

**St Margarets, High Street,
Rottingdean
BH2024/01723**

4th December 2024

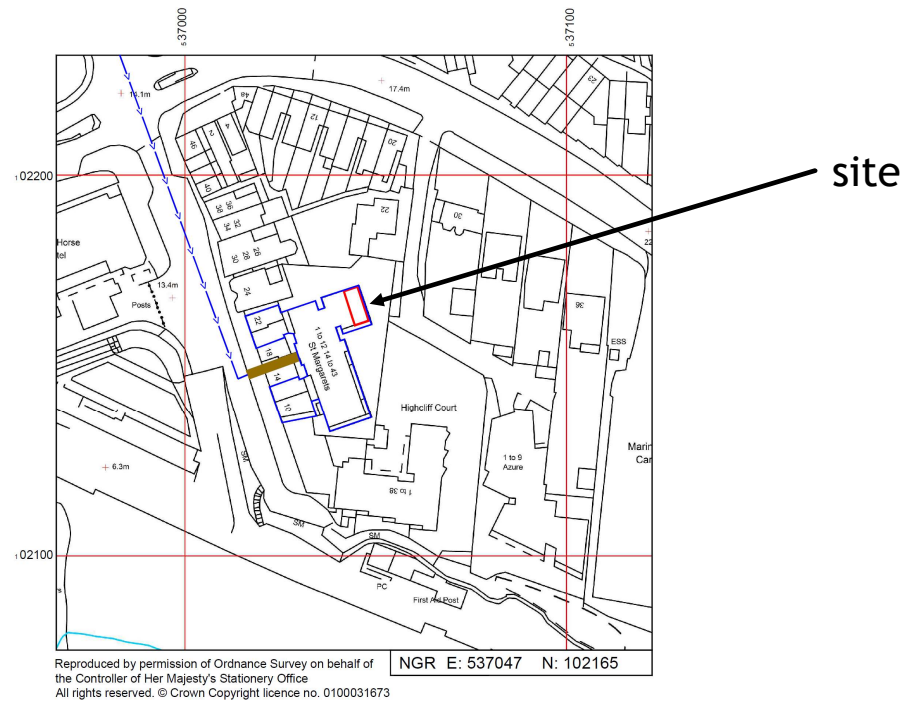


**Brighton & Hove
City Council**

Application Description

- ▶ Installation of 1No. EE and 1No. H3G Antenna Aperture on Valmont frame on plinths, EE and H3G BOBs behind antennas, 1No. H3G unilateral cabinet on steel grillage, 2No. EE Unilateral cabinets on steel grillage, EE/H3G MK5 Link AC on steel grillage, 1No. EE and 1No. H3G antenna aperture on Valmont frame on plinths, EE & H3G BOB'S behind antennas, 4No. EE and 4No. H3G RRU'S on pole on Valmont tripod, 2No. EE & H3G 600Ø dishes on antenna pole, 2No. EE & H3G 600Ø dishes on antenna pole (behind) and ancillary equipment for the purposes of telecommunications development.

Location Plan



Aerial Photo of Site



site

3D Aerial Photo of Site



Previous site
at White
Horses, now
removed

Proposed
development
(proposed
equipment in
location
marked in
green)

Existing
temporary
base station

Street Photo of Site

View from High Street



Street Photo of Site

View from
Marine Drive,
northeast of
the site



Street Photo of Site

View from
land east of
Marine Cliffs
Car Park, east
of the site



Street Photo of Site

View from
corner of West
Street Car
Park, north-
west of the
site



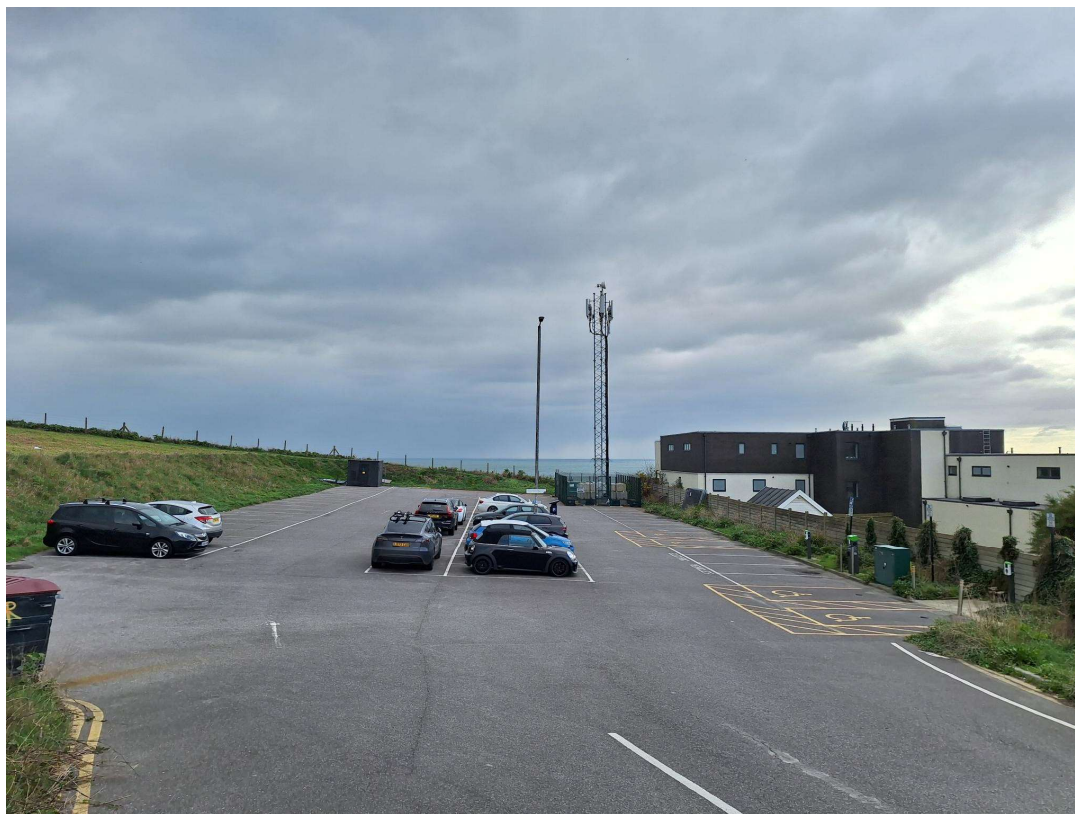
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Other Photo of Site

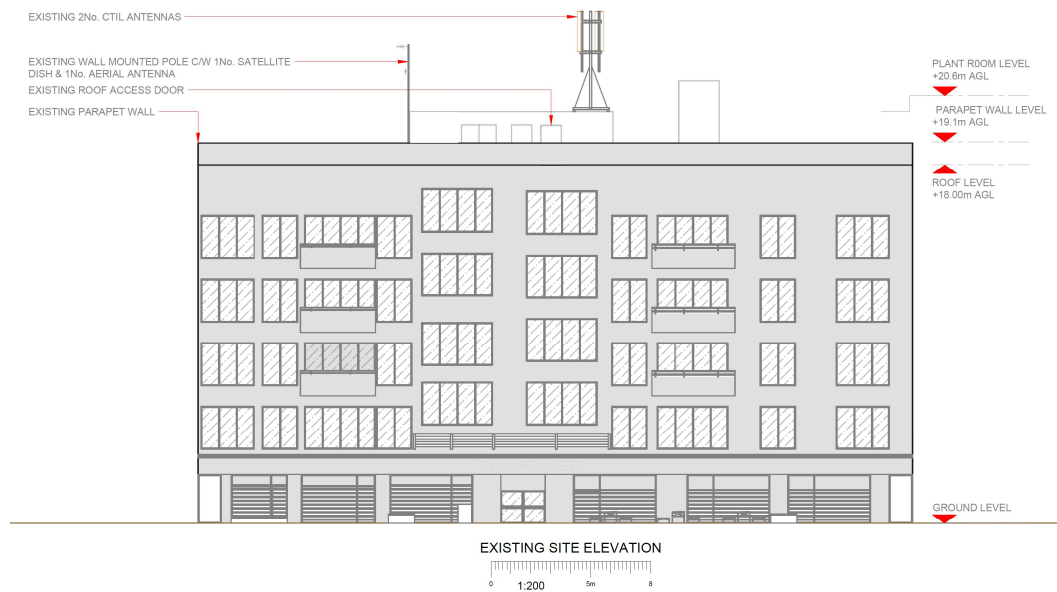
View of
existing base
station on
application
site rooftop



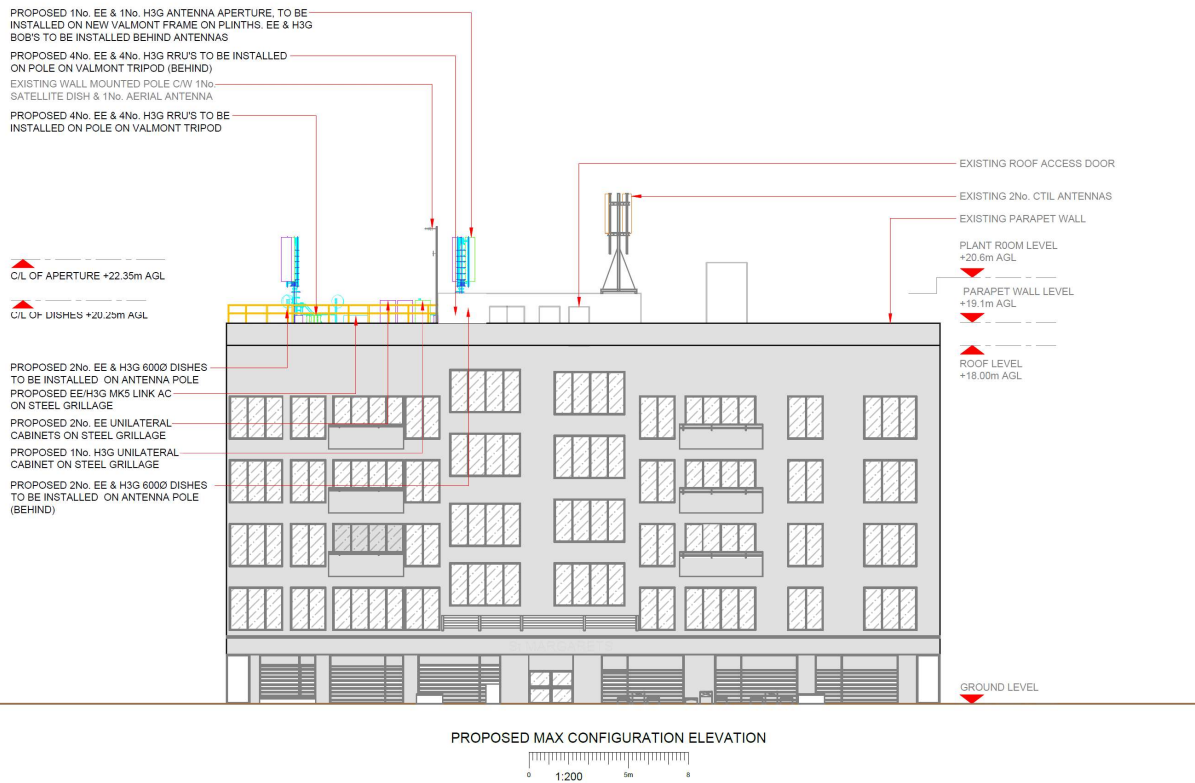
Photo of temporary site



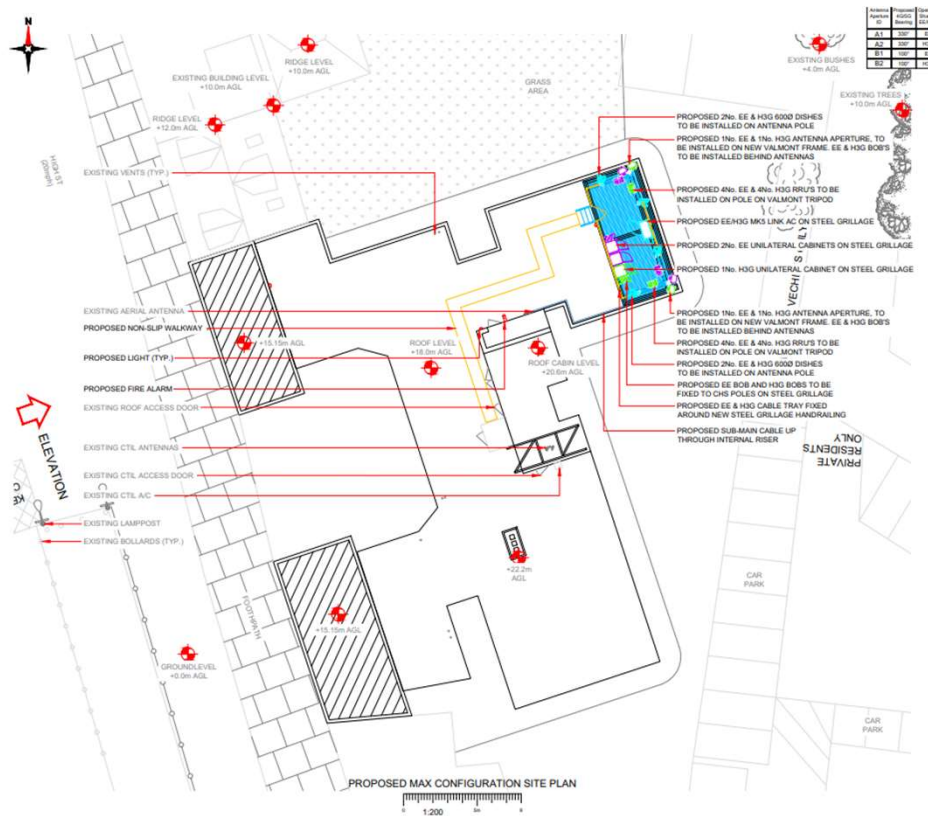
Existing Elevations



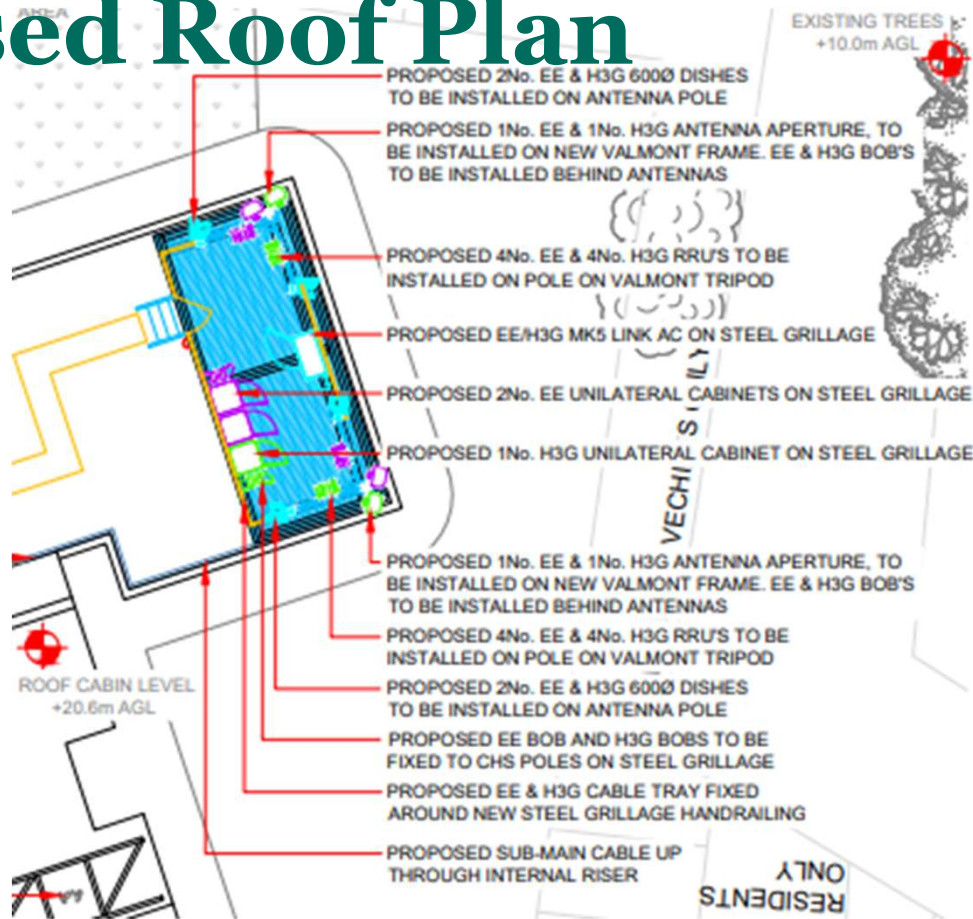
Proposed Elevation



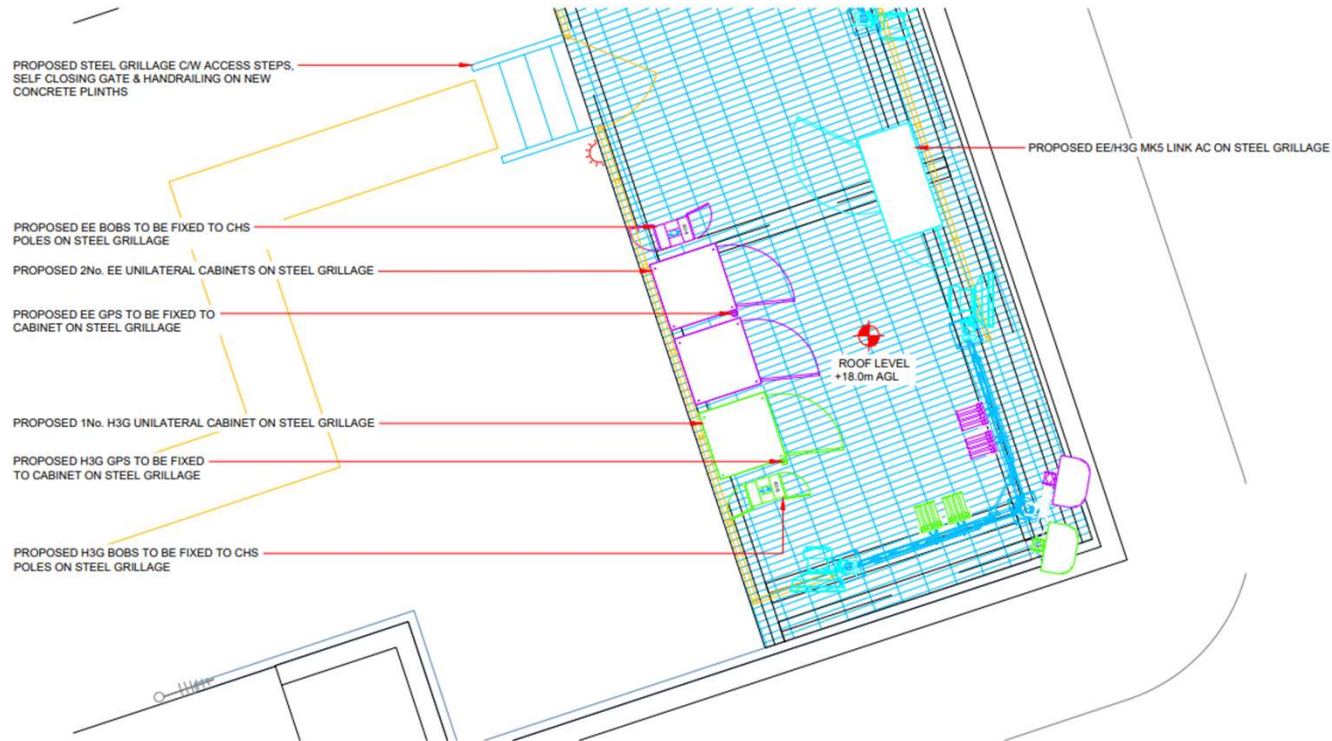
Proposed Roof Plan



Proposed Roof Plan



Proposed Equipment Layout



Representations - Objections

- ▶ Twenty-four (24) objections have been received, on the following planning grounds:
- ▶ Loss of rooftop amenity space
- ▶ Detrimental impact on historic significance of locally listed building
- ▶ Highly visible
- ▶ Detrimental impact on human health
- ▶ Noise nuisance
- ▶ Alternative sites should be assessed

Representations – Supporting Comments

- ▶ Seven (7) **supporting** comments have been received, on the following planning grounds:
- ▶ Improvement/Update to existing telecommunications base station
- ▶ Impact on residents is acceptable
- ▶ Would allow the removal of the temporary base station within the Marine Cliffs car park

Key Considerations

- ▶ Principle of Development, and the maintenance of a robust telecommunications network.
- ▶ Design and Appearance, and the impact on the historic significance of the locally listed building.
- ▶ Impact on Amenity, for residents and visitors to Rottingdean.

Conclusion and Planning Balance

- ▶ The proposed development is considered to have a detrimental impact on the visual amenity of the local built environment and the historic significance of the locally listed St Margarets block of flats, by reason of its functional and cluttered appearance that would be highly visible atop the roofscape in views from the north, east and west.
- ▶ Inadequate justification for mounting the equipment in this location has been submitted, with the site selection process contained within the planning statement omitting several buildings and areas of open space in the area.
- ▶ The proposed development would provide public benefits in terms of maintaining a robust telecommunications network, but this is not considered to justify the harm when alternative sites have not been adequately assessed.
- ▶ For the foregoing reasons the proposal is considered to be in conflict with policies SA1, CP12 and CP15 of the Brighton & Hove City Plan Part One, DM18, DM25 and DM28 of the Brighton & Hove City Plan Part Two, and S1 and H2 of the Rottingdean Neighbourhood Plan.
- ▶ **Recommendation - Refuse**