

DEVELOPMENT MANAGEMENT
DELEGATION OF PLANNING FUNCTIONS FORM

DMS Updated

City Development
Ddinas

SAE

Case Officer to Sign

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Case Officer to Sign

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LOCAL GOVERNMENT ACT 1972 SECTION 101
DELEGATION OF PLANNING FUNCTIONS

Reference to Chairman of Planning Committee required : Yes No JC

Refer to Enforcement

Signed (Case Officer):
Owen Rees

08/2017

Signed (Operational Manager):
Darren Connelly

Aug 2017

Signed (Head of Planning):
James Clemence

Signed (Chairman of Planning Committee):
Cllr Keith Jones

08.17

Application Number: 17/01734/MNK

Location: LAND AT PENTYRCH SPORTS ASSOCIATION, PENUEL ROAD, PENTYRCH CF15 9LG

Proposal: THE PROPOSAL IS FOR A TELECOMMUNICATIONS BASE STATION CONSISTING OF A 17.5m MONOPOLE, SUPPORTING 3 No 300 DISHES TOGETHER WITH ASSOCIATED GROUND BASED EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO

In accordance with the powers delegated to me by the County Council under the above Act, my decision is as follows:

RECOMMENDATION 1: That planning permission be **GRANTED** subject to the following conditions :

1. C01 – Statutory Time limit

2. The development shall be carried out in accordance with the following approved plans:

- Drawing Number 101 Rev A
- Drawing Number 102 Rev A
- Drawing Number 200 Rev A
- Drawing Number 300 Rev A

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

RECOMMENDATION 2: The granting of planning permission does not remove the need to comply with the statutory nuisance provisions of the Environmental Protection Act 1990. The rating level of the noise emitted from fixed plant and equipment on the site should not exceed the existing background noise level at any time by more than -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

REPORT

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 The application seeks planning permission for the installation of telecommunications equipment within the grounds of Pentyrch Sports Association.
- 1.2 The proposed development will comprise of the installation of a 17.5 metre monopole which will support 2 no. antennas, 2 no. 300mm dishes and 2 no. equipment cabinets at ground level.

2. DESCRIPTION OF THE APPLICATION SITE.

- 2.1 The application relates to private land belonging to a sports club located in a residential/semi-rural area. The site is accessed via its own access road from Penuel Road and comprises of a parking area, club house, tennis courts, bowling green, and rugby, football and cricket pitches.
- 2.2 The application site falls within the area designated in the Cardiff Local Development Plan as a Green Wedge and within the Pentyrch Ridges and Valleys Special Landscape Area.
- 2.3 The equipment will be positioned in the south east corner of the site adjacent to a group of mature trees. The equipment will be sited approximately 500 metres away from Pentyrch Primary School, 800 metres away from Coed-y-Parc School, and would be positioned a significant distance away from the nearest residential dwellings on Church Road, Heol-y-Parc and Penuel Road.

3. PLANNING HISTORY

Application No : 07/00107/W
Proposal : EXTENSIONS AND ASSOCIATED EXTERNAL WORKS DISABLED ACCESS RAMP PATIO EXTENSION RAISED GRASSED VIEWING AREA AND MARQUEE SPOT
Application Type: FUL
Decision : PER
Decision Date : 19/03/2007

Application No : 13/00132/DCO
Proposal : ERECTION OF FLOODLIGHTING AROUND THE TENNIS COURTS
Application Type: FUL
Decision : PER
Decision Date : 28/11/2013

Application No : 13/0002018/DCO
Proposal : TO INSTALL 5 FLOODLIGHTS TO CAR PARK AND TRAINING AREAS
Application Type: FUL
Decision : PER
Decision Date : 04/12/2013

Application No : 15/00482/MNR
Proposal : SINGLE STOREY TIMBER FRAMED CLUBHOUSE

Application Type: FUL
Decision : PER

Application No : 16/02644MNR
Proposal : WOODEN PAVILLION
Application Type: FUL
Decision : PER
Decision Date : 22/12/2016

4. POLICIES OF PARTICULAR RELEVANCE

National Planning Policy

- *Planning Policy Wales (9th Ed) 2016*
- *Technical Advice Note 19: Telecommunications*

Cardiff Local Development Plan 2006-2026 (2016)

- *Policy KP3(A) (Green Wedge)*
- *Policy KP5 (Good Quality and Sustainable Design)*
- *Policy EN3 (Landscape Protection)*

5. CONSULTATIONS/REPRESENTATIONS

- 5.1 The application was advertised by way of a site notice and press notice and an objection has been received from the occupier of Tyn Waun, 43 Heol-y-pentre, Pentyrch. The neighbour objects to the proposal s it would damage the health of the local population.
- 5.2 The Operational Manager, Environment (Pollution Control) - no objection provided the standard condition relating to noise emission is attached to the planning permission.

6. ANALYSIS

- 6.1 In assessing the impact of the proposed development, the proposal should be considered against Policy KP5 of the Cardiff Local Development Plan which states that;

'all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by:

- i. Responding to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour materials, detailing and impact on the built and natural environment are all addressed.and;
- x. ensuring no undue affect on the amenity of the neighbouring

The key issues in respect to the application are the effect of the proposal upon the open character of the Green Wedge and the character and appearance of the Pentyrch Special Landscape Area, and its impact on the amenities of the neighbours.

- 6.2 Having regard to existing development within the boundary of the application site which includes the provision of floodlighting columns for the provision of

floodlights, and given that the proposed apparatus will be partially screened from view from public vantage points by trees and bushes, it is not considered that the equipment would impact on the open character of the Green Wedge nor have an adverse visual impact upon the character of the Special Landscape Area.

- 6.3 Given that the equipment will be sited a significant distance away from the nearest residential properties and the local schools in the area it is not considered that the apparatus would impact on the amenities of the neighbours or result in harm to public health. The application is accompanied by a signed declaration confirming that the proposed equipment complies with ICNIRP Public Exposure Guidelines.
- 6.4 Whilst the request made by the Pollution Control officer is noted, it is not considered reasonable to impose the noise output condition given that noise would be controlled under Environment Health legislation. However, an additional recommendation relating to noise has been included.
- 6.5 Having regard to the policy context above, the proposal is considered acceptable and planning permission is recommended subject to conditions.