

**Place Directorate**  
**City Growth Department**  
Planning Services  
Howden House · 1 Union Street · Sheffield · S1 2SH



Officer: Emily Peirson  
Ref: 22/03717/TEL (Formerly PP-  
11609681)

Tel: (0114) 07789 923597  
Date: 2 December 2022

Mr Cameron Wilson - DOT Surveying  
2 Anderson Place  
Edinburgh  
EH6 5NP

#### TOWN AND COUNTRY PLANNING ACT 1990

- Proposal:** Erection of 20m streetpole with associated cabinets and ancillary works (Application to determine if approval required for siting and appearance)
- Location:** Land At Junction With Machon Bank Road And, Moncrieffe Road, Sheffield, S7 1PE
- Applicant:** CK Hutchison Networks (UK) Limited

Prior Approval is hereby **REFUSED** for the above-mentioned development in accordance with the application deposited with the Council on 10 October 2022

The reason(s) for refusal is/are:-

1. The Local Planning Authority considers that, owing to the siting, height, detailing and bulk of the proposed monopole, it will form an overly prominent and obtrusive feature which will be out of scale and character in the street scene and would detract from the setting and character of the Nether Edge Conservation Area. In addition it is considered that the associated equipment cabinets with a bulky utilitarian will add unacceptable levels of street clutter to the detriment of the area. Consequently the proposal will be harmful to the visual amenities of the locality and contrary to Unitary Development Plan Policies BE5, BE14, BE15, BE16, BE17, BE19 and H14, Core Strategy CS74 and Paragraphs 115, 130 and 202 of the National Planning Policy Framework. In this case the public benefits of the proposal do not outweigh the harm caused.
2. The site-specific supplementary information pack does not include the use of existing structures and buildings within the site selection process and focus purely on ground-based equipment only. The site-specific supplementary pack does not include information regarding network coverage improvements that would be gained by the proposed development site and the discounted options, thus preventing the Local Planning Authority from full assessing whether the proposed development site and alternative sites would best address the need to improve 5G coverage. The Local Planning Authority further notes that generalised information has been provided with regards to the

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site selection and need, as part of the justification for the proposal, with sites being discounted as they are 'very residential, in sufficient visibility splays and unsuitable pavements.' The site selection process undertaken, in the opinion of the Local Planning Authority, is not considered robust and does not accord with local policy requirements and paragraphs 115 and 117 c) of the NPPF.

**Date of Decision made by the Council's Authorised Officer**

2 December 2022

Planning Service  
Sheffield City Council

Developers attention is drawn to the following directive(s):

1. The applicant is advised that this application has been refused for the reasons stated above and taking the following plans into account:

Site Location Plan -Drawing No 002 REV A published 10.10.2022.

Proposed Site Plan- Drawing No 215 REV A published 10.10.2022

Proposed Site Elevation - Drawing No 265 REV A published 10.10.2022.

Please see attached notes regarding this decision.

## NOTES

### Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK

Enforcement - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.\*

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Householder - As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.\*

Minor Commercial - As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.\*

Advertisement Consent - As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.\*

All Other Applications - If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.\*

\* delete where inappropriate

Appeals must be made using a form which you can get from the Secretary of State, at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Tel: : 0303 444 5000 or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal. Planning Appeals Guidance is also available from the Council's website [www.sheffield.gov.uk/planning-and-city-development/applications/planning-appeals.html](http://www.sheffield.gov.uk/planning-and-city-development/applications/planning-appeals.html)

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeal solely because the Local Planning Authority based its decision on a direction given by the Secretary of State.

#### Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

#### Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-

South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

#### Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, 2-10 Carbrook Hall Road, Sheffield, S9 2DB. Tel (0114) 273 4170 email [buildingcontrol@sheffield.gov.uk](mailto:buildingcontrol@sheffield.gov.uk)

Environmental Protection Services can be contacted at DEL, 2-10 Carbrook Hall Road,  
Sheffield, S9 2DB. Tel (0114) 2734651