

<b>22. TELECOMMUNICATIONS</b>
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## PART ONE POLICY

<b>POLICY TEL1 - PRINCIPLES FOR TELECOMMUNICATIONS</b>
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<p><b>PROPOSALS FOR THE PROVISION OF TELECOMMUNICATIONS ANTENNAE AND ASSOCIATED APPARATUS WILL BE ASSESSED WITH REGARD TO THEIR SITING AND DESIGN; ENVIRONMENTAL IMPACT AND IMPACT ON THE AMENITY OF NEIGHBOURING USES; TO THE STRATEGIC REQUIREMENTS OF THE TELECOMMUNICATIONS NETWORK CONCERNED AND TO OTHER TECHNICAL CONSTRAINTS; AND SUBJECT TO THE OTHER POLICIES OF THE PLAN.</b></p>
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## POLICY TEL1 - REASONED JUSTIFICATION

- 22.1 Modern telecommunications are now fundamental to present-day living, both in a domestic and business context. Whilst much of the traditional systems use underground cabling which has little impact on the local environment, overhead lines and new technologies can be more obtrusive. As an example, satellite communications can lead to demands for base station antennae and masts on high ground and often obtrusive dishes placed on existing buildings.
- 22.2 Whilst the siting of apparatus is governed by operational requirements and is allowed extensive permitted development rights under the Town and Country Planning General Development Order 1988, careful attention to detail can minimise the effects that this siting will have on the natural and man-made landscape.
- 22.3 In Wirral, much of the countryside is in the Green Belt, where the Local Planning Authority is concerned to prevent inappropriate development which would involve encroachment upon the open character of the countryside. Within the Green Belt the most important areas of countryside are the Areas of Special Landscape Value identified in Section 14 of the UDP. In the urban area the siting and design of apparatus, including satellite dishes, is often important for the amenity of the area.

**Policy TE1 - Criteria for Telecommunications Apparatus**

**Planning applications for telecommunications apparatus will be approved, subject to the following criteria:**

- (i) where the impact of the proposal upon amenity is minimal, through siting and external appearance;**
- (ii) where the proposal is for a free-standing mast, the applicant demonstrating that the apparatus cannot be located on an existing building or that an existing mast cannot be shared; and**

- (iii) where the proposal is for a new building, the applicant demonstrating that an existing building cannot be shared.

In assessing the suitability of proposals, the Local Planning Authority recognises that there are technical considerations that often limit the choice of sites and the type of apparatus used to achieve the optimum signal coverage. This will be taken into account in the determination of planning applications for telecommunications apparatus.

#### **POLICY TE1 - REASONED JUSTIFICATION**

- 22.4 With the opening up of the telecommunications industry since the early 1980's and the increasing range of new apparatus, proposals for new telecommunications masts and antennae have sometimes come into conflict with environmental objectives. The operational requirements of the telecommunications industry often limit the siting of apparatus and make it essential to use high buildings and tall masts.
- 22.5 Policy TE1 provides criteria for proposals which require planning permission. In determining applications for telecommunications apparatus, such as masts and base stations as defined in Part 24 Class A3 of the Town and Country Planning General Development Order 1988, the Local Planning Authority will take account of the need to minimise intrusion, perhaps by substituting one large mast for several smaller ones. However, such a pattern of distribution should not be detrimental to the amenity of the area or visually damaging to a building to which such a mast may be attached.
- 22.6 In addition, conditions in several code operator licences require applicants to explore the possibility of sharing an existing site, which may be both more economical and less intrusive than an excess of new apparatus. However, this should not be at the expense of visual amenity at the existing site.

#### **Policy TE2 - Criteria for Television Satellite Dishes**

**Planning applications for satellite dishes will be approved, subject to the following criteria:**

- (i) the dish should be sited and designed so as to minimise its impact on the external appearance of the building and the amenity of the area, particularly on the amenity of neighbouring property; and
- (ii) if the building is a Listed Building or is in a Conservation Area, the siting and design of the dish will not detract from the Listed Building or the Conservation Area, and should not be installed on a visually prominent elevation.

POLICY TE2 - REASONED JUSTIFICATION

- 22.7 The use of domestic satellite antennae (dishes) has increased in recent years with the popularity and availability of satellite television based in this Country and from the Continent.
- 22.8 The Town and Country Planning General Development Order 1988, gives extensive rights for the erection of satellite dishes, particularly on residential buildings. Where such dishes require planning permission it is important that their siting is not over-intrusive and is not detrimental to the amenity of the area.

