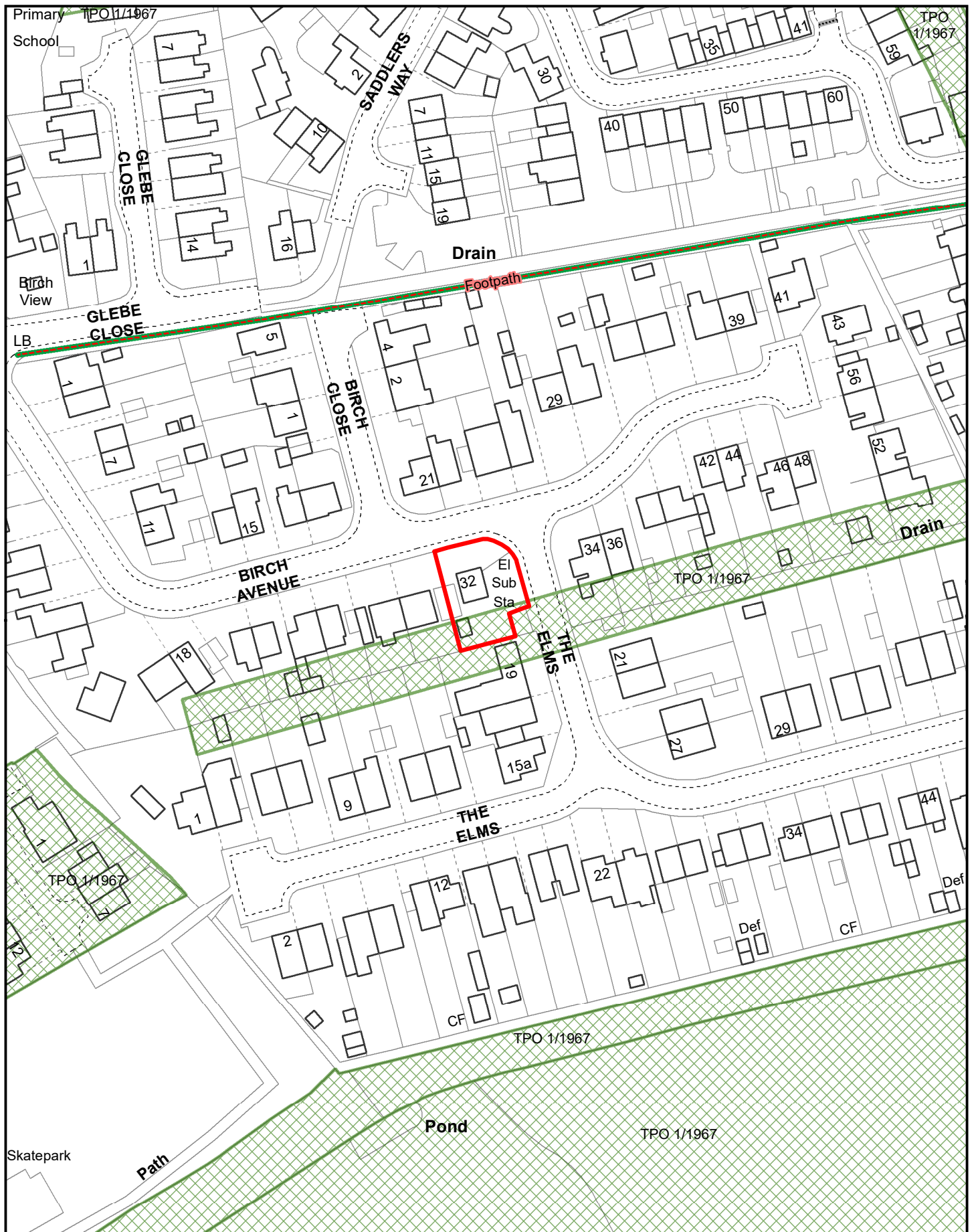
10 CONCLUSIONS

- 10.1. This application is for the retrospective installation of 2 x 8.0 metre aerial masts with 5 aerials for amateur radio.
- 10.2. For the reasons discussed above, the installation of 2 x 8 metre masts as 32 Birch Avenue is considered unacceptable given the visual impact that the masts have on the surrounding area and the subsequent harm they introduce on the surrounding character.
- 10.3. The visual impacts are considered to be detrimental to the surrounding area and therefore the scheme is considered to be contrary to Policy LP16(d) of the Fenland Local Plan 2014.

10 RECOMMENDATION

- 11.1. Refuse**, for the following reason

1	The installation of 2 x 8 metre masts at 32 Birch Avenue is considered unacceptable given the visual impact that the masts have on the surrounding area and the subsequent harm they introduce on the surrounding character. The visual impacts are considered to be detrimental to the surrounding area and therefore the scheme is considered to be contrary to Policy LP16(d) of the Fenland Local Plan 2014.
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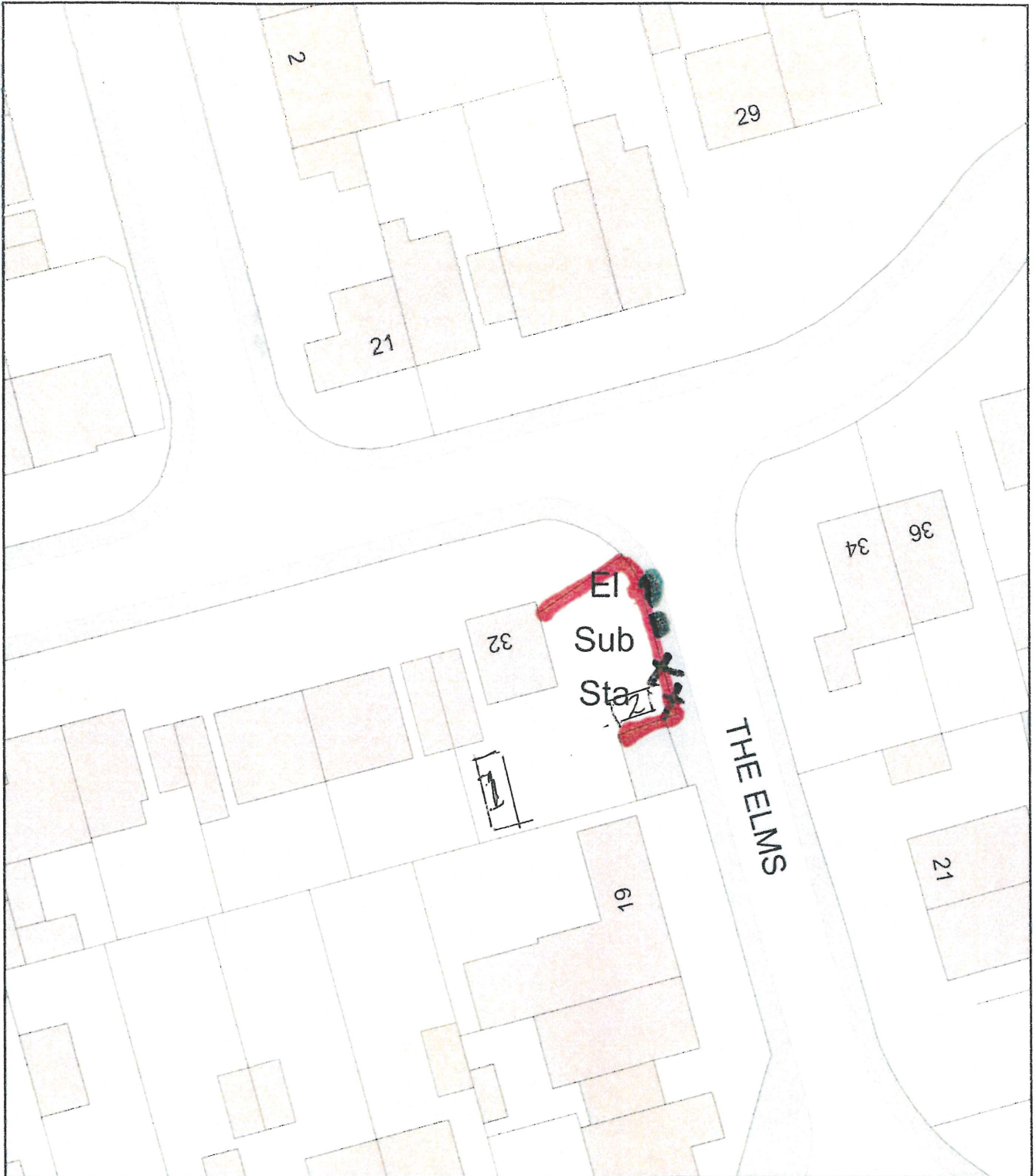
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Scale = 1:1,250



32 Birch Avenue, Chatteris



- ① Garden Site
 - ② Summer House
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Plan Produced for: Christopher Thurling

Date Produced: 14 Nov 2021

Plan Reference Number: TQRQM21318082522466

Scale: 1:500 @ A4

1.8m FENCE
PROPOSED SITE OF
MATS
SILVER BIRCH TREE