
From: planningcomments@highpeak.gov.uk
Sent: 27 March 2025 16:45
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Subject: Comment Received from Public Access

Categories:

Application Reference No. : DET/2025/0002 Site Address: Communication Mast Foxlow Farm Harpur Hill Road
Harpur Hill Buxton Derbyshire Comments by: Rachael CookseyBuxton Civic Association
From:

Green Lane
-
Buxton
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Phone:
Email:
Submission: Objection
Comments: DET/2025/0002

Application to determine if prior approval is required for a proposed installation of a new sharable 25m high swann SC5S lattice mast which is collocated with an existing compound approximately 204m to the northwest of the site. Development will include: 1no. headframe, 6no. antennas, 2.1m high palisade fencing, 6no. operator cabinets, 1no. meter cabinet. Foxlow Farm, Harpur Hill Road, Harpur Hill, Buxton, Derbyshire

We are writing to object to this application.

Having reviewed the application and the submitted documents, it appears to be an application from a site provider rather than from a mobile phone operator. Consequently, we are concerned that the application is speculative and not based on the specific needs of a mobile phone operator.

Whilst we acknowledge that there may be a need for improved coverage in the part of Buxton (as suggested by the representations of support submitted on the application), we are concerned that this is an application for a 25 metre high tower on a prominent hill on the edge of Buxton. Without a clear justification for a mast of this height, the Council cannot be certain this is what is required to meet the operational needs of one or more of the mobile phone operating companies - for example, it may be that a much less intrusive 15 metre high mast would provide the required coverage. This is important given the potentially visually intrusive nature of the proposed mast and ancillary equipment on this prominent site on the edge of Buxton. We are therefore concerned that the development would be contrary to Local Plan policy EQ2.

The scale and siting of the development is also important because the submitted Archaeological Assessment concludes:

“The archaeological potential for the prehistoric period is high with finds potentially of low-medium significance, and that “The proposed development will also have a minor impact on the Fow Low Bowl Barrow Scheduled Monument, through some visual impact within its setting. The scheme has been designed to minimise such effects although the tall mast will be a visible feature within the landscape. This scale of harm is considered to be less than substantial and should be weighed against the public benefits of the scheme”.

These conclusions therefore point to potential harm that should only be accepted if that harm is outweighed by public benefits (N.B. “less than substantial harm” is the technical phrase used and does not mean no or insignificant harm). Given our concerns about the technical justification for a mast of this height and in this location, these conclusions on the potential impact of features of archaeological interest are an additional reason to object to the application.

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