

ITEM 5(a)

Application Number: 22/01636/PRIOR

Estimated reading time*: 19 minutes

Proposal: Prior approval for the installation of a 15 metre-high monopole supporting 6no. antennas, 3no. equipment cabinets and development works ancillary thereto at Walton Road, Walnut Tree, Milton Keynes

Applicant: CK Hutchison Networks UK Ltd

Application type: Prior approval (Telecommunications)

Ward: Monkston **Parish:** Walton

Statutory Target: 24.08.2022 **Extension of Time:** No

Case Officer: Sonia James
Planning Officer
sonia.james@milton-keynes.gov.uk

Team Manager: Chris Nash
Development Management Manager
chris.nash@milton-keynes.gov.uk

1.0 Recommendation

1.1 It is recommended that prior approval is **approved** for the reason(s) set out in section 10.0 of this report (as may be supplemented/modified in any accompanying written or verbal update to the Panel).

2.0 Introduction

2.1 The application has been referred to the Panel at the request of Walton Community Council as it is considered the mast is not in keeping with the character of area and would have a detrimental visual impact.

3.0 Background

The site and its context

3.1 The site comprises a small area of highway verge adjacent to Walton Road, on its northern side, between Pinfold and Honeysuckle Court. There is with a single mature Oak tree between the site and the residential dwellings.

* excluding conditions and annexes

- 3.2 The site is bordered by residential dwellings 1 Pinfold and 1 Honeysuckle Court to the north, 14 Pinfold to the east, and the “Snail Park” the other side of the road to the south. An oval shaped ‘splitter’ island lies within the highway to the southeast.
- 3.3 The site is adopted highway. There are no other relevant constraints to the proposal.

The proposal (to be read in conjunction with the plan extracts at the end of this report)

- 3.4 It is proposed to install a 15m high monopole supporting 6no antennas, 3no equipment cabinets and ancillary works.

4.0 Relevant planning history

4.1 Application site

None

4.2 Site to the south – Land at Walton Road, Walnut Tree

22/01220/PRIOR Prior approval for the installation of a 15-metre-high monopole supporting 6 no. antennas, 4 no. equipment cabinets (including a wraparound cabinet) and ancillary development works
Withdrawn – 10.06.2022

5.0 Consultations and representations

All responses and representations received can be viewed in full, online at www.milton-keynes.gov.uk/publicaccess using application ref. 22/01636/PRIOR. The following paragraphs summarise those responses and representations.

5.1 Walton Community Council

Strongly object to this revised location. The Council is not anti-5G and accepts that communication is the foundation of good community. However, the site is even more unsuitable than the previous application because of its proximity to the highway and very close proximity to residential housing.

The main objections are:

- The plans are misleading, showing the mast positioned in a large open space, not right beside people’s front and back gardens.
- The applicants did not carry out a pre-consultation exercise and did not inform the local Community Council of their intentions.
- A 15m tall mast is not in keeping with the character of area and would have a strongly negative and detrimental visual impact.

- The proposed site is 2m away from a large, beautiful Oak Tree that provides much valued amenity to residents.
- The mast is contrary to MKC's Telecommunications System Policy Supplementary Planning Document because the mast would not be blended into, or hidden by the existing landscape/townscape, it is an alien feature to the streetscape and should be avoided, residential grid squares and estates are sensitive sites; and this plan does not take advantage of siting this mast in a location where other masts or similar structures are already found.

5.2 Councillor Jenni Ferrans (Monkston Ward)

Concerned that this operator seems to require masts at shorter distances than others with no explanation and no evidence of attempts to share masts. There is no evidence that they have explored alternative positions for the mast in the immediate area and have not defined the area that they are seeking to cover. This site is at least safer than the previous suggestion although a site just south of the redway to the south of Walton Road would be preferable being further from the nearest houses and out of the highway sightlines.

5.3 Councillor Leo Montague (Monkston Ward) (Member of Planning Committee/Panel)

No comments received.

5.4 Councillor Vanessa McPake (Monkston Ward)

No comments received.

5.5 MKC Highways

No objection. The equipment is in a location where it is outside of the visibility of Pinfold looking west. It is away from all footways and redways thus causing no interference. It is located on a street with no parking restrictions.

5.6 Representations from interested parties

Walton Community Council have submitted a 95-signature petition objecting to the proposal.

85 comments have been received from 76 addresses. The matters raised are summarised below:

- Impact on visual amenity and the character of the area;
- The mast is contrary to the MKC Telecommunications System Policy Supplementary Planning Document;
- The mast would not be blended/hidden by the existing landscape/townscape;
- The mast is an alien feature to the streetscape and should be avoided;
- Residential grid squares and estates are sensitive sites due to the scale/size of these masts and this plan does nothing to avoid exacerbating this problem;

- This plan does not take advantage of siting this mast in a location where other masts or similar structures are already found (such as a grid road or roundabout);
- Damage to the roots of the mature Oak tree;
- Highway safety of pedestrians, especially crossing the road and vehicles turning out of Pinfold and Honeysuckle Court onto Walton Road;
- Health concerns/effects;
- Ecology impacts; and
- Noise.

A number of other concerns have been raised which are not considered to be material planning considerations, and therefore cannot be taken into account in the determination of the application. These relate to:

- Impact on property prices; and
- The siting of the mast is less than 50m from “Busy Bees” a local nursery and childcare establishment.

A comment was received from Councillor Charlie Wood of the Walnut Tree area of Walton Community Council, objecting as they are not aware of any 5G masts within a residential area and are concerned with the potential loss of green/natural space. It is stated they are not against improvement of technology but will not let this eyesore destroy the local area for the sake of faster internet speeds when there are currently 5G towers on roundabouts to which they have no objections. It is considered that the applicant has chosen to propose works so close to houses, which does fit in with the design of the area.

6.0 Relevant policies, guidance and legislation

The Development Plan

6.1 [Walton Neighbourhood Plan](#) (made November 2016) (‘the NP’)

- Policy WNP 16 - Design Principles

6.2 [Plan:MK](#) (adopted March 2019)

- Policy CT2 - Movement and Access
- Policy D1 - Designing a High-Quality Place
- Policy D5 - Amenity and Street Scene

Supplementary Planning Documents/Guidance (SPDs/SPG)

6.3 The following [topic-based SPDs/SPGs](#) are relevant:

- Telecommunications Systems Policy SPG (2005)

National planning policy and guidance

- 6.4 The [National Planning Policy Framework](#) (NPPF) and [Planning Practice Guidance](#) (PPG) are also material considerations.

Legislation

- 6.5 In conjunction with the Town and Country Planning Act 1990 (TCPA) and the Planning and Compulsory Purchase Act 2004 (PCPA), the following legislation is particularly relevant:
- the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the 'GPDO'); Part 16 of Schedule 2 (Class A - electronic communications code operators).

7.0 Planning considerations

- 7.1 The application type is important in the assessment of this application. It is submitted under provisions of the GPDO where the principle of the development has been established by way of that general planning permission, subject to compliance the limitations, restrictions and conditions therein. The Council, in its capacity as the local planning authority, is therefore constrained, in this case, to solely considering whether (a) the proposal fulfils said limitations, restrictions and conditions, and (b) whether it requires prior approval for the matters specified below and, if so, whether prior approval should be granted. Thus, there are two assessments to be made – one of lawfulness, assessed as a matter of fact and degree and on the balance of probability, and one of planning judgement, assessing the likely effects and impacts in so far as allowed by the GPDO.
- 7.2 In terms of the lawfulness of the proposal (consideration (a)), assessment against Class A, Part 16 of Schedule 2 of the GPDO has revealed no conflicts with the limitations, restrictions and conditions, having regard to the specifications and plans provided, and the submission of an application for prior approval before beginning works. This assessment is set out in the Addendum attached to this report.
- 7.3 It has been established that prior approval is required in this instance and therefore the siting and appearance of the development is be assessed in respect of consideration (b). Matters of highway safety are relevant in this instance given the matter of 'siting' would affect the operation and use of the public highway. Similarly, the impact on visual and residential amenity can also be relevant as these also link to matters of siting and appearance.
- 7.4 A large number of objections have been received to the principle of rolling out a 5G network whilst the potential public health risks are unknown. Whilst these concerns are noted, there is no generally accepted scientific evidence that 5G networks pose a threat to public health providing it complies with the emission levels set out by the International Commission on Non-Ionising Radiation Protection (ICNIRP).
- 7.5 The applicants have submitted a declaration of conformity with the ICNIRP Public Exposure Guidelines. Paragraph 118 of the NPPF also states that "*local planning authorities must determine applications on planning grounds only*" and "*should not question the need for an*

electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure”.

- 7.6 The Panel should also be conscious of ‘Deemed Consent’ provisions which apply to applications for prior approval. Should a decision not be issued by close of business on 24th August 2022, and the applicant has not agreed to an extension to the period for a decision to be made, prior approval would automatically accrue for the development concerned, given the assessment that the proposal would meet the relevant limitations, restrictions and conditions.

8.0 Appraisal

Siting and appearance of the proposed equipment

Visual and residential amenity and character of the area

- 8.1 The mast is of simple ‘pole’ form differing from the majority of 5G masts, which are more bulbous at the top. It is essentially a cylinder, 0.5m in diameter rising to 15.0m in height without variation, except for the 6 antenna at the top. The height is similar to the majority of 5G mast installations, with a simplicity of design and the antenna are relatively small and unobtrusive.
- 8.2 While concerns raised claim that the mast is too tall for this area, the height in itself is not contrary to any planning policy. The height must instead be considered in relation to the surrounding context.
- 8.3 The mast is located in a small area of highway verge to the north side of Walton Road. There is a single mature oak tree between the site and residential dwellings to the north, with 1 Pinfold approximately 14 metres distant. 1 Honeysuckle is 19 metres distant.
- 8.4 From the south at ‘Snail Park’ the mast would be visible against a backdrop of the mature Oak tree and built, residential form. The mast is not likely to be particularly noticeable from this direction. When approaching the site from the southeast, along Walton Road, the trees on the splitter island provide screening until passing by, with the mast mainly perpendicular to the direction of travel. When approaching from the northwest, the mast is set back from the highway and against 14 Pinfold and other built form and vegetation. It is acknowledged that the mast will be visible when traveling southwest along Pinfold, although the mast will be offset to minimise this impact. Overall, when travelling along Walton Road, the presence of other street furniture and the residential form either side of the street provides further context against which the proposal would be perceived. The small number of associated cabinets, which are of standard size for a telecommunications installation, are not considered to alter this assessment and detract from the character of the road.
- 8.5 The mast will have some visibility from the dwellings at 1 Pinfold and 1 Honeysuckle Court, above the tree canopy of the oak tree. Nevertheless, these dwellings have their windows primarily orientated to overlook private gardens, looking away from the mast. It will also be visible from the rear garden of 14 Pinfold to the east, with the mast approximately 25 metres from the rear of the dwelling. It must be noted that the effect on private views is not a material planning consideration in any event.

8.6 In summary, whilst there is some visibility of the mast from nearby dwellings, the views affected are private. Views from the public realm are not considered demonstrably harmful, with no particularly sensitive views affected (such as those of heritage assets). Visibility of the mast from the south at 'Snail Park' is not considered excessive, given the height and width of the mast. From other directions the visual impact is considered either minor or negligible. Given a telecommunications installation is restricted in form, given the technology, and needs to be high to provide sufficient coverage; the appearance and positioning of the development is considered, on balance, an acceptable response to the surrounding context and not overbearing, thereby complying with Policies D1 and D5 of Plan:MK and Policy WNP 16 of the NP.

Highway considerations

8.7 The Highways Officer has no objection to the proposal, subject to an informative being placed on any decision notice regarding technical approval of highway structures. The proposal is therefore considered not to raise highway safety concerns, and thus the siting and appearance cannot be said to cause issues in such respects. The proposal is compliant with Policy CT2 of Plan:MK.

9.0 Conclusions

9.1 It is recommended that Prior Approval is approved subject to the conditions set out in section 10.0 below.

9.2 None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations are recommended where meeting the tests for their imposition.

9.3 Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change and human rights legislation (including Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions).

10.0 Conditions

1. The development hereby permitted shall be carried out in accordance with the plans/drawings listed below unless as otherwise required by condition attached to this permission or following approval of an application made pursuant to Section 96A of the Town and Country Planning Act 1990:

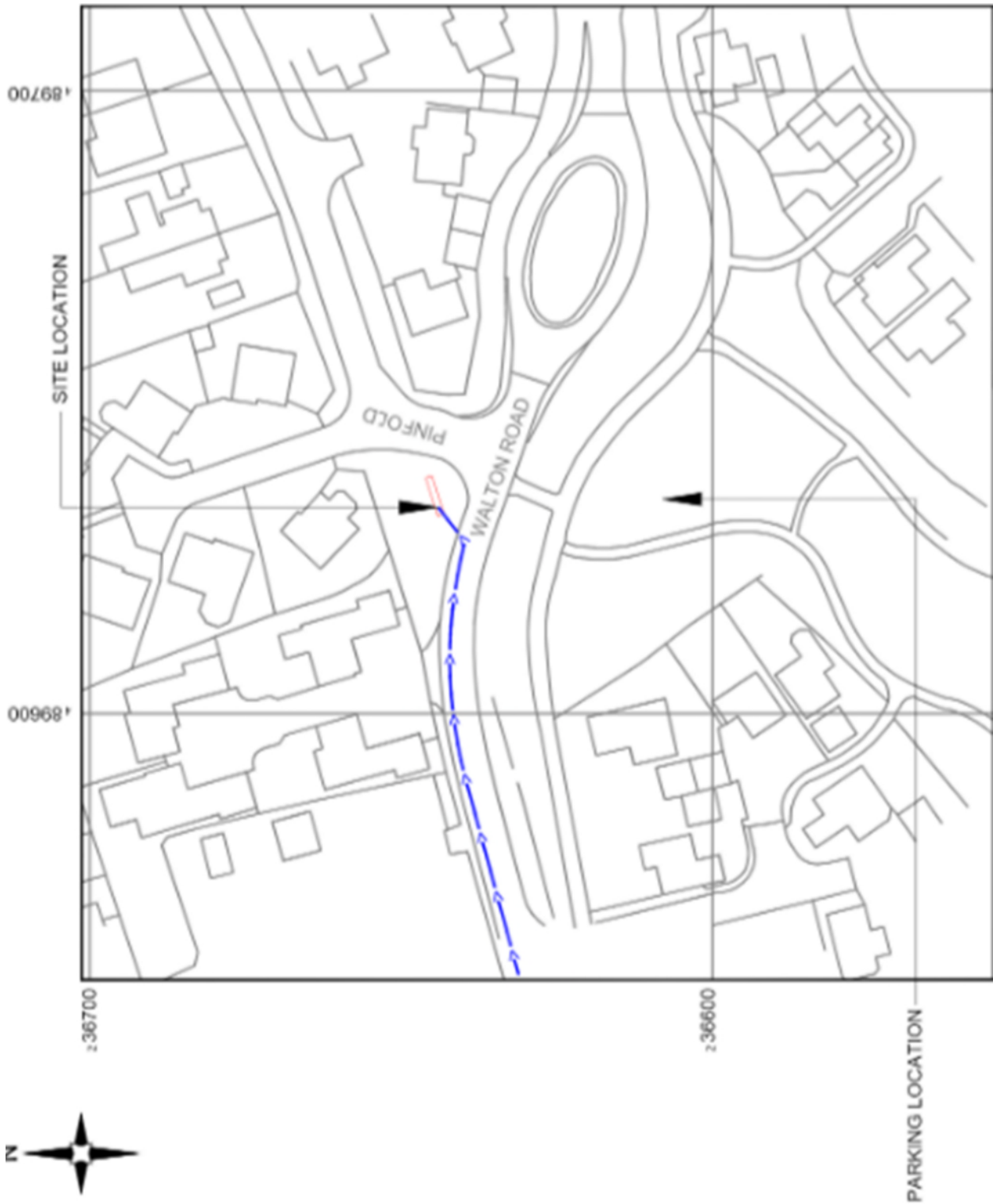
Plans received 30/06/2022:

MIK20961_MIK202_85538_MK0719_GA_REV_A –
002 SITE LOCATION PLAN,
215 PROPOSED SITE PLAN,
265 PROPOSED SITE ELEVATION

Reason: For the avoidance of doubt and in the interests of securing sustainable development.

Plans and drawings extracts

Site location plan



Proposed plans and elevations



PROPOSED GPS MODULE MOUNTED AT TOP OF POLE

TOP OF PROPOSED STREET POLE +15.0m AGL (+97.0m AMSL)

TREE HEIGHT +11.0m AGL (+63.0m AMSL)

PROPOSED 15.0m HIGH STREET POLE (COLOUR: RAL 6009)

LAMP POST HEIGHT +8.00m AGL (+88.0m AMSL)

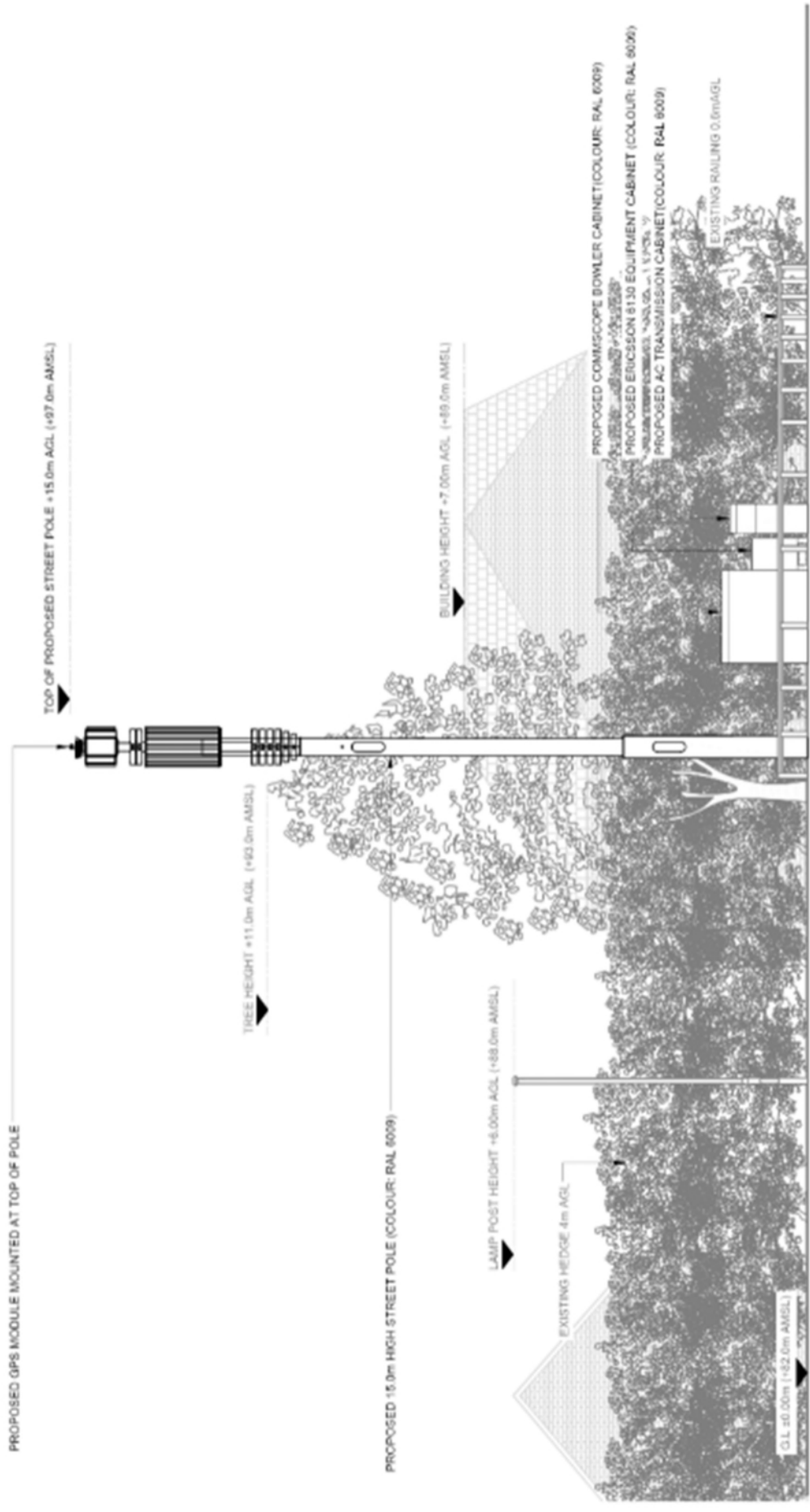
BUILDING HEIGHT +7.00m AGL (+89.5m AMSL)

EXISTING HEDGE 4m AGL

PROPOSED COMSCOPE BOWLER CABINET (COLOUR: RAL 6009)
PROPOSED ERICSSON 8130 EQUIPMENT CABINET (COLOUR: RAL 6009)
PROPOSED AC TRANSMISSION CABINET (COLOUR: RAL 6009)

EXISTING RAILING 0.6m AGL

D.L. 30.00m (+52.0m AMSL)



Annex

A1.0 Consultations and representations

The following paragraphs present the original text of responses and representations made by consultees. All responses and representations received can be viewed in full, online at www.milton-keynes.gov.uk/publicaccess using application ref. 22/01636/PRIOR

A1.1 Walton Community Council

“Walton Community Council discussed the proposed 15m 5G telecommunications mast proposals at its meeting on Wednesday 4 May and the prior approval application at its meeting on 6 July 2022.”

“This Council again strongly objects to this revised location for the proposed installation of a 15m 5G ‘Three’ mast at Walton Road in Walnut Tree. The Council is not anti 5G and accepts that communication is the foundation of good community. However, the site is even more unsuitable than the previous application (22/01220/PRIOR) because of its proximity to the highway and very close proximity to residential housing.”

“The plans that ‘Three’ have sent to MK Council are similarly and deliberately misleading. The small, solitary, site photo gives the impression the mast would be sited in a large open space, with housing far away. This is certainly not the case, the nearest residential property being at an even shorter distance of less than 10m to the nearest property, and a much shorter distance than the height of the proposed mast itself.”

“We would like to highlight that Hutchison Networks Ltd has not carried out the required pre-consultation and did not inform Walton Community Council of its intentions to site the mast in this particular area prior to it submitting its planning application. IN respect of the previous application, Hutchison Networks Ltd had indicated to Milton Keynes Council that Walton Community Council had no comments to make. Due to our response to the application, it would not be beyond the realms of belief that Hutchison Networks Ltd had intentionally omitted to send WCC any details about the new proposals. There has been very little consultation with residents about the proposed siting of this mast. Their actions are unacceptable.”

“We would ask that ‘Three’ looks for an alternative location for this mast, suggesting the usual grid road pattern.”

“The proposed mast does not fit in with the character of the area, being much taller than the surrounding houses, street furniture and treeline. The proposed location of the mast is only 2m from a large, beautiful oak tree that provides excellent amenity value to residents of the area. The mast would dominate the area and would set a precedent for further badly positioned masts in the area.”

“While 5G needs more masts than older comms technologies due to its nature, this provision could easily follow the established pattern in Milton Keynes of putting the masts on, or around

the edges of roundabouts. This would give plentiful 'infill' coverage to each estate/area, whilst minimising visual impact and allowing easier access for maintenance."

We would direct you to MK Council's own "Telecommunications System Policy Supplementary Planning Document" which states:

"The Council will seek to minimise the visual impact of telecommunications developments upon the appearance of the landscape / townscape by minimising the size of masts and encouraging the use of existing structures and buildings."

"The most obvious way to address the visual impact of telecommunications development is to site it in such a way that it either blends into or is hidden by the existing landscape / townscape." This is followed by "There is a natural limit to the height to which trees grow.....it is therefore difficult to find sites where masts over 15m in height can be accommodated without having a significant and detrimental impact upon the appearance of the area."

"We believe the proposed mast installation does not comply with either of these statements."

"The MK Council Policy refers only to masts 'below 15m' or 'over 15m'. Paragraph 5.3.3 states that masts over 15m are not 'permitted development' and full planning permission is required. This application is for 15m exactly and therefore we would request that the application goes through a full planning application process."

"Your Policy also states that residential grid squares and estates are sensitive sites due to scale/size and that such masts would be "likely to raise considerable public concern and increase public resistance to telecommunications development in general". Paragraph 5.10 goes on to say "Where appropriate, when considering the siting of a mast, advantage should be taken of locations where other masts or similar structures are already found. Areas where such a structure would be seen as an alien feature should be avoided."

In summary, our objections are:

- The plans are misleading, showing the mast positioned in a large open space, not right beside people's front and back gardens.
- The applicants ("Hutchison" trading as 'Three') did not carry out a pre-consultation exercise and did not inform the local Community Council of their intention to re-site the mast in a worse position than their previous application (22/01220/PRIOR).
- A 15m tall mast is not in keeping with the character of area and would have a strongly negative and detrimental visual impact.
- The proposed site is 2m away from a large beautiful Oak Tree that provides much valued amenity to residents.
- The mast is contra to MK Council's Telecommunications System Policy Supplementary Planning Document because that policy states that:
 - o MK Council will seek to minimise the (visual) impact of these masts
 - o The mast would not be blended into, or hidden by the existing landscape/townscape
 - o Per Paragraph 5.10: This mast is an alien feature to the streetscape and should be avoided.

- o Residential grid squares and estates are sensitive sites due to the scale/size of these masts and this plan does nothing to avoid exacerbating this problem.
- o Paragraph 5.10: This plan does not take advantage of siting this mast in a location where other masts or similar structures are already found (such as a grid road or a grid roundabout)
- o Other telecoms companies – for example, Vodafone, O2, EE have all managed to site their 5G masts in our area using the grid roads/roundabouts. As the technology is identical, why can Three not do the same?

“We would suggest that the application for a mast at exactly 15m, should be subject to a full planning application process. Further, if the planning officer is minded to grant permission, we request that this matter is considered by the Development Control Committee or Panel and that its members do not rely on the misleading photos submitted by Hutchison but instead, and we cannot emphasize this enough, that they carry out their own site visit.”

We would remind Milton Keynes Council that it recently refused a planning application for a Hutchison 15m 5G mast in Blakelands, for the second time for ‘visually harming the area’ - the very same thing that would happen to Walnut Tree. The Blakelands application was refused on the following grounds:

“The proposed mast, by reason of its siting, height and design (appearance), would dominate an open, green and uninterrupted part of the street scene which currently contributes positively to, and serves as a distinctive part of the character of the area. In this instance the public benefit of providing improved telecommunications infrastructure is not outweighed by the visual harm to the character and appearance of the area.”

“Hutchison is also seeking to place another mast in Bletchley in a similarly unsuitable location (Buckingham Road / St Andrews Road) and again in Old Farm Park at Britten Grove/Elgar Grove.

Is it co-incidence that every other mobile operator has been sensitive with their masts and it’s just Hutchison that is attempting to ruin the beautiful visuals in Milton Keynes?

We would request that this proposed 15m mast, and other proposed masts are sited in alternative and more suitable locations, preferably outside of the inner estate.”

A1.2 Cllr Jenni Ferrans - Monkston Ward

‘I continue to be concerned that this operator seems to require masts at shorter distances than others with no explanation and no evidence of attempts to share masts They have also not shown us the evidence that they have explored alternative positions for the mast in the immediate area and they have not defined the area that they are seeking to cover if any of that is a reason for refusal then I object Otherwise this site is at least safer than the previous suggestion though I continue to feel that a site just south of the redway to the south of Walton road would be preferable being further from the nearest houses and out of the highway sightlines’

A1.3 MKC Highways

'The equipment is in a location where it is outside of the visibility of Pinfold looking west. It is away from all footways and redways thus causing no interference. It is located on a street with no parking restrictions. Therefore highways have no objection to this application.'

DIRECTIVES TO BE ADHERED TO AS CONDITIONS:

A VRS is required for any monopole within 5m of the grid road carriageway with speeds 30mph and above. VRS to

be approved in line with MILTON KEYNES COUNCIL STRUCTURES TEAM technical approval.

CONTACT MILTON KEYNES COUNCIL STREETWORKS TEAM Prior approval required to permit the install equipment

on the Highway. streetworkscoordination@Milton-keynes.gov.uk

CONTACT MILTON KEYNES COUNCILS STRUCTURES TEAM for Technical Approval of Highways Structures for high

masts 25m or less highwaystructures@Milton-keynes.gov.uk

Before Streetworks permit is granted by COUNCILS STREETWORKS TEAM you will need technical approval from the

COUNCILS STRUCTURES TEAM.

The COUNCILS STRUCTURES TEAM will require an application pack that will include:

- o Copy of approved planning permission
- o CG300 design check certificate
- o Full set of drawings for mast and foundations.
- o Location/site plan
- o Design Calculations
- o Construction Compliance Certificate on completion

The COUNCILS STREETWORKS TEAM will require an application pack that will include:

- o Permit information
- o Site location plans
- o Traffic management plans
- o Copy of approved planning permission
- o Copy of approved structures technical approval

Permits will be rejected by Streetworks without structure approval or confirmation that structures do not need to give technical approval.

Addendum

Whether the proposal complies with the restrictions, limitations and conditions under Class A, Part 16, Schedule 2 of the GPDO:

Development by or on behalf of an electronic communications code operator for the purpose of the operator's electronic communications network in, on, over or under land controlled by that operator or in accordance with the electronic communications code, consisting of—

(a) the installation, alteration or replacement of any electronic communications apparatus

Complied with or

(c) development ancillary to radio equipment housing

Complied with

A.5 Where Class A permits the installation, alteration or replacement of any electronic communications apparatus, the permission extends to any—

(a) casing or covering; (b) mounting, fixing, bracket or other support structure; (c) perimeter walls or fences; (d) handrails, steps or ramps; or (e) security equipment, reasonably required for the purposes of the electronic communications apparatus.

Applies

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-

(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;

Complied with or

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

Complied with;

(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 electronic communications apparatus;

radio equipment housing is ancillary to the mast and antenna

(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;

No, the cabinets would only be 3.17m³

A.2

(1) Class A(a) and A(c) development is permitted subject to the condition that—

(c) the siting and appearance of any development which is visible from a site which is— (i) article 2(3) land; (ii) a scheduled monument or a listed building; (iii) the curtilage of a scheduled monument or a listed building; (iv) a World Heritage Site; (v) a site designated by the Secretary of State under section 1 of the Protection of Wrecks Act 1973; or (vi) land registered by Historic England in a register described in section 8C of the Historic Buildings and Ancient Monuments Act 1953, are such that the visual impact of the development on the site is minimised so far as practicable, taking into account the nature and purposes of the site;

N/A, neither of these

(d) the siting of any development is such that it— (i) does not prevent pedestrians from passing along a footway; (ii) does not prevent access to premises adjoining a footway; and (iii) is determined having regard to— (aa) the needs of disabled people; and (bb) the guidance document "Inclusive Mobility" issued by the Department for Transport in December 2021.

Applies, but is not relevant as not impacting the pavement

(2) Class A development is permitted subject to the condition that—

(3) Subject to sub-paragraph (5), Class A development—

(c) on unprotected land where that development consists of-

(i) the installation of a mast; other than the installation of a mast on a building where the height of the mast (including any antenna and supporting apparatus) does not exceed the height of the highest part of the building by more than 6 metres; **Applies**

(iii) the construction, installation, alteration or replacement of radio equipment housing, where the volume of any single development, other than a single development within a permitted compound, exceeds 2.5 cubic metres

Applies, the radio equipment housing is more than 3m³;

is permitted subject, except in case of emergency (in which case only paragraph A.3(12) applies), to the conditions set out in paragraph A.3 (prior approval).

In summary, A.2(3) demonstrates that prior approval is required for both the mast and the associated cabinets