

1.0 RECORD OF PLANNING APPEALS SUBMISSIONS AND DECISIONS

This report provides a schedule of all newly submitted planning appeals and decisions received, together with a brief summary of the Secretary of State's reasons for the decisions.

2.0 APPEALS DECISIONS - DISMISSED

An appeal has been dismissed by the Secretary of State against the decision of the City Council to refuse planning permission, at its meeting held on 5 April 2012, for the retention of an existing 17.5m high temporary telecommunications mast with 6 x antennae, 2 x transmission dishes and associated equipment cabinets for a period of six months at land at Oak Lodge Farm, Thompson Hill (Case No 12/00530/FULTEL).

Officer Comment:-

The Inspector considered the main issues to be whether this was inappropriate development in the Green Belt, would intrude into the countryside and if very special circumstances existed sufficient to outweigh any other harm.

The mast was considered to be a bulky and ungainly installation, evident above ridgelines and in several vistas and so was considered inappropriate and harmful development.

The mast would be visible in conjunction with the water tower, across attractive landscapes, silhouetted against the skyline so would harm the character and appearance of the Green Belt

The Inspector felt that there had not been a full and proper consideration of alternative sites so the need to meet technical requirements did not constitute "very special circumstances" sufficient to overcome the harm identified.

Taking all these issues into account, the Inspector dismissed the appeal.

3.0 RECOMMENDATIONS

That the report be noted

David Caulfield
Head of Planning

5 March 2013

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