



Appeal Decision

Site visit made on 9 August 2022

by Bhupinder Thandi BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 August 2022

Appeal Ref: APP/C3430/W/22/3291191

Grass verge at Warstones Road/Stourbridge Road junction, Springhill, South Staffordshire WV4 5NB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
 - The appeal is made by Cornerstone and Telefonica UK Ltd against the decision of South Staffordshire District Council.
 - The application Ref 21/00610/TEL, dated 21 May 2021, was refused by notice dated 22 July 2021.
 - The development proposed is telecommunications monopole and equipment cabinets.
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Decision

1. The appeal is allowed and approval is granted under the provisions of Article 3(1) and Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the siting and appearance of telecommunications monopole and equipment cabinets at grass verge at Warstones Road/Stourbridge Road junction, Springhill, South Staffordshire WV4 5NB in accordance with the terms of the application Ref 21/00610/TEL, dated 21 May 2021, and the plans submitted with it including Site Location Maps Drawing Number 100 Rev B; Existing Site Plan Drawing Number 200 Rev B; Proposed Site Plan Drawing Number 201 Rev B; Existing Site Elevation Drawing Number 300 Rev B and Proposed Site Elevation Drawing Number 301 Rev B.

Procedural Matters

2. The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GPDO), under Article 3(1) and Schedule 2, Part 16, Class A, Paragraph A.3(4) require the local planning authority to assess the proposed development solely on the basis of its siting and appearance, taking into account any representations received. My determination of this appeal has been made on the same basis.
3. The principle of development is established by the GPDO and the provisions of Schedule 2, Part 16, Class A of the GPDO do not require regard be had to the development plan. I have had regard to the policies of the development plan and the National Planning Policy Framework only in so far as they are a material consideration relevant to matters of siting and appearance.

Main Issue

4. The main issue is the effect of the proposed development upon the character and appearance of the area.

Reasons

5. The appeal site is a grass verge on Stourbridge Road close to a roundabout junction. This section of Stourbridge Road is a busy dual carriageway with a grass central reservation resulting in a spacious environment. The verge is located within a suburban location on the approach to the City of Wolverhampton. Vertical structures such as lighting columns and road signs are notable features along the road. Foxlands Drive sits at the top of an embankment, behind the site, but is largely screened from Stourbridge Road by planting and mature trees.
6. Due to its position and height, the proposed mast would be visible in views when travelling along Stourbridge Road and Warstones Road and the upper part of it would protrude above trees and streetlighting. Whilst the proposal would result in visual change, it would be viewed in the context of a busy thoroughfare in a suburban area and other street furniture. Telecommunication installations, such as the one proposed, are common features in such environments given the requirement for high quality communications and that advanced, high quality, reliable communication infrastructure is considered essential for economic growth and social well-being. In the context of the surrounding area, I find that the proposed development would integrate into the area and would be compatible with its surroundings.
7. The proposed development would be partially screened by trees. Even though the trees are deciduous, they are of a sufficient scale and spread, even when not in leaf, providing a degree of visual mitigation.
8. The mast would be confined to a small area of the grass verge and relatively slender. The proposed development would be set away from properties in Foxlands Drive and whilst it would be visible only the upper part would be noticeable from Foxlands Drive. There would be sufficient separation between dwellings and the mast and tree cover would serve to reduce its visual impact. As such, the proposed mast would not be visually intrusive or unduly overbearing for pedestrians and nearby occupiers.
9. I conclude that the siting and appearance of the proposed development would not adversely affect the character and appearance of the area.

Conditions

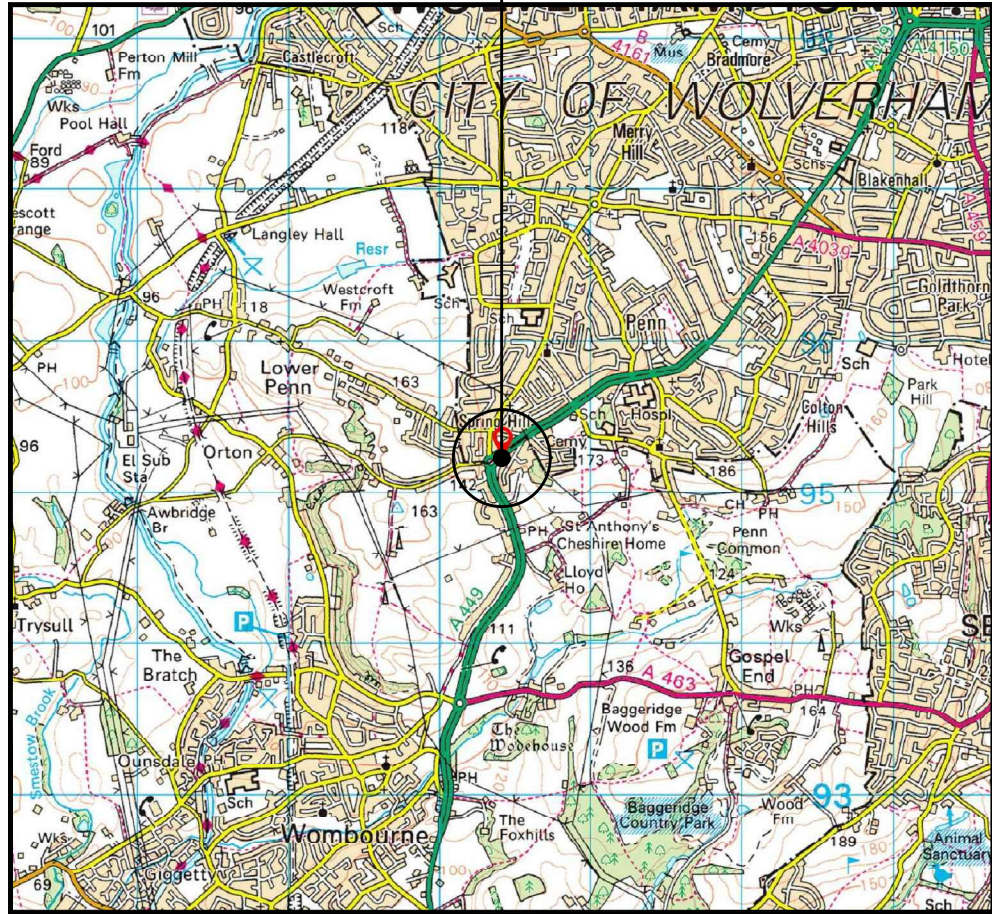
10. The GPDO does not provide any specific authority for imposing additional conditions beyond the deemed conditions for development by electronic communications code operators contained within it. These specify that the development must be carried out in accordance with the details submitted with the application, begin within 5 years of the date of the approval and be removed as soon as reasonably practicable after it is no longer required for electronic communications purposes and the land restored to its condition before the development took place.

Conclusion

11. For the reasons set out above the appeal succeeds and prior approval is granted.

B Thandi

INSPECTOR



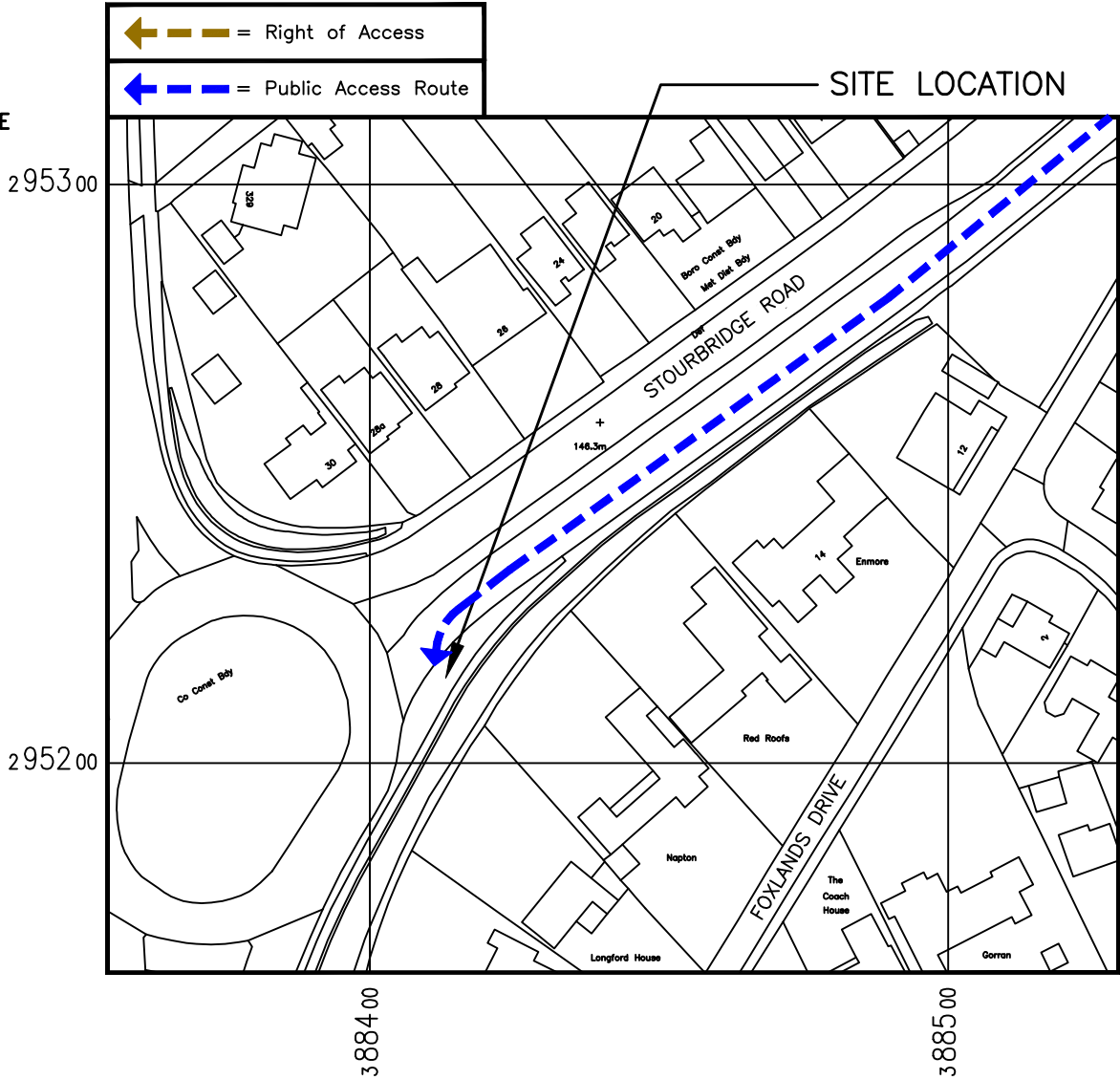
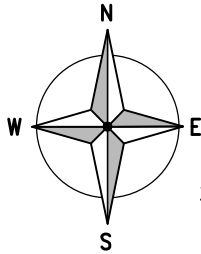
SITE LOCATION
(Scale 1:50000)

Ordnance Survey map extract
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SITE PHOTOGRAPH

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.
Designed in accordance with CORNERSTONE document: SDN0008



DETAILED SITE LOCATION
(Scale 1:1250)

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50 0 50 100 150
ORIGINAL SCALE AT A3 – 1:1250
ALL DIMENSIONS IN METRES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 388413 N: 295215

DIRECTIONS TO SITE:
HEADING SOUTH ON M6. AT JUNCTION 10,
TAKE THE A454 EXIT TO WOLVERHAMPTON.
AFTER 0.4Km AT THE ROUNDABOUT, TAKE
THE THIRD EXIT ONTO A454 AND CONTINUE
TO FOLLOW BLACK COUNTRY RTE. AFTER
3.5Km, AT THE ROUNDABOUT, TAKE THE
SECOND EXIT ONTO A463. AFTER 0.8Km AT
VULCAN ROAD ISLAND, TAKE THE THIRD EXIT
TO CARRY ON ALONG A463. AFTER 1Km, AT
THE ROUNDABOUT, TAKE THE THIRD EXIT
ONTO A4039. AFTER 4.2Km TURN LEFT ONTO
PENN ROAD/A449. CONTINUE ON A449 FOR
2.6Km. SITE LOCATION WILL BE ON LEFT
HANDSIDE JUST BEFORE THE ROUNDABOUT

NOTES:

B	Amended site address	CZ	GBC	06.05.21
A	Issued for Approval	TCL	MT	07.04.21
REV	MODIFICATION	BY	CH	DATE



Great British Communications
Lapwing House, Block 3 Forward Point,
Tan House Lane, Widnes, Cheshire, WAB 0SL
t. 44 (0)151 420 4128
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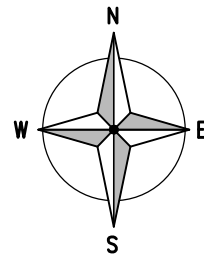
BEACON 3 WEST UNILATERAL

Cell Name	Opt.
WARSTONE ROAD 2 SW	–

Cell ID No		
CORNERSTONE	TEF	VF
303088_01	88764	N/A

Site Address / Contact Details		
WARSTONES ROAD/STOURBRIDGE ROAD JUNCTION SPRINGHILL SOUTH STAFFORDSHIRE WV4 5NB		

Drawing Title: SITE LOCATION MAPS				
Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 100				B
Surveyed By: TECHTEL		Original Sheet Size: A3		Pack Issue:
Drawn: TCL	Date: 07.04.21	Checked: MT	Date: 07.04.21	B



EXISTING 12.0m HIGH
LAMPPOST (No.9)

EXISTING MARKER STONE

EXISTING INSPECTION CHAMBERS

STOURBRIDGE ROAD (30 MPH)

GRASS VERGE

GRASS BANK

TREE HEIGHT + 12.0m

MASL + 144.0m

GROUND LEVEL

+3.00m AGL

EXISTING SITE PLAN (1:100)

5000 0 5000 10000

ORIGINAL SCALE AT A3 - 1:100

ALL DIMENSIONS IN MILLIMETRES

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SPRINGHILL
SOUTH STAFFORDSHIRE
WV4 5NB

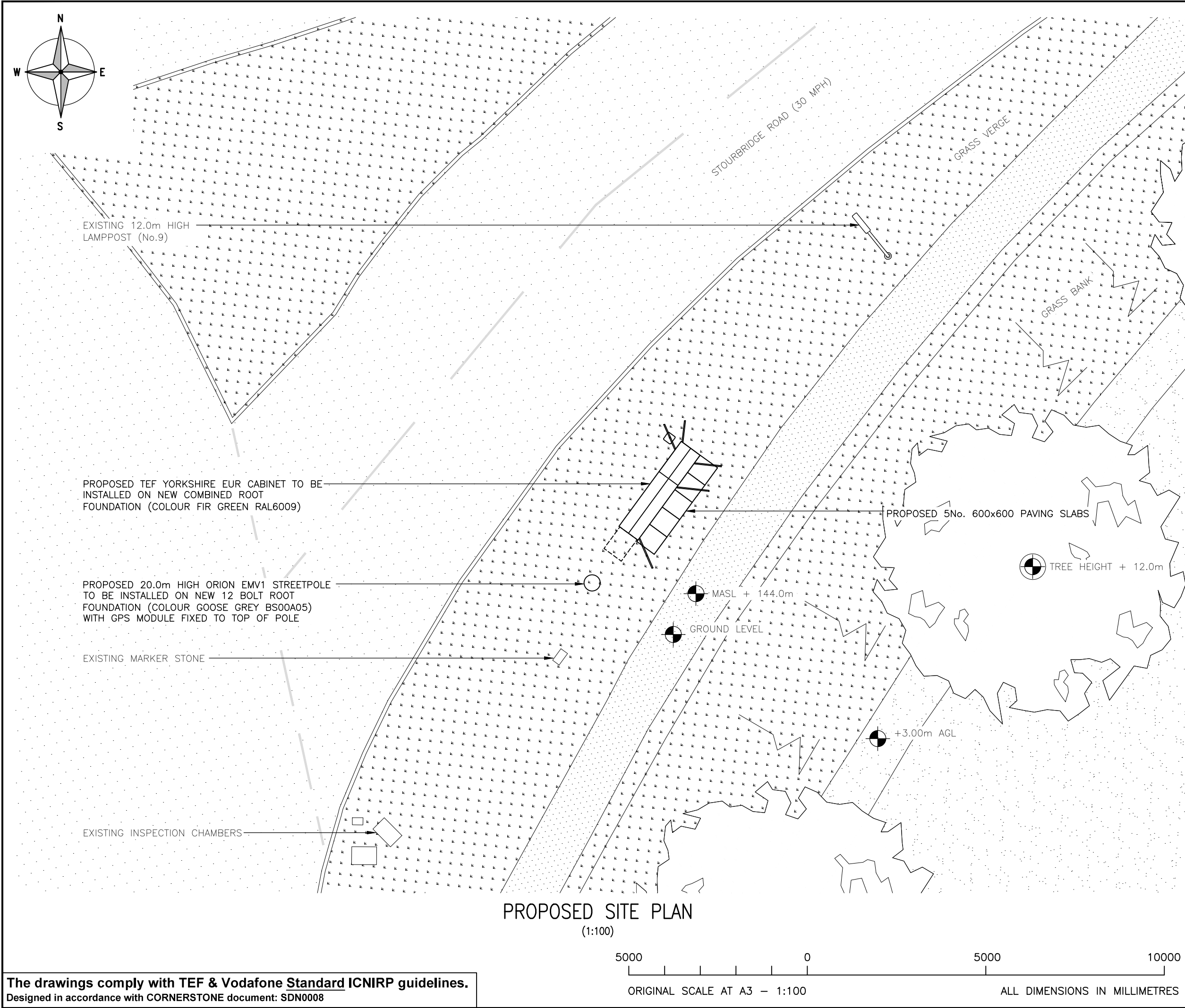
Drawing Title:
EXISTING SITE PLAN

Purpose of issue:	Dwg Rev:
PLANNING	B

Drawing Number:	
200	

Surveyed By:	Original Sheet Size:	Pack Issue:
TECHTEL	A3	

Drawn:	Date:	Checked:	Date:	
TCL	07.04.21	MT	07.04.21	B



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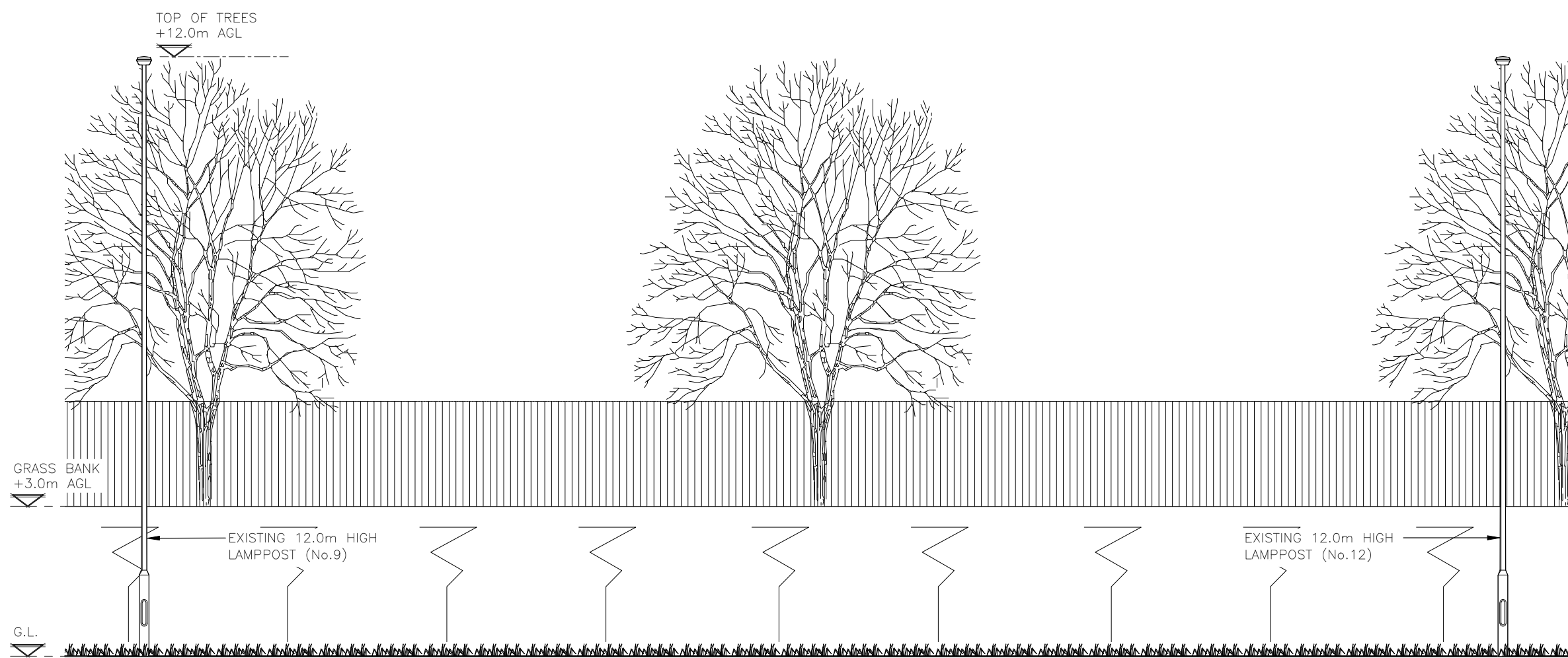
Cell Name		Opt.
WARSTONE ROAD 2 SW		-
Cell ID No		
CORNERSTONE	TEF	VF
303088_01	88764	N/A

Site Address / Contact Details

WARSTONES ROAD/STOURBRIDGE ROAD JUNCTION
SPRINGHILL
SOUTH STAFFORDSHIRE
WV4 5NB

Drawing Title:
PROPOSED SITE PLAN

Purpose of issue:		Dwg Rev:		
PLANNING				
Drawing Number:		B		
201				
Surveyed By:	Original Sheet Size:	Pack Issue:		
TECHTEL	A3			
Drawn:	Date:	Checked:	Date:	B
TCL	07.04.21	MT	07.04.21	



EXISTING NORTH WEST ELEVATION
(1:100)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R	E: 388413	N: 295215
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Cell ID No		
CORNERSTONE	TEF	VF

303088_01	88764	N/A
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Site Address / Contact Details

WARSTONES ROAD/STOURBRIDGE ROAD JUNCTION
SPRINGHILL
SOUTH STAFFORDSHIRE
WV4 5NB

Drawing Title: EXISTING SITE ELEVATION

Purpose of issue:	PLANNING	Dwg Rev:
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Drawing Number:	300	B
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Surveyed By: TECHTEL	Original Sheet Size: A3	Pack Issue:
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