

Item No. 13

APPLICATION NUMBER	CB/15/01762/FULL
LOCATION	Leighton United Football Club, Stanbridge Road, Tilsworth, LU7 9PL
PROPOSAL	Installation comprising 1no. 17.5m Column A Mast, 3no. antennas, 2no. 0.6m dia dishes, 6no. cabinets and ancillary equipment thereto, enclosed within 2.2m high chainlink fence around 5x7m compound, with 1no. meter cabinet within fenceline.
PARISH	Tilsworth
WARD	Heath & Reach
WARD COUNCILLORS	Cllr Versallion
CASE OFFICER	Debbie Willcox
DATE REGISTERED	18 May 2015
EXPIRY DATE	13 July 2015
APPLICANT	EE Ltd
AGENT	Harlequin Group
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Called in by Councillor Versallion on the grounds of concerns about health effects of mast on people and animals.
	Full Application - Recommended for Approval

Summary of Recommendation

The principle of the erection of the telecommunications mast and associated equipment is considered to be acceptable. The proposal would comply with the International Commission guidelines for public exposure and thus paragraph 46 of the NPPF instructs local planning authorities not to consider health safeguards. The proposal would have an acceptable impact on the Green Belt and the character and appearance of the area. The proposal is therefore considered to be in accordance with the National Planning Policy Framework, policy BE8 of the South Bedfordshire Local Plan Review, policies 21, 22, 36 and 43 of the emerging Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guide.

Recommendation

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers GA 01 Rev A, GA 02 Rev B, GA 03 Rev A, GA 04 Rev A, .

Reason: To identify the approved plans and to avoid doubt.

Notes to Applicant

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

It is recommended that planning permission be granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

NOTES

- (1) In advance of the consideration of the application the Committee were advised of additional consultation received as set out in the Late Sheet attached to the Minutes.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.