

**Cllrs. Lee Wares and Alistair McNair  
BH2020/00470 – Carden Avenue, Opposite 3 And 4 Dale Drive**

**2<sup>nd</sup> March 2020:**

Please accept this letter as our OBJECTION to the above application. We refer to the above application and in the first instance highlight the incorrect statement in the applicant's supplementary information that the pre-consultation of Patcham ward councillors solicited no response to their communication dated 7th November 2019.

Patcham ward councillors did respond on the 11th November 2019 to Mr Stephen Bullock of Blue Clarity Design Services Ltd by email attaching our letter of the same date, copied to the Local Planning Authority (LPA) (attached for convenience). We raised several concerns not least that the details provided did not reflect what was proposed. We received no response to our 11th November 2019 letter. To that end, the applicant is misrepresenting the facts.

In the same supplementary document, the applicant suggests that it considered alternative sites but provides no evidence of this. Moreover, this assertion by the applicant is contradicted by themselves in that they refer to the application being the replacement of an existing arrangement. We therefore contend that the applicant is disingenuous in the statements they make.

The supplementary document also attempts to assert that the location is acceptable to the Local Planning Authority by nature of the existing monopole and cabinets being sited in proximity to that proposed. We would advise that it was widely publicised in July 2005 that the LPA had in fact sought to refuse the siting of the monopole and cabinets in this location. It was only through an administrative error, with the notification being sent late, that the applicant at that time obtain consent by default.

Within the information provided by the applicant it is suggested that the proposed 20m mast will not detract from the existing street scene and character of the area by virtue that the 20m mast would "nestle" within existing structures such as street lampposts and trees. This is disingenuous given that the proposed location is an area of verge void of tall structures and would thus be an isolated structure of very prominent stature.

The existing 11.7m monopole is slender in design with little communication equipment at its top. It is little higher than adjacent trees and of a comparable height to street lampposts further down the road. The proposed 20m mast will be nearly twice the height of all other tall structures in the vicinity with the top heavily populated with communication equipment.

We contend therefore that the proposed 20m mast with its additional height over the existing mast, trees and lamp posts would lead it to become significantly visually prominent within the area, compounded by the girth of the mast and the equipment at the top. The proposal is of a significantly greater scale and would

be overly dominant and highly visible from every direction, causing harm to the setting of Carden Avenue, Dale Drive, Patcham and Hollingbury in general and the character of the local street scene.

The multiple cabinets proposed to sit alongside the mast would take up a space approximately 10m in length and cause further harm to the appearance of the street scene by detracting from the backdrop of the location. This mast and cabinets would spread out along the edge of the highway where their visual prominence is magnified.

The mast and cabinets would be highly visible to neighbouring homes in nearly all directions. It would be possible to see the mast from properties in neighbouring streets particularly to the north of the proposed location above the roof tops of those immediately opposite.

For the above reasons we consider that the proposal will therefore be contrary to policies QD23 and QD24 of the Brighton and Hove Local Plan and CP12 and CP15 of City Plan Part One.

Should the LPA consider granting this application, we request that it is brought to Planning Committee for determination where we reserve my right to speak to our letter and the application.