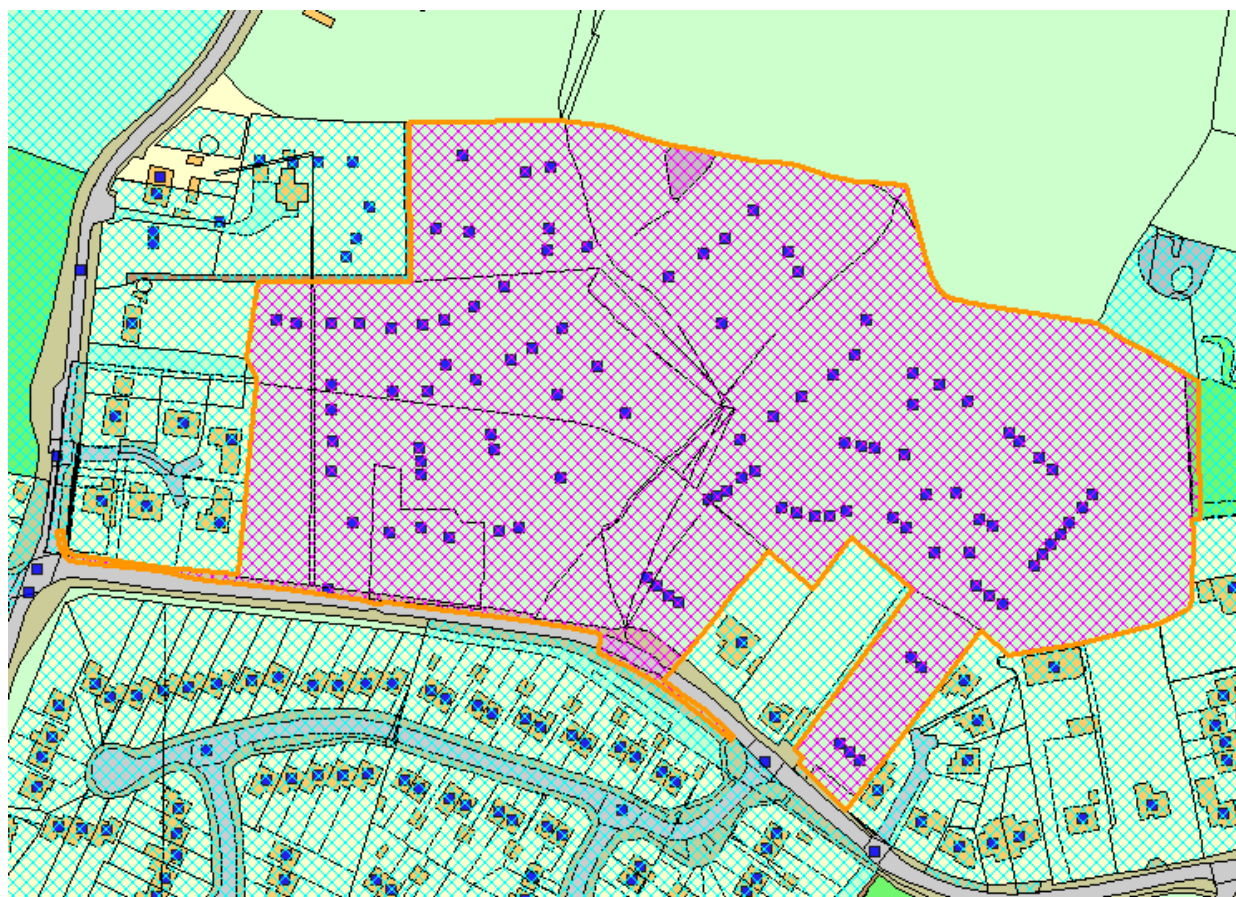


<b>APPLICATION NUMBER:</b>	LW/19/0597		
<b>APPLICANTS NAME(S):</b>	Bovis Homes Ltd	<b>PARISH / WARD:</b>	Ringmer / Ouse Valley & Ringmer
<b>PROPOSAL:</b>	Planning Application for The erection of a FIRS mast (Fibre integrated receiver system) within the approved residential development site		
<b>SITE ADDRESS:</b>	Land North Of Chapters Bishops Lane Ringmer East Sussex		
<b>GRID REF:</b>			



## 1. SITE DESCRIPTION / PROPOSAL

1.1 The application site lies on the northern edge of Ringmer village and construction is underway as part of a scheme to build 110 new houses (refs. LW/14/0127 and LW/18/0331 refer).

1.2 The application seeks planning permission for the erection of a standalone TV mast supported on a metal pole on a site towards the eastern edge of the housing development. The mast would be made from metal and would measure 7m in height. The applicant is proposing this aerial/mast in order to boost the local TV signal with the aim of preventing a proliferation of private TV masts and satellite dishes on each individual house, which would no longer be necessary and which may degrade the aesthetics of the housing development overall. The single mast would deliver signals to each property using fibre optic cabling.

## 2. RELEVANT POLICIES

**LDLP: – ST03 – Design, Form and Setting of Development**

**LDLP: – CP10 – Natural Environment and Landscape**

**LDLP: – CP11 – Built and Historic Environment & Design**

**LDLP: – DM32 – Telecommunications Infrastructure**

**LDLP: – RNP91 – Policy 9.1-Design, Massing and Height**

**LDLP: – RNP93 – Policy 9.3-Materials**

## 3. PLANNING HISTORY

**E/53/0494** - Outline Application to erect two pairs of semi-detached houses. - **Approved**

**E/50/0024** - Proposed vehicular access. ESCC Determined. - **Approved**

**LW/14/0127** - Erection of up to 110 dwellings to include affordable housing, access and public open space - **Refused**

**LW/15/0152** - Erection of up to 110 dwellings to include affordable housing, access and public open space (resubmission of LW/14/0127) - **Refused**

**LW/16/0876/CD** - The erection of up to 110 dwellings to include affordable housing, access and public open space on land north of Bishops Lane, Ringmer, East Sussex, BN8 5JT -

**LW/16/0895/CD** - Discharge of conditions 8 and 22 relating to LW/14/0127 (approved on Appeal under APPEAL/15/0001) - **Approved**

**LW/17/0045** - Application for approval of the Reserved Matters following Outline Permission LW/14/0127 (Allowed on Appeal) for the erection of up to 110 dwellings relating to appearance, landscaping, layout and scale - **Refused**

**LW/18/0331** - Application for approval of the Reserved Matters following Outline Permission LW/14/0127 (Allowed on Appeal) for the erection of up to 110 dwellings relating to appearance, landscaping, layout and scale (resubmission of application LW/17/0045) - **Approved**

**LW/18/0885/CD** - Approval of details reserved by condition 5 (materials) of application LW/18/0331. - **Approved**

**LW/18/0886/CD** - Discharge of conditions 12 (Soil Survey) and 16 (Contamination Risk) relating to Planning Approval reference LW/14/0127 - **Approved**

**LW/18/0926/CD** - Discharge of condition 14 of application LW/14/0127 relating to a submission of a construction management plan - **Approved**

**LW/18/0964/CD** - Discharge of conditions 6, 8 9, 16 and 18 in relation to planning application LW/18/0331 -

**LW/18/0965/CD** - Discharge of Conditions 1 (landscaping), 17 (Verification Report) and 20 (Noise Assessment) relating to Planning Approval Reference LW/14/0127 -

**LW/19/0134/CD** - Application for the discharge of condition 11 (temp arrangements for access and turning of construction traffic) relating to LW/18/0331 - **Approved**

**LW/19/0149/CD** - Discharge of condition 12 (pre commencement condition survey of the surrounding highways) in relation to application LW/18/0331) - **Approved**

**LW/19/0150/CD** - Discharge of Conditions 5 (scheme of flood mitigation measures), 6 (surface water drainage scheme), 7 (scheme for disposal of foul sewage), 9 (details of floor/ground level in relation to existing) and 10 (levels, section and construction details of proposed estate roads)in relation to application LW/14/0127 -

**LW/19/0257/CD** - Discharge conditions 4 and 7 in relation to planning application LW/18/0331 - **Approved**

**LW/19/0399** - Temporary consent (maximum 5 years) for a sales complex consisting of an approved house (Plot 3) being used as a sales office and the provision of 2 show houses (Plots 1 and 2) - **Approved**

**LW/19/0400** - Development sales display signage and flags - **Approved**

**LW/19/0549** - Variation of Condition 3 relating to reserved matters application LW/18/0331 for the re-wording of the condition to allows works to commence before condition is discharged -

**LW/19/0597** - The erection of a FIRS mast (Fibre integrated receiver system) within the approved residential development site -

**LW/86/0157** - Outline Application for erection of nineteen houses and garages, roadway and footpaths. - **Refused**

**APPEAL/15/0001** - Erection of up to 110 dwellings to include affordable housing, access and public open space - **Allowed**

**APPEAL/18/0006** - Application for approval of the Reserved Matters following Outline Permission LW/14/0127 (Allowed on Appeal) for the erection of up to 110 dwellings relating to appearance, landscaping, layout and scale - **Appeal In Progress**

**APPEAL/86/0157** - Development Appeal - **Dismissed**

#### 4. REPRESENTATIONS FROM STANDARD CONSULTEES

##### **Main Town Or Parish Council – Objection [16 September 2019]**

Ringmer Parish Council strongly objects to this application and fully supports the objections made by North Ringmer Residents' Group.

Ringmer Parish Council strongly recommends that if planning permission is granted, the mast should be situated in the middle of the site. Ringmer Parish Council would not like for residents and users of the village green to be able to see the mast as this would be of detriment to the purpose of the green. Ringmer Parish Council recommends that if the mast is erected that there should be some form of natural screening so not to impact the street scene.

Lastly, Ringmer Parish Council is perplexed as to why a mast was not submitted in the original application if there is a need to provide one in the first instance. Ringmer Parish Council considers the mast an unnecessary amenity provision.

##### **ESCC Archaeologist – No objection [4 September 2019]**

Although this application is situated within an Archaeological Notification Area, based on the information supplied, I do not believe that any significant archaeological remains are likely to be affected by these proposals. For this reason I have no further recommendations to make in this instance.

#### 5. REPRESENTATIONS FROM LOCAL RESIDENTS

North Ringmer Residents' Group has raised the following objections:-

*"The proposed location adjacent to the pumping station at one end of the site will have a severe effect on the neighbouring property Lionville. Bovis should explain what other locations are possible and why a more central position to the north of the site would not be better in planning and technical terms."*

Representations have been received from Fair Meadow, objecting to the application for the following reasons:-

- TV mast is unnecessary as reception is good in this area
- Location will maximise negative impact on neighbours and the affordable housing
- Impact on market housing will be minimised
- Unneighbourly behaviour
- Will intrude into views of countryside particularly from Ringmer Village Green
- Must be positioned in a central location

#### 6. PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of the application include the appearance and visual impact of the mast, and the impact on residential amenity.

##### Design and Appearance-

6.2 The submitted plans indicate that the mast structure would be lightweight and slender. The mast would be 7m in height, which is comparable to the overall ridge height of the new dwellings themselves. In itself, the appearance of the mast is not likely to be as harmful to the character of the locality in comparison to a proliferation on individual satellite dishes

and aerials on each new house. The mast would be seen in an isolated position against a backdrop of trees, the wider countryside and the new dwellings themselves. The applicant has submitted a response to the objections received from the North Ringmer Residents' Group in order to justify the proposed location of the mast within the site and an explanation as to how alternative locations may be more harmful to visual amenity and wider views through the site and towards the surrounding countryside.

#### Amenity-

6.3 Objections have been received citing the fact that the mast would be distant from the market housing and closer to the affordable housing element of the scheme and existing neighbouring dwellings on the eastern edge of the application site, such as Lionville.

6.4 It is noted also that the proposed mast would be near to the approved electricity substation and near to the border of the site with Diplock's Yard, a neighbouring industrial use.

6.5 Notwithstanding these concerns, the proposal must be considered on its merits. The applicant has given consideration to alternative locations for the mast and should the visual impact be deemed acceptable, whilst as a matter of principle and ethics the location of the mast near to the affordable housing element of the scheme and neighbouring properties may be questionable, this would not form a satisfactory planning reason to refuse permission.

## **7. RECOMMENDATION**

7.1 The comments from both neighbouring residents and the Parish Council have been taken into consideration. However, for reasons including the height of the mast, which would be comparable to the height of the new houses; the light colour material; and the slender framework of the mast, the proposed development is not considered likely to give rise to a significant level of visual harm. Accordingly approval is recommended.

### **The application is subject to the following conditions:**

1. The overall height of the mast including aerials shall not exceed 7m above the level of the ground on which the structure is erected.

Reason: In order to mitigate the visual impact of the development in accordance with policies ST3 and CP11 of the Lewes District Local Plan and having regard to the National Planning Policy Framework.

### **INFORMATIVE(S)**

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

### **This decision is based on the following submitted plans/documents:**

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	20 August 2019	

Design & Access Statement	20 August 2019
Proposed Elevation(s)	20 August 2019
Proposed Block Plan	20 August 2019
Proposed Layout Plan	20 August 2019