

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2017/1243/FULL
Location: Biopark Broadwater Road Welwyn Garden City AL7 3AX
Proposal: Retention of 3 and erection of 1 further antenna on lift shaft roof of BioPark
Officer: Mr R Adenegan

Recommendation: Granted

6/2017/1243/FULL

Context	
Site and Application description	<p>The application site, known as the Bio-park, is sited on the western side of Broadwater Road. It is located adjacent to the main line railway and is in the south-western most corner of the area designated as Broadwater Road West. The site occupies an area of 0.9225 hectares and provides 9714 square metres of Research and Development floorspace owned by the University of Herfordshire. To the north of the site is an employment unit, to the west is the former Roche site that is currently unoccupied, to the east is Penn Way, a newly developed residential estate and to the south of the site is an allotment and a number of residential properties within Broadwater Crescent. Biopark is home to specialist laboratories and conference facilities for bioscience and health technology businesses.</p> <p>The site lies within Welwyn Garden City in the Welwyn Garden City Employment Area as designated in the Welwyn Hatfield District Plan 2005</p> <p>Planning permission is proposed for the retention of 3 antennas installed in February 2012 and the installation of 1 additional antenna on the lift shaft roof of the building. The existing antennas are attached to two support poles while the new antenna will be attached to one of the poles which would extended. There is a bigger antenna attached to the lift shaft aside the 3 to be retained.</p>
Constraints (as defined within WHDP 2005)	Employment Area
Relevant planning history	<p>Planning</p> <p>Application Number: N6/2010/0263/MA Decision: Granted Decision Date: 17 May 2010</p> <p>Proposal: ERECTION OF TWO STOREY BUILDING FOR EMPLOYMENT (B1) USE.</p> <p>N6/2006/0700/FP – Internal and external alterations – Granted 19 July 2006</p> <p>N6/666/2001/FP – Installation of personnel turnstile and additional fencing at north east entrance to Broadwater Road site – Granted 2 July 2001</p> <p>N6/665/2001/FP – Erection of fencing and gates at south east entrance to</p>

Broadwater Road site, plus movement of existing turnstile and installation of second turnstile at same entrance – Granted 2 July 2001			
N6/664/2001/FP – Erection of two storey building for employment (B1) use – Granted 2 July 2001			
N6/0753/98/AD – Erection of 4 No. non illuminated totem signs at entrance – Granted 14 September 1998			
N6/0349/95/FP – Extension above fourth floor level of building 30 to provide laboratories, service/plant room – Granted 7 July 1995			
N6/0761/79 – Research laboratories (building 33) over existing car park – Granted 26 June 1979			
N6/0094/79 – Gatehouse and fence – Granted 24 April 1979			
N6/0480/76 – Flammable liquid store – Granted 7 October 1976			
N6/0409/76 – Extension to existing chemical store – Granted 27 August 1976			
N6/0024/76 – Alterations to provide laboratories (night room) and new gas bottle store – Granted 19 March 1976			
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Consultation letters were sent to 15 neighbouring occupiers and properties. No response has been received.		
Summary of neighbour responses	<ul style="list-style-type: none"> None 		
Consultees and responses	1.	Councillor Malcolm Cowan	No response
	2.	Councillor Steve Roberts	No response
	3.	Councillor Helen Beckett	No response
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 Others R21			
Main Issues			
Is the development within a conservation area?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Would the significance of the designated heritage asset be conserved or enhanced?			
<input type="checkbox"/> Yes <input type="checkbox"/> No			
Comment (if applicable): N/A			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Comment (if applicable): Section 5, Supporting high quality communications infrastructure of the National Planning Policy Framework (NPPF) states the Government's intention of encouraging the facilitation of the growth of new and existing telecommunications systems. The use and re-use of			

existing sites is encouraged to minimise the need for new second and third generation base stations.

Policy R21 of the Welwyn Hatfield District Plan relates to telecommunications development and requires all proposals to be considered against a total of nine criteria. The following criteria are of particular relevance to the current application:

(vi) That development must not harm the appearance of the streetscene, nor appear visually intrusive.

(viii) If erected on a building, it must not be out of keeping with the building, in terms of siting, scale, size, profile and colour, so as to harm the appearance of the building

The proposal consists of retention of 3 antennas, which are currently fixed to support poles on the building's tower, with the lift shaft. The tower in question has one other visible antenna and lightning rod and other non-relevant equipment. The existing antennas are attached to two poles. Antenna 1 which is a Silvernet Micro 95mbps measures 179 x 120 x 45 mm attached a 1.66m pole (Pole 1). Antenna 2 a Silvernet MAX 95mbps has a dimension of 370 x 370 x 90 mm attached to a 2.61m pole (Pole 2) which is the height of the lift shaft it is attached. Antenna 3 a Silvernet Lite 240mbps measuring 215 x 215 x 77 mm is also attached to pole 2. In order to accommodate the additional antenna which has the same dimensions as Antenna 2, it is proposed to increase the length of Pole 2 by 1m, 950mm above the lift shaft.

The proposal is considered to be within the limits of what would be acceptable in this location and context. Although both the antennae and the dishes would have to be raised in height, the overall appearance of the building would not be affected due to its located on the brick lift shaft some 15m above ground level. The proposed equipment would have minimal visual impact by virtue of the overall height of the building on which they are located. The existing and proposed antennas will not be readily visible from ground level by virtue of its location towards the centre of the roof, therefore, would have no impact on visual amenity. Overall, the proposals would not result in the structure appearing visually intrusive within the streetscene or out of character with the building. The proposals are considered acceptable and in accordance with NPPF and Policy R21 of the Welwyn Hatfield District Plan 2005.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable):

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment (if applicable):

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Any other issues

Conclusion

The proposed antennas are not considered to cause any significant harm to the character and visual amenity of the area over-and-above that which currently exists at the site as they are inconspicuous hidden on the roof of BioPark. The proposed development is considered to be in accordance with the relevant national policies and, policies within the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (Statement of Council Policy). As such, a grant of planning permission is recommended.

DRAWING NUMBERS

The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
APL004		Antenna 4 Elevation	7 June 2017
APL003		Site Plan and photographs	7 June 2017
APL002		Block & Location Plan and Photographs	7 June 2017
APL001	x	Location Plan	9 June 2017

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

Determined By:

Mrs L Hughes
11 August 2017