

**Application No: 16/00198/TEL Telecommunications Determination**

**Site:** Communications Site At New Park Manor Hotel, Lyndhurst Road, Brockenhurst, SO42 7QH

**Proposal:** Replacement of 17m high monopole with new 17.5m high monopole; 3no antennas; additional radio equipment within existing cabin; ancillary development

**Applicant:** EE Ltd

**Case Officer:** Deborah Slade

**Parish:** BROCKENHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Listed Building

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
CP8 Local Distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 5 -Supporting high quality communications infrastructure  
Sec 12 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Brockenhurst Parish Council: Recommend permission.

**8. CONSULTEES**

8.1 Building Design & Conservation Area Officer: The proposed telecommunication pole will not preserve, and will have a harmful impact upon, the setting of the listed building.

## **9. REPRESENTATIONS**

- 9.1 No representations received.

## **10. RELEVANT HISTORY**

- 10.1 Install 15m high flagpole type tower with integral antennae, ground level equipment cabin and ancillary development thereto (00/70353) approved on 15 December 2000

## **11. ASSESSMENT**

- 11.1 The site comprises the frontage of New Park Hotel. The hotel is a Listed Building, and at the front there is a gravel car parking area, landscaping, and at present a communications mast designed as a flag pole.
- 11.2 Permission is hereby sought for the replacement of the flag pole mast with a new 17.5 metre high monopole with three antennas, as well as ancillary development such as additional radio equipment within the existing cabin.
- 11.3 The principle of a new telecommunications mast at the New Park site, in order to support higher quality telecommunications technology, is acceptable in accordance with section 5 of the National Planning Policy Framework. However it is considered that the main issue in this case is the siting of the mast, and whether it would preserve the setting of the adjacent Listed Building.
- 11.4 New Park Manor Hotel was Grade II listed in 1987 and is a small country house which is now a hotel. The building dates from the early 18th century, with an earlier core which was enlarged in the 18th century and restored in 1968. It is constructed from brick with an old plain tile roof. The building has 20th century hotel extensions. The New Park Manor Hotel is set within a park land setting.
- 11.5 It is considered that the flagpole presently preserves the setting of the Listed Building, and does not appear out of character or context at the front of the site. The applicant states that it is not possible for the new mast to be of flagpole form and shape. The approved flagpole was 15m high, whereas the flagpole which is present is 17m high. The proposed mast would be even higher, at 17.5m high. The mast would be around 30 metres from the hotel.
- 11.6 The proposed mobile phone mast would be a standard 'monopole' with utilitarian appearance. It would be sited at the front of the hotel, visible upon approach, and as such it is considered that the development would be detrimental to the setting of the listed building. The applicants were contacted and were offered the

chance to look at alternative sites for the new pole, also at the New Park site, but where the pole would be less intrusive in views of the Listed Building. No response was received from the applicant.

11.7 The application is not accompanied by any site-specific assessment of the impact which the development would have upon the Heritage Asset, nor any assessment of significance, and as such does not meet the requirements of section 12 of the NPPF. There is no evidence that a site-selection exercise has been undertaken, considering the potential of moving the mast away from the front of the hotel.

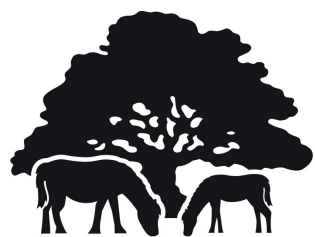
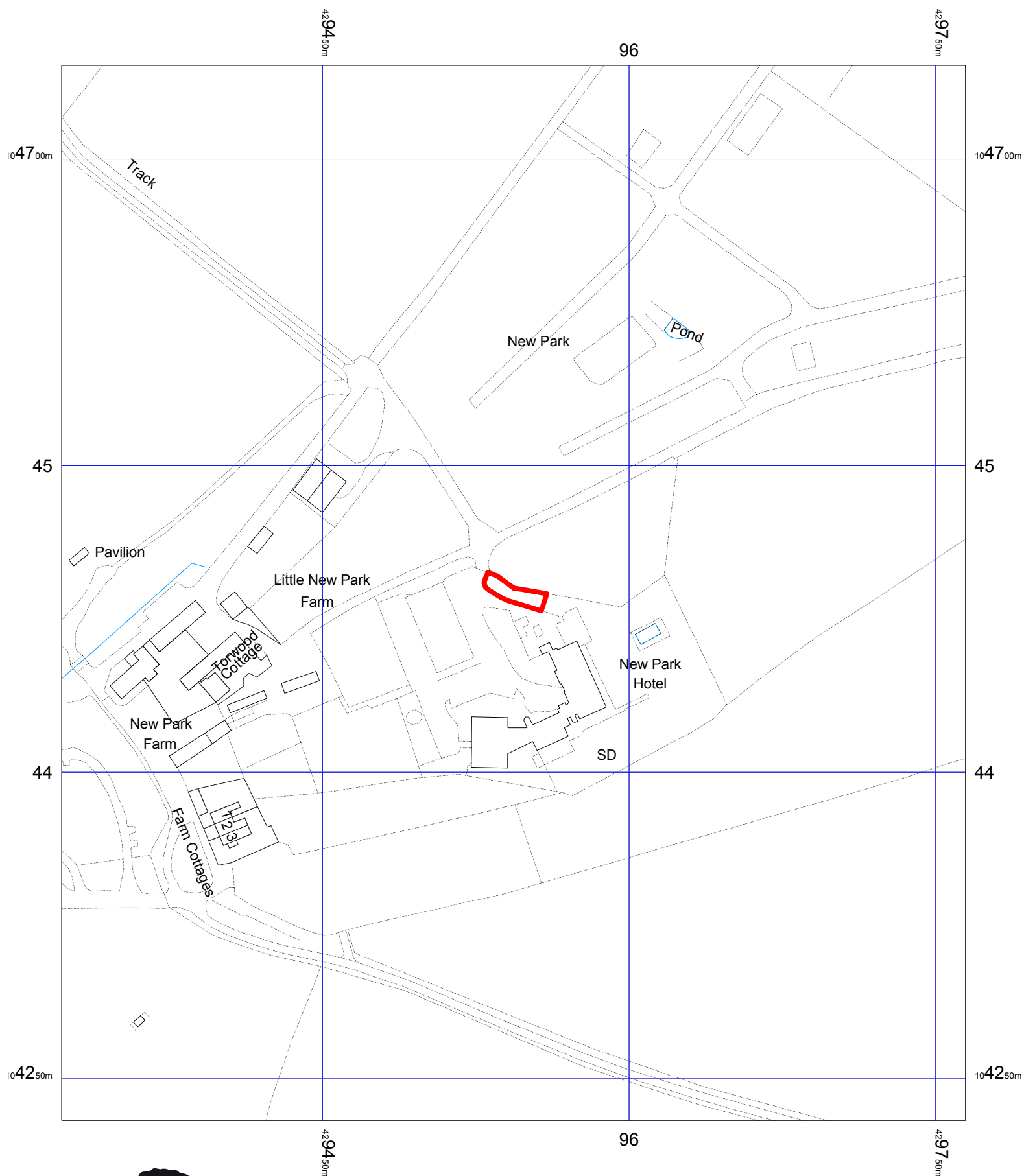
11.8 In conclusion, this development would have a significant detrimental impact upon the setting of the Listed Building, and the proposal is therefore contrary to Policies CP1 and CP7 of the Core Strategy, as well as the National Planning Policy Framework. Refusal is therefore recommended.

## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

1 The proposed telecommunication pole would not preserve, and would have a harmful impact upon, the setting of the listed building. Consequently the proposal does not accord with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) nor with Section 12 of the National Planning Policy Framework 2012.



NEW FOREST  
NATIONAL PARK

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