

CHAPTER 10: COMMUNITY AND UTILITY SERVICES

INTRODUCTION

- 10.1 This chapter is concerned with the provision and retention of a range of community services and utilities. These range from community services such as community centres and schools to utilities such as recycling centres and telecommunications equipment.

DESCRIPTION OF THE BOROUGH AND RECENT TRENDS

- 10.2 Community Services meet many essential socio-economic needs of the population of the Borough such as health, welfare and education. For the purposes of this plan, Community Services comprise: Adult Education Centres, Community Halls, Day Centres, 'Drop-in' Centres, Schools, Health Centres, Libraries, Nursery Schools, Places of Worship, Playgroups, Private Education Facilities and Surgeries. Due to its predominantly residential characteristics, Community Care is considered in the housing chapter.
- 10.3 The facilities listed above are provided by a variety of organisations within the Borough, including the National Health Service, the County Council, the Borough Council and voluntary organisations. Whilst the Borough Council is not directly responsible for all community services it is concerned to see that the needs of the community are fulfilled, whichever organisation provides for them. It will therefore continue to foster and encourage voluntary services and co-operate closely with organisations such as Woking Association of Voluntary Services, concerning itself primarily with the land use implications associated with this need.
- 10.4 A desire to meet this ever changing need over previous plan periods has resulted in the provision of a wide range of facilities throughout the Borough, including libraries, a Hospice and general health care facilities, a Citizens Advice Bureaux, schools, numerous nurseries and in 1995, the grant of planning permission for a fourth day centre, at Brookwood Hospital, so completing the Borough provision. It is now one task of this plan to continue to maintain this standard of provision throughout the Borough. However, the plan also identifies areas with a continuing or sometimes new need, often in response to increased demand from new housing development in the Borough.
- 10.5 Utilities also serve to support or enrich the lives of local people, providing a capital infrastructure essential both to the health and operation of the economy. Whilst the provision of most lies outside planning control, this chapter gives consideration to the development of telecommunications and renewable energy

technologies which often have quite specific locational requirements. This plan is not directly concerned with waste, a topic dealt with by the Surrey Waste Local Plan.

NATIONAL/REGIONAL CONTEXT

- 10.6 The policies in this plan are guided by government guidance in the form of Planning Policy Guidance Notes (PPG's). Those of relevance to the Community and Utility Services Chapter are listed below:
- 10.7 *PPG6 - Town Centres* highlights the benefits of locating facilities within the town centre in order to promote diversity of activity within the centre.
- 10.8 *PPG8 - Telecommunications* provides guidance upon the development of telecommunications infrastructure including radio masts and towers, antennas of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires. It encourages closer consultation between planning authorities and code system operators.
- 10.9 *PPG12 - Development Plans and Regional Planning Guidance* seeks to ensure that plans make provision for land for schools and higher education, places of worship and other community facilities. In particular, it states that local authorities should give careful consideration to the relationship between planning policies and social needs and problems, especially their impact upon different minority groups.
- 10.10 *PPG13 - Transport* seeks to co-ordinate land use planning in order to reduce reliance upon the car. It therefore seeks to locate major travel generators, such as education, hospitals and larger libraries, in existing centres and local schools, health centres, libraries, local government services and utilities in local centres or residential areas.
- 10.11 *PPG22 - Renewable Energy* is concerned with the development of renewable energy sources which is supported by the Government although this should not compromise other objectives to protect the environment and visual amenity of the area.

COUNTY PLANNING CONTEXT

- 10.12 The Surrey Structure Plan reflects national and regional policy and provides the strategic policy framework for the Borough. The plan states that local authorities should identify the social and community needs of the population, particularly in areas of new development or where existing provision is deficient. The plan also resists the loss of existing social and community facilities, unless alternative facilities are provided at locations readily accessible to the population served.

- 10.13 The plan also contains a policy to enable the development of telecommunications infrastructure whilst minimising its impact upon the environment and a further policy promoting the conservation of energy by encouraging the use of renewable energy sources. The Surrey Waste Local Plan considers issues relating to waste.

OTHER COUNCIL POLICIES

- 10.14 Woking Borough Council operates a Waste Recycling Plan which sets out the key objectives of Woking's recycling initiative. Amongst other initiatives, this plan targets the provision of mini recycling centres at a level of one for every 2000 population.



SUTTON PLACE CHURCH

OBJECTIVES FOR COMMUNITY AND UTILITY SERVICES

- 10.15 Community and Utility Services are essential to provide a framework to support the socio-economic needs of residents. Accordingly, the general objective of the plan is as follows:

The Council will seek to make provision for land for community and utility services to meet the needs of local residents.

- 10.16 The policies of the Community and Utility Services Chapter have been developed in the light of this aim and seek to achieve the following objectives :-

1. Allocate land to enable the development of community facilities which meet the needs of the population of the borough
 2. Enable provision to be made for the special needs of all groups in society
 3. Promote the development of renewable energy and telecommunications technologies whilst respecting the amenity value of the environment
- 10.17 The plan identifies a number of specific projects for implementation during the plan period to include the provision of Community Facilities within the Brookwood Hospital Core, the redevelopment and improvement of library facilities in Knaphill and the provision of a Health Centre on land in Sheerwater.
- 10.18 The latter policies contained in this chapter concern themselves with the provision of infrastructure designed to capitalise upon forms of renewable energy, recycling centres, and infrastructure designed to improve telecommunications between individuals. Whilst the Council takes a positive approach to the development of new technologies in these fields, the policies recognise that provision should not compromise other objectives to protect the environment and visual amenity of the area.

The policies for Community and Utility Services are set out over the following pages.

POLICIES

3/4

CUS1 – LOCATION AND PROVISION OF COMMUNITY FACILITIES.

PROPOSALS FOR THE DEVELOPMENT OF COMMUNITY FACILITIES WHICH MEET THE IDENTIFIED NEEDS OF THE BOROUGH WILL BE PERMITTED IN APPROPRIATE LOCATIONS. DEVELOPMENT ATTRACTING A LARGE NUMBER OF VISITORS SHOULD BE LOCATED IN TOWN OR VILLAGE CENTRES, CENTRAL TO THEIR INTENDED POPULATION CATCHMENT AREA. PROPOSALS FOR SMALLER FACILITIES MAY BE PERMITTED ELSEWHERE.

WHERE SPARE CAPACITY IS LIKELY TO EXIST WITHIN SCHEMES FOR THE PROVISION OF COMMUNITY FACILITIES, THE COUNCIL WILL SEEK TO ENCOURAGE THEIR MULTIPLE USE WITH OTHER COMPATIBLE ORGANISATIONS.

JUSTIFICATION

- 10.19 For the purposes of this policy, the term, ‘community facilities’ encompasses the following types of use:

Adult Education Centres, Community Halls, Day Centres, ‘Drop-in’ Centres, Schools, Health Centres, Libraries, Nursery Schools, Places of Worship, Playgroups, and Surgeries and other similar facilities.

- 10.20 The Plan aims to ensure that a full range of educational, community, religious and health facilities can be provided throughout the Borough to meet the essential needs of residents. In order to determine these needs and ensure continued, effective provision, the council will maintain regular contact with the various providing bodies, so identifying any resultant shortfall or surplus of facilities.
- 10.21 The Council recognises that facilities which play such an essential role in the development of a community should be accessible to all members of society, regardless of special needs - disability, infirmity or simply lack of access to a private car. As such, facilities provided under this policy should be located so as to be easily accessible by foot, cycle and public transport. Satisfactory access by public transport will be particularly important where the facility is likely to draw visitors from a wide catchment area.

- 10.22 It is also important to ensure that facilities are located as close as possible to the centre of the populations that they are designed to serve. Not only is this more convenient for users but it also minimises the need to travel, therefore minimising demand upon transport infrastructure, and strengthens and diversifies the role of existing centres. As such, whilst very localised development (e.g. playgroups and small surgeries) may be appropriate within residential areas, facilities designed for the use of wider communities (e.g. health centres and community halls) will normally be appropriate in village centres and facilities designed to meet the needs of the whole Borough may only be appropriate in a town centre location.
- 10.23 In order to avoid jeopardising the viability of existing facilities, to minimise unnecessary landtake and to maximise the efficiency of use of structures that play a role in the community life of the Borough, the council will encourage organisations to seize opportunities for the 'multiple-use' of accommodation with other organisations that may have similar space requirements but at different times. This part of the plan endeavours to ensure that providers of community facilities exercise a sustainable approach to development as outlined in Chapter 2 of this plan and realise some of the economies of scale to be benefited from by multiple use. For example heating a building for a short period of time is proportionally more expensive than for continuous use throughout the day.
- 10.24 Furthermore, in order to protect amenity and promote the strategic aims of sustainability, development should also take account of policies BE1 and BE6 of this plan whereby new development complies with policies regarding design and energy efficiency.
- 10.25 A site allocated for a specific alternative use such as housing or employment development elsewhere in this Plan is unlikely to be an appropriate location for the development of community facilities.

CUS2 Ÿ LOSS OF COMMUNITY FACILITIES.

DEVELOPMENT INVOLVING THE LOSS OF COMMUNITY FACILITIES WILL NOT BE PERMITTED UNLESS THE COUNCIL IS SATISFIED:

- (i) THAT NO IDENTIFIED NEED FOR COMMUNITY FACILITIES THAT COULD BE SATISFACTORILY ACCOMMODATED WITHIN THE EXISTING STRUCTURES ON SITE EXISTS; OR
- (ii) THAT ADEQUATE ALTERNATIVE PROVISION IS MADE OR EXISTS; OR
- (iii) THAT THEIR REPLACEMENT IS ENSURED IN ANY REDEVELOPMENT SCHEME.

JUSTIFICATION

- 10.26 The Council is aware of the difficulty of providing community facilities in appropriate locations throughout the Borough and will therefore resist the loss of any facilities that meet or have the potential to meet a current or identified need unless the proposal replaces the facility in an equally appropriate or improved location. Needs will be identified through the maintenance of regular contact with the various providing bodies.
- 10.27 Where a development is to be justified using the first criteria of this policy, the developer must satisfy the council that no opportunity for the multi-use or alternative community use of the facility exists which would render it viable.

~~CUS3 - PROVISION OF COMMUNITY FACILITIES WITHIN THE BROOKWOOD HOSPITAL CORE.~~

~~THE COUNCIL WILL SAFEGUARD THE FORMER HOSPITAL CLUB AND FORMER HOSPITAL CHAPEL WITHIN THE BROOKWOOD HOSPITAL CORE FOR COMMUNITY USE TO MEET THE ESSENTIAL NEEDS OF RESIDENTS, AS SHOWN ON THE PROPOSALS MAP.~~

JUSTIFICATION

- ~~10.28 Where it results in a deficiency, major development must be accompanied by the provision of facilities to meet the essential needs of residents. Brookwood Hospital is a significant site, which will add a large number of dwellings to the Borough's total housing stock. Whilst the 'Western Day Centre' has now been completed, further facilities will also be required.~~
- ~~10.29 The Council has already identified sites, including existing buildings, within the Brookwood Hospital Core for the provision of community facilities. These sites are well placed on public transport and pedestrian routes into the centre of Knaphill Village and will also be in walking distance of new housing developments proposed. The existing chapel is a Victorian Building of considerable character and is a local landmark. It appears to be in good structural condition and would provide spacious accommodation for a community service. The hospital club was formerly in use by local residents for badminton and theatre. With the run down of the hospital, it is important to continue to make full use of this recreational facility because of the high cost of providing new buildings for indoor sports.~~
- ~~10.30 No further demand for community facilities generated by this development has been identified. The Council is satisfied that any additional demand can be satisfactorily met by existing community facilities serving the wider population of Knaphill.~~

CUS4 Ľ KNAPHILL LIBRARY.

THE COUNCIL WILL SEEK THE REPLACEMENT OF SUBSTANDARD LIBRARY FACILITIES IN KNAPHILL EITHER ON THE EXISTING SITE OR ELSEWHERE IN THE VILLAGE CENTRE. THE COUNCIL MAY BE PREPARED TO ASSIST DEVELOPERS IN THE ASSEMBLY OF LAND IN ORDER TO FACILITATE SUCH DEVELOPMENT (SEE POLICY IMP2).

JUSTIFICATION

- 10.31 New residents on the Brookwood Hospital site will look to Knaphill for many of their basic community facilities. The library at Knaphill is a temporary structure, providing substandard accommodation and the Council will co-operate with the County Council to improve facilities and secure the provision of a new library in the centre of the village.
- 10.32 Any new development should take particular account of policies BE1 and BE6 of this plan whereby new development should comply with policies regarding design and environmental efficiency.

CUS5 Ľ SHEERWATER HEALTH AND COMMUNITY CENTRE.

THE DEVELOPMENT OF A HEALTH CENTRE WILL BE PERMITTED ON THE EXISTING SHEERWATER COMMUNITY CENTRE SITE, SUBJECT TO THE PROVISIONS OF POLICY CUS1 AND THE ENVIRONMENTAL POLICIES OF THIS PLAN, AS SHOWN ON THE PROPOSALS MAP.

JUSTIFICATION

- 10.33 The Council has identified part of the existing community centre site to meet established demand for a health and community centre for the residents of Sheerwater. The provision of a local centre in this part of the Borough will also go some way to reducing the need to travel and improving access for all members of the community who may not be able to travel easily to facilities in the centre of Woking (Proposal Site 23C).

CUS6 Ľ CHANGE OF USE OF RESIDENTIAL UNITS TO COMMUNITY FACILITIES.

THE CHANGE OF USE OF RESIDENTIAL PROPERTIES FOR THE PROVISION OF COMMUNITY FACILITIES WILL BE PERMITTED WHERE THE COUNCIL IS SATISFIED THAT:

- (i) THERE WOULD BE NO MATERIALLY ADVERSE EFFECT UPON THE ENVIRONMENT AND REASONABLE ENJOYMENT OF ADJACENT RESIDENTIAL AREAS; AND
- (ii) THE APPEARANCE OF THE PROPERTY WOULD REMAIN CONSISTENT WITH THE CHARACTER OF THE SURROUNDING RESIDENTIAL AREA; AND
- (iii) PARKING/DROP-OFF POINTS CAN BE INCLUDED IN A WAY THAT IS NOT PREJUDICIAL TO HIGHWAY SAFETY; AND
- (iv) AN ELEMENT OF SELF-CONTAINED RESIDENTIAL USE WOULD BE RETAINED WITHIN THE DEVELOPMENT; AND
- (v) THE PROPOSAL IS ON A SMALL SCALE, APPROPRIATE TO ITS LOCATION.

APPLICATIONS FOR FACILITIES IN RESIDENTIAL AREAS THAT ARE LIKELY TO ATTRACT A SIGNIFICANT NUMBER OF PEOPLE WILL NOT BE PERMITTED.

JUSTIFICATION

- 10.34 It may be appropriate to locate community facilities that provide an essential service to residents in residential areas. However, it is recognised that such provision would usually cause a certain amount of traffic and disturbance. Care is therefore needed to ensure that they are properly located to suit their likely client base and that satisfactory parking arrangements either exist or can be provided conveniently. To minimise disruption by increased traffic, preference will be given for a change of use if a public transport route that is likely to be used exists nearby.
- 10.35 Larger or more specialised facilities often draw visitors from a wider area and should only be located in close proximity to existing services - normally within established centres and certainly on established public transport routes. This will ensure that they occupy premises which will not cause undue inconvenience or disturbance to other residents. These will normally be located near to existing centres. Policies dealing with the change of use of shops to community facilities are set out in Chapter 8: Shopping and Chapter 12: Woking Town Centre.
- 10.36 In order to protect the amenity and character of an area for existing residents, any development within a residential area should maintain a consistent appearance with its immediate environment. Any alterations or extensions to the building should meet the same criteria as those outlined in policy HSG15.
- 10.37 The loss of residential units is contrary to the provisions of policy HSG8. In order to minimise the impact of conversions upon availability and in order to

retain patterns of use and the general characteristics typical to a residential unit at times of day and night when the community element of the use does not function, it would normally be preferable to retain an element of residential use within the conversion. This may take the form of an apartment or caretakers flat.

CUS7 Ÿ SCHOOLS.

APPLICATIONS FOR THE EXPANSION OF SCHOOL FACILITIES ON EXISTING SITES WILL BE PERMITTED WHERE THE COUNCIL IS SATISFIED THAT:

- (i) PROPOSALS MEET THE REQUIREMENTS OF THE ENVIRONMENTAL POLICIES OF THIS PLAN.
- (ii) THE EXISTING ROAD NETWORK IS CAPABLE OF ABSORBING THE INCREASE IN TRAFFIC GENERATED
- (iii) ADEQUATE PROVISION IS MADE FOR STOPPING AND PARKING ON SITE
- (iv) ADEQUATE PROVISION IS RETAINED FOR OUTDOOR RECREATIONAL AND AMENITY SPACE
- (v) THERE WOULD NOT BE A SIGNIFICANT ADVERSE IMPACT UPON LOCAL RESIDENTS
- (vi) PROPOSALS MEET THE PROVISIONS OF POLICY CUS1.

JUSTIFICATION

- 10.38 The Council supports the improvement of facilities where they do not result in significant increases in traffic, causing congestion, particularly when cars have to stop and wait on the highway at peak times.
- 10.39 This policy is applicable to all schools, whether operating in the state sector or grant maintained. Under the present administrative system the Council is a consultee with regard to planning applications put forward by local authority secondary schools, which are determined by Surrey County Council, but has the power to determine applications put forward by Grant Maintained Schools.
- 10.40 The Council recognises that minor extensions that are unlikely to result in a significant increase in the school roll will not generally create environmental or highway problems. Proposals for the expansion of schools on land designated as urban open space will be considered against policy BE7.
- 10.41 The provision of new schools is dealt with by policy CUS1.

CUS8 Ÿ RENEWABLE ENERGY.

PROPOSALS FOR THE DEVELOPMENT OF RENEWABLE ENERGY RESOURCES WILL BE CONSIDERED FAVOURABLY WHERE THERE WOULD BE NO MATERIAL HARM TO THE ENVIRONMENT BY REASON OF LOCATION, APPEARANCE, NOISE AND TRAFFIC GENERATION, NOR RESULT IN THE LOSS OF LAND PROTECTED BY OTHER POLICIES IN THE PLAN.

JUSTIFICATION

- 10.42 Renewable energy can come in many forms ranging from sources such as wind, sun and water to those less well known including energy from waste combustion or wood burning.
- 10.43 Two parallel studies of the renewable energy resource in the South East of England (including Woking Borough) were undertaken during 1994 on behalf of Seeboard and the Department of Trade and Industry. The results show that several renewable energy resources have potential in Surrey. Those with the greatest potential in Surrey are waste incineration and solar energy. In the case of waste incineration such proposals would be dealt with by Surrey County Council which has identified no scope for large scale facilities in Woking because of the environmental and traffic implications.
- 10.44 Other sources with more limited potential are farm waste, wind and hydro-electric power. Some proposals may include the erection of a variety of different structures and buildings. Solar energy may be generated from panels attached to the roofs of buildings, hydro electric and farm waste will require new buildings, wind power will be reliant upon wind turbines and energy from waste can require a significant number of different buildings.
- 10.45 It is important that opportunities are taken to exploit these resources because of the benefits they provide in reducing the use of fossil fuels and harmful emissions. However, particular care should be taken in assessing such proposals for their impact upon the environment including impact upon the Green Belt and its visual qualities.
- 10.46 Because of the limited availability of renewable energy sources in the Borough, it is likely that the potential for developing renewable energy sources will be on a relatively small scale which may be acceptable in visual terms. However, because the technology is continuously and rapidly changing, it is possible that proposals which might overcome these constraints may come forward. These larger projects may have an unacceptable and irreconcilable impact on the environment.

CUS9 Ľ COMBINED HEAT AND POWER STATIONS

THE DEVELOPMENT OF COMBINED HEAT AND POWER STATIONS THAT MEET BOTH THE OPERATIONAL DEMANDS OF THE TECHNOLOGY AND THE ENVIRONMENTAL POLICIES OF THE LOCAL PLAN WILL BE PERMITTED.

JUSTIFICATION

- 10.47 The Council has successfully operated Combined Heat and Power (CHP) and Heat Fired Absorption Cooling technology at the Civic Offices for six years, bringing the joint benefits of cheap energy and a reduction in harmful emissions into the environment by the more efficient local generation of heat and power. Through the identification of sites in close proximity to large numbers of potential users (e.g. in the town centre and adjacent to large office blocks in outlying areas) for the development of CHP stations, local business can also begin to enjoy these benefits.

CUS10 ♪ RECYCLING COLLECTION POINTS.

RECYCLING COLLECTION POINTS WILL BE PERMITTED IN ORDER THAT ALL HOUSEHOLDS HAVE READY ACCESS TO THEM. SUCH FACILITIES SHOULD BE ACCESSIBLE TO ALL SECTIONS OF THE COMMUNITY AND SHOULD BE LOCATED WHERE THE NEED FOR ADDITIONAL MOTORISED TRIPS WILL BE MINIMISED AND WITHOUT HARMING RESIDENTIAL AMENITY. WHERE APPROPRIATE, THE COUNCIL WILL SEEK TO TAKE ADVANTAGE OF PLANNING BENEFIT TO DEVELOP RECYCLING COLLECTION POINTS IN PARTS OF THE BOROUGH WHICH ARE CURRENTLY INSUFFICIENTLY SERVED.

JUSTIFICATION

- 10.48 Patterns of consumption, changes in packaging and increased environmental awareness mean that there is a growing need and demand for recycling facilities for an increasing range of materials.
- 10.49 If recycling is to properly contribute to improving the environment, it is important that it does not result in greater environmental impact, for instance through additional traffic generation. This can be assisted by locating recycling collection points where their use can be combined with other activities such as shopping or leisure and by having a comprehensive and convenient distribution of locations throughout the Borough. At present, the Council aims to ensure that collection points, mainly catering for paper, glass and cans, are situated broadly within walking distance of every household, each 'mini-site' serving 2000 homes. The provision will be kept under review and may be extended in

the future to cover other materials such as green waste as techniques develop and at appropriate locations.

- 10.50 Where demand generated by development proposals exceeds the capacity of existing provision, the council will seek to take advantage of planning benefit to provide additional facilities. As such, a developer will be expected to provide an area measuring 9 sq. m. per twelve additional households for the provision of a recycling collection point which has adequate access to the highway and is in a location that is easily accessible to residents.

CUS11 TELECOMMUNICATIONS.

TELECOMMUNICATION DEVELOPMENT WILL BE PERMITTED WHERE :-

- (i) A COMPREHENSIVE PLAN FOR NEW NETWORKS HAS BEEN DEVELOPED WITH THE LOCATION AND TYPE OF FACILITIES DETERMINED HAVING REGARD TO THE NEED TO MINIMISE ANY ADVERSE IMPACT ON THE ENVIRONMENT AND
- (ii) THERE WOULD BE NO ADVERSE IMPACT ON THE ESCARPMENTS AND RISING GROUND OF LANDSCAPE IMPORTANCE, CONSERVATION AREAS, CANAL AND RIVER CORRIDORS, AREAS OF URBAN OPEN SPACE DESIGNATED IN THE LOCAL PLAN, OR ON THE OPEN CHARACTER OF THE GREEN BELT, AND
- (iii) THERE ARE NO SATISFACTORY ALTERNATIVE SITES FOR THE PROPOSED DEVELOPMENT WHICH ARE LESS ENVIRONMENTALLY HARMFUL; AND
- (iv) THERE IS NO REASONABLE POSSIBILITY OF SHARING EXISTING FACILITIES; AND
- (v) IN THE CASE OF RADIO MASTS, THERE IS NO REASONABLE POSSIBILITY OF ERECTING ANTENNAE ON AN EXISTING BUILDING OR OTHER STRUCTURE.
- (vi) THE DEVELOPMENT IS SITED AND DESIGNED SO AS TO MINIMISE ITS VISUAL IMPACT, SUBJECT TO TECHNICAL AND OPERATIONAL CONSIDERATIONS.

JUSTIFICATION

- 10.51 The Council recognises that telecommunications and improvements in the network are of benefit to the local and national economy. This policy gives a positive response to new telecommunications development but acknowledges that environmental concerns of visual impact will also weigh in the Council's decision making process. Where an application for a new mast is proposed the Council will expect the applicant to submit a detailed plan of the existing and proposed network in the locality and to demonstrate that criteria (iii) to (vi) of the policy have been complied with.

- 10.52 All new masts permitted under this policy should be of a design, specification and, where possible, location to maximise opportunities for easy mast sharing. Where a new facility is required because an operator considers that sharing would be unreasonable it is for the operator to demonstrate to the Council in what respect sharing of facilities would be unreasonable
- 10.53 Special attention to detail and siting will be needed in particularly sensitive locations. These include Conservation Areas, Escarpments and Rising Ground of Landscape Importance, Canals and River Corridors, Urban Open Space and the Green Belt generally. In some cases the Council may refuse planning permission because of siting or appearance considerations.
- 10.54 Policy CUS11 will be applied where planning permission is required for the installation of telecommunications infrastructure. However, under the Town and Country Planning (General Permitted Development) Order 1995 (G.D.O.), operators enjoy a number of permitted development rights. In particular, permission is frequently not required for installation of telecom equipment on a building or structure less than 15 metres in height.

CUS12 DOMESTIC SATELLITE RECEIVING ANTENNAE.

PROPOSALS FOR DOMESTIC SATELLITE RECEIVING ANTENNAE WILL BE PERMITTED ONLY WHERE THEY DO NOT HAVE AN ADVERSE EFFECT ON THE VISUAL APPEARANCE OF THE BUILDING AND THE SURROUNDING AREA AND ON THE AMENITY OF NEIGHBOURING PROPERTIES.

THE COUNCIL WILL SEEK TO ENCOURAGE THE SHARED USE OF DOMESTIC SATELLITE RECEIVING ANTENNAE IN BLOCKS OF FLATS AND SIMILAR BUILDINGS IN ORDER TO AVOID PROLIFERATION.

JUSTIFICATION

- 10.55 The widespread use of satellite antennae is having a significant impact on the appearance of our buildings, towns and the countryside. For this reason the above policy controls the siting of antennae and their impact upon the visual quality of the environment.
- 10.56 Planning applications are not always required for satellite antennae. Planning permission for domestic appliances is not generally required for the installation of one satellite antennae (or two on a block of flats) of no more than 70cm diameter on a dwelling, provided the antennae does not protrude above the roofline and where the building does not lie in a Conservation Area. (Further

advice on whether planning permission is required can be obtained from the planning department.)_

- 10.57 When required, permission will not normally be given for installations on the front walls and front roofs of buildings. Installations on the side or rear walls will be more acceptable where these parts of the building are not prominent in the street scene. Siting within front gardens will be unacceptable unless no suitable alternative can be found.