

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) ORDER 1995
SCHEDULE 2, PART 24:-**

**DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEM
OPERATORS**

PRIOR APPROVAL IS REQUIRED AND IS REFUSED

Name and address of the applicant

Cornerstone
Hive 2
1530 Arlington Business Park
Theale
Reading
Berkshire
RG7 4SA

Name and address of the agent

Mr Declan Rooney
WHP Telecoms Ltd
Unit 6
Carryduff Business Park
Comber Road
Carryduff
Belfast
BT8 8AN

DATE REGISTERED: 16 September 2024

APPLICATION NO: P2024/0551

LOCATION: Bryngurnos Farm , Neath Road, Byrn, Port Talbot, Neath Port Talbot, SA13 2RR

PROPOSAL: Installation of a 20m high M-range v2 apollo pole, 6no antenna, 1no 300mm dish, 4no cabinets, and ancillary development.

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND ORDER HAS DETERMINED THAT THE PRIOR APPROVAL OF THE SITING OR APPEARANCE OF THIS PROPOSED DEVELOPMENT IS REQUIRED AND HAS BEEN REFUSED FOR FOLLOWING REASONS:

Reasons:-

1 The siting and appearance of the proposed telecommunications and associated equipment in close proximity to Plot 1 of the approved P2019/5330 residential development, would result in the introduction of a physically overbearing feature which would have a detrimental impact on the residential amenity of the occupiers of this

dwelling due to its overall height combined with the very close proximity to their boundary. The development is therefore contrary to Policy BE1 of the Neath Port Talbot Local Development Plan.

Due to the location of the application site in relation to the nearest residential dwelling, it is considered that the siting and appearance of the 20m high telecommunication pole and associated equipment would have a detrimental impact on the residential amenity of the occupiers of this dwelling. As such, prior approval for the siting and appearance of the installation of this telecommunications pole is required in this instance.

Furthermore, due to the adverse impacts on the residential amenity of the occupiers of Plot 1 of the approved P2019/5330 residential development, it is refused for the following reasons:

The siting and appearance of the proposed telecommunications and associated equipment in close proximity to Plot 1 of the approved P2019/5330 residential development, would result in the introduction of a physically overbearing feature which would have a detrimental impact on the residential amenity of the occupiers of this dwelling due to its overall height combined with the very close proximity to their boundary. The development is therefore contrary to Policy BE1 of the Neath Port Talbot Local Development Plan.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 8 November 2024