

Item No. 20

APPLICATION NUMBER	CB/12/01144/FULL
LOCATION	142B High Street, Cranfield, Bedford, MK43 0EL
PROPOSAL	Erection of amateur radio antennas
PARISH	Cranfield
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Councillors Bastable, Matthews and Clark
CASE OFFICER	Annabel Gammell
DATE REGISTERED	03 April 2012
EXPIRY DATE	29 May 2012
APPLICANT	Mr I McKean
AGENT	
REASON FOR COMMITTEE TO DETERMINE	The applicant is a family member of Councillor Ken Matthews
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site is 142B High Street Cranfield, which is a detached residential dwelling. The house is constructed from a multi red/orange brick with vertical hung tiles and a brown tile roof. High Street is central within Cranfield which is a long ribbon development. Number 142B is located on a corner plot with Red Lion Close on the eastern side of the High Street. The adjoining neighbouring properties are constructed in a similar style.

The Application:

This application seeks permission to erect three vertical antennas and one horizontal antenna. The antennas would be attached to the roof gables on the north and east elevations and on the southern flank wall. The north and south roof antennas would be connected by a long horizontal wire.

RELEVANT POLICIES:

National Policies

National Planning Policy Framework

Core Strategy and Development Management Policies, November 2009

Policy DM3 - High Quality Development

Supplementary Planning Guidance

Design in Central Bedfordshire: A Guide for Development

Planning History

None relevant

Representations: (Parish & Neighbours)

Cranfield Parish Council:	No comments received
Neighbours:	No comment received

Consultations/Publicity responses

Public Protection	No comment
NATS	No objection
Cranfield Airport	No comment received

Determining Issues

The main considerations of the application are;

1. The effect on the character and appearance of the surrounding area
2. The impact on the residential amenity of neighbouring properties
3. Any other implications of the proposal

Considerations

1. Effect on the character and appearance of the area

The antennas would be visible within the streetscene of the High Street and Red Lion Close. Although the antennas would be relatively tall, some 3.5 metres above the height of the existing roof (at highest point), it is considered that white fibre glass would not appear unduly prominent. There is already one antenna within the rear garden of the application site, although visible, due to the slim dimensions it is not intrusive.

It is considered that the development would not have a significant impact upon the character or appearance of the area.

2. Impact on the residential amenity of neighbouring properties

The dwelling is adjacent to numbers 142A High Street, and 2 Red Lion Close. It is considered that this application would not significantly impact upon any neighbouring residential properties.

Due to the nature of the development, it is tall but would be extremely narrow, and would facilitate a hobby from the dwelling, which is considered incidental to the enjoyment of the house.

An assessment of residential amenity was undertaken in terms of loss of privacy, impact upon light, impact upon outlook and the loss of amenity light. It is considered that the development would not significantly impact upon the residential amenities of any adjacent or near neighbour and therefore is

acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies.

No comments were received from neighbouring properties.

3. Any other implications

There were no other considerations to this application.

Recommendation

That Planning Permission be granted subject to the following:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001, CBC/002, CBC/003, CBC/004.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal for antennas would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety. Therefore, by reason of the size, design and location, of the antennas the development is in conformity with Policy DM3 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

Notes to Applicant

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

DECISION

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