

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	24/10/25	Manager:	KH	Date:	27/10/25
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Application Ref:	3/2025/0711			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Prior notification for the existing 15.7m lattice to be extended by 5m to create a 20.7m tower with additional antennae to be attached, to facilitate the Shared Rural Network (SRN) under Part 16 Class A of the GPDO.
Site Address/Location:	Dunsop Bridge Trout Farm, Dunsop Road, Dunsop Bridge, BB7 3AX.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
CONSULTATIONS:	Additional Representations.
No representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Schedule 2 Part 16 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
Relevant Planning History:
3/2021/0571: Proposed upgrade and minor relocation of an existing emergency services communications installation to facilitate the new Emergency Services Network (ESN) (Approved).
3/2003/0725: 15m geographical coverage pole (GCP) with 2no. dual polar single sector antennas and associated equipment cabin (Approved).
3/2000/0151: Erection of a 15m tower with associated antenna, equipment and fencing (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application relates to an existing communications installation in Dunsop Bridge. The existing installation is situated within the curtilage of Dunsop Bridge Trout Farm approximately 240m to the west of Dunsop Road. The installation comprises a 15.7m high telecommunications tower and associated equipment all of which are enclosed by a 1.8m high fence. The surrounding area comprises open countryside, agricultural land and woodland.

The site to which the proposal relates is located within the Forest of Bowland National Landscape, as well as Flood Zones 2 and 3.

Proposed Development for which consent is sought:

The application relates to a 5m extension to the existing 15.7m high telecommunications tower to create a 20.7m tower for the purposes of accommodating the Shared Rural Network (SRN).

The existing Airwave antennae and dishes with cabling will be relocated to the top of the extended tower, while the existing 3x ESN-EAS antennae are to be relocated to a height of 18.3m along with the 2x 600mm transmission dishes at heights of around 16.1m and 18.3m.

The proposal would also include the installation of 3x new SRN antennae at 13.3m and 3x new ancillary SRN RRU units below the SRN antennae at 9.3m.

At ground level an additional 3x equipment cabinet housing electronic apparatus and an electricity meter cabinet for SRN uses are proposed and the existing ESN-EAS VSAT dish mounted on a tripod at ground level is to be relocated closer to the tower. Additional ancillary equipment and cabling is also proposed.

Whether or not permitted development:

As part of the assessment, it falls to the Local Planning Authority to verify that Permitted Development allowances would permit the development proposed. In this case, the proposal has been considered against Class A – A(a) (the installation, alteration or replacement of any electrical communications apparatus) and A.1(1) (ground based apparatus), A.1(3) (apparatus on masts), A.1(4) (antenna and supporting structures installed, replaced or altered on article 2(3) land or land which is a site of special scientific interest), and A.1(9) (radio equipment housing) of Part 16 within Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

A.1 (1) Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than on a building) is not permitted by Class A(a) if –

a) in the case of the installation of electronic communications apparatus (other than a mast) the apparatus, excluding any antenna, would exceed a height of 15 metres above ground level;

N/A

b) in the case of the alteration or replacement of electronic communications apparatus (other than a mast) that is already installed, the apparatus, excluding any antenna, would when altered or replaced exceed the height of the existing apparatus or a height of 15 metres above ground level, whichever is the greater;

N/A

c) in the case of the installation of a mast, the mast, excluding any antenna, would exceed a height of –

(i) 30 metres above ground level on unprotected land; or

(ii) 25 metres above ground level on article 2(3) land or land which is on a highway;

N/A

d) in the case of the alteration or replacement of a mast, the height of the mast, excluding any antenna, would when altered or replaced exceed the greater of the height of the existing mast or a height of –

- (i) 30 metres above ground level on unprotected land; or
- (ii) 25 metres above ground level on article 2(3) land or land which is on a highway; or

The proposal site is on article 2(3) land (Forest of Bowland National Landscape); however, the mast when altered would not exceed 25 metres above ground level.

e) in the case of the alteration or replacement of a mast –

- (i) the mast is on any land which is, or is within, a site of special scientific interest; and
- (ii) the mast would, when altered or replaced, exceed the original width of the mast by more than one third.

The mast is not on land which is, or is within, a site of special scientific interest and the mast when altered would not exceed the original width of the mast.

A.1 (3) Development consisting of the installation, alteration, or replacement of electronic communications apparatus (other than an antenna) on a mast is not permitted by Class A(a) if the height of the mast (including the apparatus installed, altered or replaced) would exceed any relevant height limit specified in paragraph A.1(1)(c) or (d) or A.1 (2)(a) or (b). For the purposes of applying the limit specified in paragraph A.1(2)(a), the words “taken by itself” in that paragraph are omitted.

The height of the mast, including the apparatus installed, altered or replaced would not exceed any relevant height limit specified.

A.1 (4) Development consisting of the installation, alteration or replacement of an antenna, a mast or any other apparatus which includes or is intended for the support of an antenna, or the replacement of an antenna or such apparatus by an antenna or apparatus which differs from that which is being replaced is not permitted by Class A(a) –

a) on any article 2(3) land unless –

- (i) the development (excluding the installation, alteration or replacement of a mast) is carried out in an emergency and is within any limitations specified in paragraph A.1 for development of the same type on unprotected land;
- (ii) the antenna or apparatus comprises or is part of a small cell system and is on a building which is not a dwellinghouse or within the curtilage of a dwellinghouse;
- (iii) the antenna is a small antenna and the development is within the limitations specified in A.1 (5) or (6); or
- (iv) where the antenna or apparatus is not a small cell system or a small antenna, the development is within the limitations specified in paragraph A.1(1)(c)(ii), A.1(1)(d)(ii) or A.1(2)(f)

The development is within the limitations specified in paragraph A.1(1)(d)(ii) and therefore complies with criterion (iv).

b) on any land which is, or is within, a site of special scientific interest unless –

- (i) the development (excluding the installation, alteration or replacement of a mast) is carried out in an emergency and is within any limitations specified in paragraph A.1 for developers of the same type on unprotected land; or
- (ii) the development is within the limitations specified in paragraph A.1 (5)

N/A

A.1 (9) Development consisting of the installation, alteration or replacement of radio equipment housing is not permitted by Class A(a) if –

a) the development is not ancillary to the use of any other electric communications apparatus;

The development is ancillary to the use of the telecommunications tower.

b) the cumulative volume of such development would exceed 90 cubic metres or, if located on the roof of a building, the cumulative volume of such development would exceed 30 cubic metres; or

c) on any land which is, or is within, a site of special scientific interest, any single development would exceed 2.5 cubic metres, unless the development is carried out in an emergency.

(9A) Sub-paragraph (9)(b) and (c) does not apply where the development is carried out within a permitted compound (and accordingly the development described in that sub-paragraph is permitted by Class A(a)).

The development would be carried out within a permitted compound.

They criteria are therefore met in terms of height for the altered mast and size for the ground-based apparatus. As such, the proposal would be permitted development, subject to the Prior Approval process.

Whether or not prior approval is needed:

In accordance with condition A.2(3) the proposal is subject to Prior Approval as to the siting and appearance.

Siting

The proposal relates to alterations to an existing telecommunications tower and ancillary equipment, located within an isolated rural area several hundred metres from the nearest highway, dwellings and Public Right of Ways. The existing site is also well screened by a large area of woodland to the north-west of the installation. As such, the siting of the development is considered to be acceptable.

Appearance

The altered tower would have an increased height compared to that the existing; however, the proposed alterations and associated equipment would maintain a relatively low visual presence by virtue of their grey coloured external appearance which would match the existing. It is therefore not considered that the development would result in any greater impact upon the surrounding area than that of the existing.

Taking account of the above, prior approval is not required in terms of siting or appearance.

Observations/Consideration of Matters Raised/Conclusion:

The proposal satisfies all the relevant criteria set out within Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is therefore defined as permitted development. The siting and appearance of the development are also considered to be acceptable for the reasons stated above.

RECOMMENDATION:	Prior approval not required.
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