

## COMMITTEE REPORT

**Committee:** West/Centre Area                      **Ward:** Westfield  
**Date:** 18 December 2008                      **Parish:** No Parish

**Reference:** 08/01992/FUL  
**Application at:** King William Hotel Barkston Avenue York YO26 5DH  
**For:** Installation of rooftop telecommunications base station incorporating 3G flagpole antenna, equipment cabinet and ancillary alterations to the building  
**By:** O2 UK Ltd  
**Application Type:** Full Application  
**Target Date:** 18 November 2008

### 1.0 PROPOSAL

1.1 The King William Hotel comprises a two storey brick built detached public house circa 1950 set within large grounds towards the south eastern edge of the Chapelfields Estate. The proposal envisages the erection of a 7.8 metre high partially boxed flagpole 3G mobile phone antenna fixed to the south western gable wall at 5.8 metres above ground level. A 1.5 metre high by 0.8 metre wide control cabinet would be erected to the south east of the main building within the pub car park. A certificate signifying compliance with International Commission on Non-ionizing Radiation Protection(ICNIRP) Guidelines has been submitted as part of the application.

1.2 A site visit will be undertaken in respect of this item as an objection has been received and approval is recommended.

### 2.0 POLICY CONTEXT

2.1 Policies:

CYGP20  
Telecommunication developments

### 3.0 CONSULTATIONS

INTERNAL

3.1 Environmental Protection Unit were consulted with regard to the proposal on 6th October 2008. No response has been forthcoming within the consultation period.

EXTERNAL

3.2 One letter of representation has been received from an adjoining resident objecting to the proposal on the grounds of perceived health impact arising from radiation.

## **4.0 APPRAISAL**

### **KEY ISSUES**

4.1 Impact of the proposal on the residential amenity of surrounding properties; Impact of the proposal on the character and appearance of the main building and the visual amenity of the wider street scene.

### **IMPACT UPON STREET SCENE**

4.2 Policy GP20 of the York Development Control Local Plan sets a firm policy presumption in favour of new telecommunications developments where it can be demonstrated that sufficient effort has been made to erect the equipment on an existing building or mast, visual intrusion and proliferation of such equipment has been minimised and the proposal does not result in a significant adverse effect on the character of the area, there would be no adverse impact upon the historic character of the City or its skyline and the applicants have demonstrated that the proposed apparatus will meet the latest Government approved guidelines for telecommunications equipment.

4.3 The current proposal envisages the erection of a 7.8 metre high apparatus taking the form of a functioning flag pole on the south western gable of the King William Hotel. The lower 4.1 metres of the proposed antenna would be boxed in and painted to blend in with the brickwork of the chimney to which it would be affixed. A 1.6 metre high equipment cabinet would be erected with the pub grounds to the south to service the proposed antenna. This again could be painted to minimise its impact upon the street scene. The King William Hotel lies in substantial grounds and has a number of satellite antenna already fixed to the exterior of the building. The applicant has submitted a report outlining the measures they have taken to explore the possibility of locating the apparatus elsewhere and the application has been identified as the most suitable in terms of technical feasibility and visual impact. Overall the proposal would have only a modest and therefore an acceptable impact upon the wider street scene.

### **IMPACT UPON RESIDENTIAL AMENITY**

4.4 The erection of functional apparatus by mobile phone operators tends to give rise to significant concerns from residents living nearby in relation to impacts upon health and upon residential amenity more generally and a letter of representation has been received from a local resident in this case. Central Government Guidance outlined in PPG8 "Planning and Telecommunications" stipulates that if a proposed base station follows ICNIRP guidelines for exposure to non-ionising radiation then a Local Planning Authority should not seek to consider further the health aspects of apparatus location or concerns about them. Leading on from this Central Government accepts the precautionary principle in relation to mobile phones and their associated apparatus and their impact on health outlined in the Stewart

Group's report "Mobile Phones and Health" but only in terms of a strict interpretation of the report's recommendations. The introduction of additional policies and standards by Local Planning Authorities is strictly discouraged. The current proposal has been accompanied by an up-to-date ICNIRP Certificate, it therefore complies with current standards in respect of health impact and residential amenity would be safeguarded.

## **5.0 CONCLUSION**

5.1 The King William Hotel comprises a two storey brick built detached structure set within significant grounds within the Chapelfields Estate. The proposal envisages the erection of a 7.8 metre high flagpole 3G antenna fixed to the south west gable wall of the property. The lower 4.1 metres of the apparatus would be boxed in and painted to match the surrounding brickwork and the upper 3.7 metres protruding above the roof line would be painted white with a gold finial. The property is of no particular townscape merit and presently has a number of satellite antenna fixed to it. The proposal would not have an adverse impact upon the character and appearance of the building itself or the wider street scene. The application has been made subject to an up-to-date ICNIRP compliance certificate, as a consequence it complies with current standards in respect of health impacts and residential amenity and is acceptable for the site.

## **COMMITTEE TO VISIT**

### **6.0 RECOMMENDATION:**            Approve

1        TIME2            Development start within three years

2        The development hereby permitted shall be carried out only in accordance with the following plans:-

C58216/PL/003B , C58216/PL/002B    Date Stamped 8th August 2008 and  
C58216/PL/004/A    Date Stamped 22nd September 2008

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3        That section of the apparatus hereby authorised fixed below the ridge line of the King William Hotel shall be painted to a colour previously approved in writing by the Local Planning Authority prior to being first brought into use.

Reason:-

To safeguard the amenity of the local street scene and to secure compliance with Policy GP20 of the York Development Control Local Plan

**7.0 INFORMATIVES:  
Notes to Applicant**

**1. REASON FOR APPROVAL**

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to impact upon the character and appearance of the principal building and of the wider street scene and impact upon the residential amenity of neighbouring occupiers. As such the proposal complies with and Policy GP20 of the City of York Local Plan Deposit Draft.

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