

BE37 TELECOMMUNICATIONS DEVELOPMENTS WILL BE ACCEPTABLE IN PRINCIPLE PROVIDED THAT ANY APPARATUS IS SITED AND DESIGNED SO AS TO MINIMISE ITS EFFECT ON THE APPEARANCE OF THE SURROUNDING AREAS. THE LOCAL PLANNING AUTHORITY WILL ONLY GRANT PERMISSION FOR LARGE OR PROMINENT STRUCTURES IF:

- (i) THERE IS A NEED FOR THE DEVELOPMENT IN THAT LOCATION;**
- (ii) NO SATISFACTORY ALTERNATIVE MEANS OF TELECOMMUNICATIONS IS AVAILABLE;**
- (iii) THERE IS NO REASONABLE POSSIBILITY OF SHARING EXISTING FACILITIES;**
- (iv) IN THE CASE OF RADIO MASTS THERE IS NO REASONABLE POSSIBILITY OF ERECTING ANTENNAE ON AN EXISTING BUILDING OR OTHER STRUCTURE; AND**
- (v) THE APPEARANCE OF THE TOWNSCAPE OR LANDSCAPE IS NOT SERIOUSLY HARMED.**

Trees and Landscaping

5.47 Trees and landscaping are a vital feature of the built environment and it is therefore important to ensure that natural features worthy of retention are kept and new planting and landscaping provided wherever possible. There are a number of provisions by which the retention of existing or the provision of new trees can be secured. Tree Preservation Orders can be made on an individual tree, or on groups or areas of trees, and conditions can be attached to planning permissions to ensure that trees are retained and protected during building operations and that planting and landscaping occurs in association with new development. Further guidance on landscaping is provided in the Local Planning Authority's Supplementary Planning Guidance.

BE38 DEVELOPMENT PROPOSALS WILL BE EXPECTED TO RETAIN AND UTILISE TOPOGRAPHICAL AND LANDSCAPE FEATURES OF MERIT AND PROVIDE NEW PLANTING AND LANDSCAPING WHEREVER IT IS APPROPRIATE. PLANNING APPLICANTS FOR PLANNING CONSENT WILL BE REQUIRED TO PROVIDE AN ACCURATE TREE SURVEY SHOWING THE LOCATION, HEIGHT, SPREAD AND SPECIES OF ALL TREES WHERE THEIR PROPOSALS WOULD AFFECT ANY EXISTING TREES.

BE39 THE LOCAL PLANNING AUTHORITY RECOGNISES THE IMPORTANCE OF TREE PRESERVATION ORDERS IN PROTECTING TREES AND WOODLANDS IN THE LANDSCAPE AND WILL MAKE ORDERS WHERE THE POSSIBLE LOSS OF TREES OR WOODLANDS WOULD HAVE A SIGNIFICANT IMPACT ON THEIR SURROUNDINGS.