



Committee Report

Planning Committee North – 14 February 2022

Application no DC/22/2587/FUL

Location

Primrose Cottage
Stubb Lane
South Elmham St Michael
Bungay
Suffolk
NR35 1ND

Expiry date 22 August 2022

Application type Full Application

Applicant Mr And Mrs Steven & Denise Shenstone

Parish South Elmham St Michael

Proposal The erection of a telescopic wireless mast and attached antennae with an overall height of 21 metres, in a disused paddock within the curtilage of the property, for licensed amateur reception and propagation of radio signals.

Case Officer Jamie Behling
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1. Summary

- 1.1. The proposed development seeks permission to erect a 21-metre wireless mast and antenna within the curtilage of Primrose Cottage.
- 1.2. Officers are of the view that the proposed mast and antenna would not harm the setting of St Michaels Church and would not cause significant harm to the character and appearance of the wider landscape.
- 1.3. The application was referred to Committee by Referral Panel in order for further consideration of the application, primarily in relation to the appearance of the mast and antennae within the landscape.

2. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
South Elmham St Michael Parish Council	21 July 2022	11 August 2022
<p>Summary of comments:</p> <p>South Elmham St Michael Parish Council</p> <p><i>"Councillors resolved to OBJECT to the above application with the following comments:</i></p> <p><i>' The area where the cottage stands is open, undulating landscape, unique to Suffolk, made up of wide unbroken stretches of arable farmland, large commons, scattered farmhouses and buildings (many dated 16C and 17c).</i></p> <p><i>' The proposed wireless mast with attached antennae is not acceptable and detract from the landscape and dwarf the cottage, being approximately three times taller.</i></p> <p><i>' The 18-metre wireless mast, with antennae, is in sight of Saint Michael's Grade 1 listed Church and will be clearly visible from public rights of way, open common, roads and properties for a vast distance and diminishes the nature of the area.</i></p> <p><i>'It is incorrect to say 'For most of the year the extended structure will be virtually invisible, screened by a substantial line of trees'' Most of the surrounding trees are deciduous and seasonally shed leaves in the autumn that do not reappear until spring. For half of the year, the mast will be clearly visible where there are trees. Most of the views of the site are without trees and so the mast, antennae and supporting guys will always be visible.</i></p> <p><i>Thank you."</i></p>		

Statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	21 July 2022	9 August 2022
<p>Summary of comments:</p> <p>No objections.</p>		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	12 August 2022	31 August 2022
<p>Summary of comments:</p>		

Third Party Representations

None received

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 22 July 2022

Expiry date: 12 August 2022

3. Planning policy

National Planning Policy Framework 2021

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.35 - Landscape Character (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

4. Site Description

- 4.1. Primrose Cottage is a two-storey, detached, residential dwelling located within the countryside. It appears quite isolated accessed by a long dirt track from the west with the closest neighbour approximately 0.3km away. The site is surrounded by agricultural fields and a public right of way which runs along the south side of the property. The site is bound by trees and hedges in a long thin rectangle split into three sections which include, the direct garden and parking area surrounding the house, an enclosed lawn to the north with numerous outbuildings surrounding it and then a larger open lawn at the northern end with trees at the end of it.

5. Proposal

- 5.1. The proposal seeks to erect a collapsible 21m wireless mast within the property to hold an antenna which is for personal use as a hobby. When not in use it will be collapsed down to a height of 11 metres. In strong winds it can then be fully collapsed down to 6 metres. It consists of three stages of latticed steel tube hinged to a steel base.

6. Third Party Representations

- 6.1. No third-party representations received.

7. Planning Considerations

Design, Visual Amenity and Landscape

- 7.1. The site falls within the Saints Plateau West Landscape Character Type (LCT) as defined by the Waveney Landscape Character Assessment. This LCT is amongst other things,

characterised by dispersed settlement, distinctive church towers that are prominent in the landscape, and an extensive network of Rights of Way. The application site is typified by all these including closely surrounding footpaths. The assessment describes the LCT as a landscape of simple, uncluttered and often undisturbed skylines with church towers as prominent horizon elements. Such church towers are described as (amongst others) positive landscape features of significance and inherent landscape sensitivities.

- 7.2. The proposed mast will have up to a maximum height of 21 metres including the antenna. It is situated 430 metres from the nearest road, St Michaels Green to the west and 140 metres from the public right of way to the east. The public right of way which is to the south at its closest point is 65 metres. The mast and antenna are seen as a lightweight, retractable structure which although possibly noticeable from certain points in the landscape, would not significantly cause harm to the appearance of the landscape due to its slimline design.
- 7.3. The mast would not be highly visible from the road to the west, due to its distance and the treeline between, screening much of the landscape beyond it. Views would also be screened by the hedgerows adjacent to the public right of way to the east near the church. The only prominent view of it will be from the public right of way adjacent to the site when approaching it along Stubb Lane from the southwest and the public right of way to the east along the fields edge. Even from the east it will be a significant distance away. Public views from all other directions will be limited due to the distance with the existing trees and hedges on the site inhibiting views mainly from the north. Any views of the mast will only be possible when fully extended which the applicant claims would only be for approximately 15 hours a week, which includes evening and night-time periods.
- 7.4. Other masts have been allowed in the district including one of a similar height in Oulton under ref. DC/21/2752/FUL. This was arguably in a much more prominent location adjacent to a road although is not as tall.
- 7.5. In consultation with the East Suffolk Landscape Manager, it is considered there are no sustainable grounds for objection on grounds of adverse visual impact on receptors in the surrounding landscape. Its slimline appearance and retractable nature allow for its impact to the landscape be minimised and controlled with it easily being removed once no longer required. It is therefore considered to be compliant with policy SCLP10.4 and SCLP11.1 in terms of its impact on the visual amenity of the area.

Heritage and Conservation

- 7.6. The NPPF identifies the conservation and enhancement of the historic environment as an important element of sustainable development. Paragraphs 199 and 200 of the NPPF require planning authorities to place 'great weight' on the conservation of designated heritage assets, and states that the more important the asset the greater the weight should be. The statutory duties of The Act and heritage objectives of the NPPF are also reflected in the Built and Historic Environment section of the Local Plan and the Historic Environment SPD.
- 7.7. Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess.

- 7.8. The proposed mast is around 350 metres east of St Michaels Church, a Grade I listed building. The scheme has therefore been discussed with East Suffolk Councils, Principal Design and Conservation Officer. Due to the distance and the lines of vegetation between the two sites, the proposal would not harm the setting of the heritage asset. The scheme would therefore have no impact to the historic importance of the heritage asset and, as no harm would arise the NPPF paragraph 202/201 balancing tests are not engaged.

Residential Amenity

- 7.9. The proposed mast and antenna are 0.3km from the nearest neighbour and should have no impact on the amenity of any neighbours. Environmental Protection have confirmed they have no concerns over the proposed mast.

8. Conclusion

- 8.1. As the design is acceptable with limited impact to the landscape and as noted above there is no impact on neighbour's amenity, the development is therefore considered to comply with the policies listed above.

9. Recommendation

- 9.1. Approve.

10. Conditions

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with 06-1, 2, 3 received 28/06/2022, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

4. When not in use the mast shall be lowered to its collapsed position.

Reason: To minimise the impact of adverse, detracting features in the landscape.

5. Within 6 months of the cessation of the use of the equipment hereby permitted, it shall be completely removed in its entirety from the site and the site made good.

Reason: In the interests of amenity and the protection of the local environment.

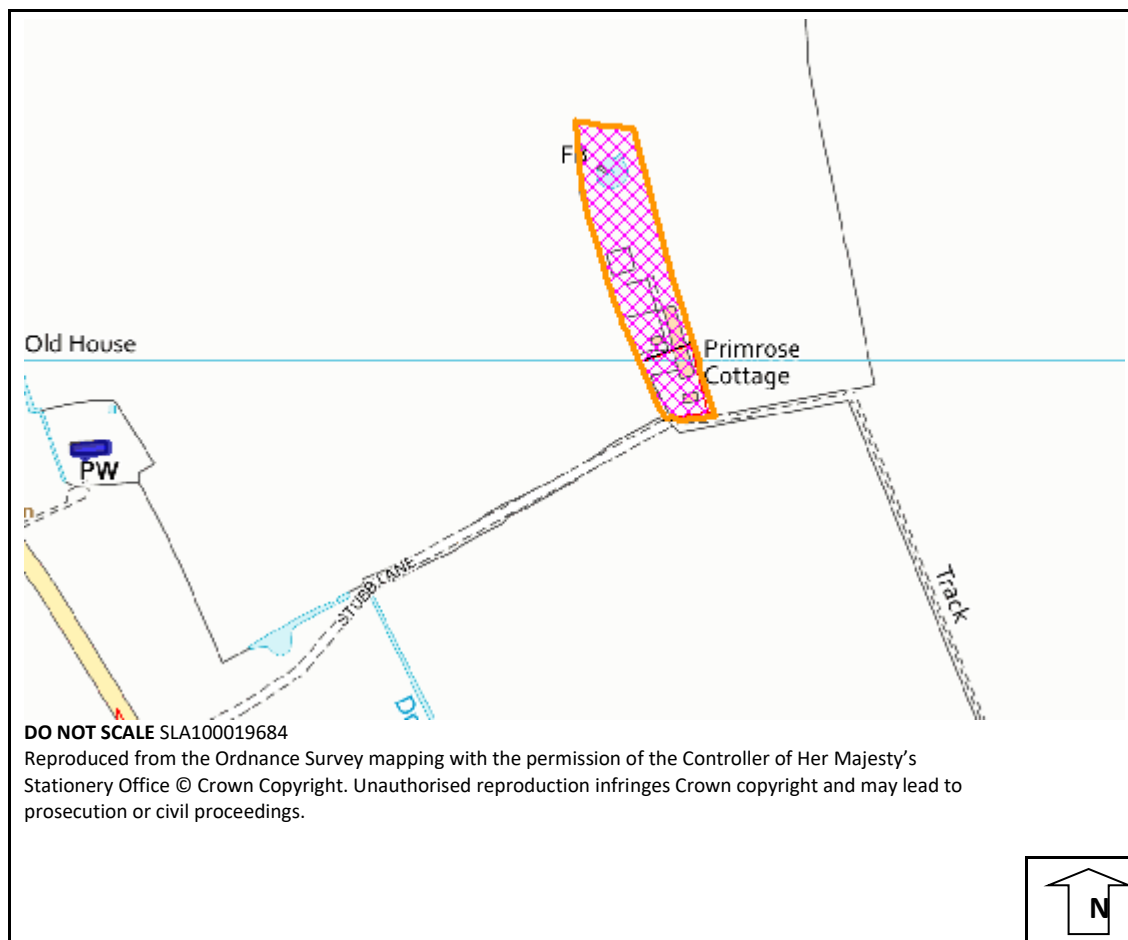
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background information

See application reference DC/22/2587/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support