

GLOSSOP ATE GLOSSOP

SUPPORTING STATEMENT

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**PLANNING APPLICATION FOR A REPLACEMENT
TELECOMMUNICATIONS MONOPOLE WITH
ANTENNAS, DISH AND EQUIPMENT CABINET AT
BASE AT THE GLOSSOP TELEPHONE EXCHANGE**

PLANNING STATEMENT

GLOSSOP ATE, PHILIP HOWARD ROAD, GLOSSOP

ON BEHALF OF CTIL C/O ARQIVA

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

Pegasus Group

First Floor | South Wing | Equinox North | Great Park Road | Almondsbury | Bristol | BS32 4QL

T 01454 625945 | **F** 01454 618074 | **W** www.pegasuspg.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester

PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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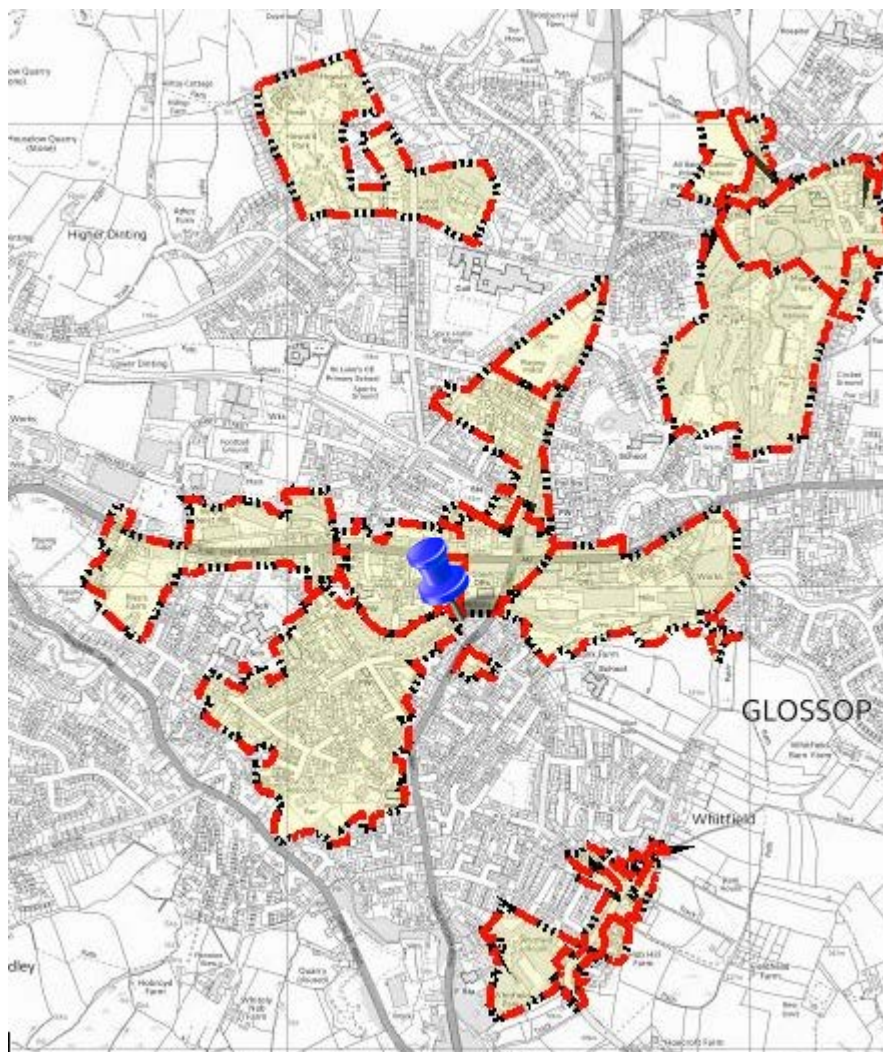
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1. INTRODUCTION

- 1.1 This statement is submitted in support of an application for planning permission and includes:
- A description of the site and surrounding area
 - A description of the proposal
 - A statement of community engagement
 - A review of planning policy considerations
 - A review of design and access considerations
- 1.2 A number of other accompanying documents have been submitted in support of the application and these are referred to.
- 1.3 The proposed development and its role in the operator's network provides the varied and now well-established benefits of high speed wireless communications, including access to a range of services, increasing economic opportunity and improving the social wellbeing of the local population.
- 1.4 By providing these telecommunications improvements, the proposal should assist in achieving the goals of sustainable development. This is in accordance with the statutory duty placed upon local planning authorities and accentuated by the presumption in favour of sustainable development within the National Planning Policy Framework.

2. DESCRIPTION OF THE SITE AND SURROUNDING AREA

- 2.1 This existing shared telecommunication base station and flagpole is fixed onto the southern façade of the telephone exchange building within central Glossop. The telephone exchange is surrounded by a variety of land uses and these include a car park, outdoor market, municipal building, hotel, numerous public houses and woodland.
- 2.2 The site is not listed and is located adjacent to the Norfolk Square Conservation area (to the north) and St James Conservation Area (to the west). The conservation areas, collectively, extend across the majority of central Glossop, as shown below (application site marked by blue pin and conservation areas shaded in yellow).



3. DESCRIPTION OF THE PROPOSAL

3.1 The development proposed is shown in detail in the drawings submitted in support of the application proposal. The principal elements of this beneficial proposal are as follows:

- Proposed CTIL 350mm Flagpole to replace Vodafone Tri-Sector 168mm Flagpole;
- Proposed 3 No Kathrein antennas at mean height of 17.3m and bearings of 60°, 180° and 300° to replace 3 No. 3G Dual-Polar Antennas at mean height of 15.7m and bearing 60°, 180° and 300°;
- Proposed 3 No. Telnet antennas at mean height of 19.65m and bearings of 60°, 180° and 300°;
- Proposed 1 No. dish at mean height of 12.0m and bearing of 333°;
- Proposed 1 No. CTIL outdoor base cabinet installed on concrete base; and
- The installation of cabling, fixing brackets and associated development.

3.2 The radio equipment housing will need to be mechanically ventilated to avoid overheating of equipment. The ventilation equipment is only likely to operate during the day during hot weather.

The Operator

3.3 Telefónica UK Limited has entered into an agreement with Vodafone Limited pursuant to which the two companies plan to jointly operate and manage a single network grid across the UK. These arrangements will be overseen by Cornerstone Telecommunications Infrastructure Ltd (CTIL) which is a joint venture company owned by Telefónica UK Limited and Vodafone Limited.

3.4 This agreement allows both organisations to:

- Pool their basic network infrastructure while running two, independent, nationwide networks;
- Maximise opportunities to consolidate the number of base stations;
- Significantly reduce the environmental impact of network development;

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- Aligns with longstanding national planning policy to minimise the proliferation of new communications infrastructure through sharing;
- 3.5 Section 6 of the Code of Best Practice on Mobile Network Development (2016 Edition), explains how mobile networks operate. In the annual network rollout information supplied, Vodafone and Telefónica will have explained its network requirements and the anticipated use of existing sites, including those managed by radio site management companies like Arqiva.
- 3.6 Although the operators' networks are mature, improvements, upgrades and new sites are required for their networks for a number of reasons. For example, to increase capacity in an area of high demand and, as proposed through this application, to provide improved network coverage in terms of quality as well as extent.
- 3.7 The development proposed is framed in the context of the operator's existing network. This imposes particular locational and siting requirements. The proposal represents best practice in terms of the shared use of an existing electronic communications site, while minimising visual impact. The application site has been selected by CTIL and Vodafone and Telefónica as this will continue to provide the required level of network coverage while properly meeting national town planning policy objectives for the shared use of existing telecommunications masts and sites, in this case owned / operated by Arqiva.

4. STATEMENT OF COMMUNITY ENGAGEMENT

- 4.1 The NPPF and the Code of Best Practice (2016 Edition) set out the approach to be adopted in bringing forward proposals to help minimise environmental impact. This is a consultative approach and one that pays particular regard to siting and design issues.
- 4.2 As the site is rated green the consultation strategy has focused on issuing a pre-application letter to the local planning authority. Our prior consultation letter has, therefore, preceded this application. In this letter we have sought to agree with you the appropriate traffic light model rating and associated consultation requirements, and obtain your comments on the siting and design of the development. You duly responded on 20 December 2016 stating (inter alia) ***“All I note at this stage is that the significant aspect of the up-grade is the height of the proposed flagpole... I note that the site is adjacent to a Conservation Area and at 21m high this could be considered to have a detrimental impact on the setting of the Conservation Area”***. Consideration towards the Conservation Area is provided within Section 6 of this statement.
- 4.3 Our consultation approach is in compliance with this guidance, which is more detailed and embraces the criteria set out in national policy.

5. PLANNING POLICY CONSIDERATIONS

5.1 The relevant planning policy and best practice framework is found principally within:

- The Development Plan
- The National Planning Policy Framework (NPPF)
- The Code of Best Practice on Mobile Network Development in England (2016 edition)

5.2 From these documents can be discerned the general policy background that exists for electronic communications development, site specific policies and the key considerations relevant to the siting and design of appropriate electronic communications development on a site adjacent to the Conservation Area.

The General National Policy Background

5.3 The general policy background found now within the NPPF can be summarised as follows:

- Government policy is to support high quality communications infrastructure and systems;
- Government policy is to keep the inevitable environmental impact associated with electronic communications development to the minimum;
- The key way to minimise environmental impact is to avoid the unnecessary proliferation of new radio masts and sites;
- The starting point for planning new networks or the expansion of existing networks is, therefore, to use existing electronic communications sites owned by other operators or radio site management companies, such as Arqiva;
- The emphasis on minimising environmental impact is greater according to the sensitivity of the site. The emphasis on exploring and utilising site sharing opportunities is consequently higher in these circumstances.

- 5.4 The NPPF as a whole is aimed at encouraging a more positive approach to town planning. While the NPPF builds environmental protection into the definition of sustainable development, there is also a very clear emphasis that local planning authorities should be looking for ways to help development come forward and not reject applications simply on environmental grounds. The NPPF recognises that this is especially relevant where a development might have other significantly important benefits such as being essential to meet, for example, sustainable economic growth or a national need which can include digital infrastructure networks.
- 5.5 The proposed development and its role in the operator's network is clearly an important material planning consideration as it is precisely the type of digital infrastructure that the NPPF is seeking to support.
- 5.6 Hence, it is important to reflect on some key points within the NPPF which are relevant to the very important development at the application site and the general planning principles that should apply when determining the merits of the application.
- 5.7 **Paragraph 14** advises that authorities should:
- positively seek opportunities to meet the development needs of their area [as part of plan making];
 - meet objectively assessed needs unless the adverse effects would *"...significantly and demonstrably outweigh the benefits..."* ;
- 5.8 **Paragraph 17** advises that planning should *"proactively drive and support sustainable development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs"* [my emphasis];
- 5.9 **Paragraph 19** states that *"...planning should operate to encourage and not act as an impediment to sustainable growth ... significant weight should be placed on the need to support economic growth through the planning system"*;
- 5.10 **Paragraph 187**, on "decision-taking" states that authorities should *"...look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible"*.

5.11 Paragraph 14 of the NPPF further states that the presumption in favour of sustainable development lies at the heart of the planning system and, in respect of decision-taking, this means that development proposals that accord with the provisions of the Development Plan should be approved without delay. In respect of this guidance, the following sections of this statement demonstrate that the proposed development accords fully with all relevant Development Plan policies and, therefore, permission should be granted for the development.

Supporting Advanced Communications Infrastructure of the NPPF

5.12 The proposal is supported by, and accords with, the guidance in Section 5 of the NPPF, which provides further guidance on the Government's objective of supporting the provision of high quality communications networks.

5.13 The NPPF clearly acknowledges the benefits of modern electronic communications and seeks to encourage such development as being essential due to their role in supporting a modern economy, contributing to sustainable objectives, and enhancing local community access to a range of goods and services. Local planning authorities are advised to respond positively to proposals for electronic communications development and this has to include an understanding of the associated special problems and technical needs of developing communications networks.

5.14 The longstanding policy to minimise the potential environmental impact associated with electronic communications development is to avoid the unnecessary proliferation of new radio masts and sites. This policy objective is backed with the statutory obligation placed upon operators to share apparatus, where practicable. This is set out under General Condition 3 (4) of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003. As a consequence, the starting point for planning new networks or the expansion of existing networks is, therefore, to use existing electronic communications sites owned by other operators or radio site management companies, such as Arqiva.

5.15 In this instance, the replacement of apparatus at this existing site managed by Arqiva. The use of existing stations aligns with this longstanding policy.

5.16 As a matter of principle, the development proposed is in accordance with the relevant policy framework and should be therefore be acceptable. In the next section, the Design Considerations are reviewed to demonstrate that the detail of

the development is also acceptable and that in accordance with the presumption in favour, planning permission should be granted.

Local Policy Considerations

- 5.17 At the local level, Policy CF3 of the High Peak Local Plan, adopted in April 2016, sets out how the Council will support improvements to telecommunications that do not have an inappropriate impact on the landscape or townscape. The application proposal duly achieves this requirement.

Other Considerations

- 5.18 As recently as 9th March 2016, the then Prime Minister David Cameron stated within Prime Minister's Question Time: ***'Ten years ago, we were all rather guilty of leading campaigns against masts and all the rest of it. Our constituents now want internet and mobile phone coverage. We need to make sure that we change the law in all the ways necessary, that the wayleaves are granted, that the masts are built, that we increase coverage and that everyone is connected to the information superhighway'***.
- 5.19 This is further substantiated in the recent written statement by the Minister of State for Housing and Planning, Brandon Lewis, (HCWS631) titled 'Boosting Mobile Connectivity' on 17th March 2016, which commits to provisions for ***"greater freedoms and flexibilities for the deployment of mobile infrastructure"***.
- 5.20 The proposed electronic communications base station upgrade forms a part of this greater drive to address the deficit in these essential electronic communications services.

6. DESIGN CONSIDERATIONS

6.1 The development proposed is exempt from the requirement to provide a design and access statement under Article 9 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. However, to assist your consideration of the detail, this section provides a description of the process adopted in the design of the proposals and explains the access considerations. Due regard has been given to the factors listed in Appendix B of the Code of Best Practice (2016 Edition).

Amount, Design, Layout and Scale of Development

6.2 The scale, layout and design of the development has been guided by the special technical and operational factors affecting the need to provide coverage to the local area, within central Glossop. The proposal also reflects the careful consideration given towards siting and design in order to ameliorate potential heritage and visual impacts. These include, locating the equipment cabinet at ground level to the rear of the telephone exchange building. The replacement flagpole will be finished in a recessive colour to minimise visual impact. It's location, at the rear of the telephone exchange, would not give the replacement flagpole any adverse prominence when the site is viewed from the Norfolk Square Conservation Area. Moreover, the majority of the development would be partially screened by existing buildings and the numerous mature trees which surround the application site.

6.3 Given the form, scale and colour of the replacement monopole and the site's context, we consider it would not cause any material harm to the character and appearance of the adjoining Conservation Areas.

Access Considerations

6.4 The construction and future maintenance of the replacement flagpole and base station will use the existing vehicular access off Philip Howard Road. The access route does not require any amendment as part of the development proposal.

6.5 In accordance with all relevant health and safety legislation and guidelines, access to the site will be restricted to authorised personnel and the routine maintenance and servicing of the apparatus will only be carried out by properly trained and qualified staff. Electronic communications base stations are specifically designed to prevent unauthorised access by members of the public and, therefore, there is no

requirement to incorporate inclusive access arrangements into the proposed layout and design of the development.

7. SUMMARY AND CONCLUSIONS

- 7.1 In summary, the application is in respect of electronic communications base station necessary to improve a vital network that provides public services.
- 7.2 The service provided by the operator is in the public interest and is in very high demand. In the UK there are now more almost 84 million subscriptions to mobile networks and mobile services now exceed fixed landlines in terms of customer numbers and usage.
- 7.3 The public interest of the system is clear from the considerable benefits that will flow and it makes a significant and major contribution towards sustainable objectives.
- 7.4 The operator's requirement is in the context of network needs associated with a cellular system. These impose particular locational and siting requirements. The technical justification clearly demonstrates the need for this apparatus proposed within the context of the operator's surrounding network.
- 7.5 The operators have followed national and local planning policy and best practice guidance in the siting and design of its apparatus in recognition of the need to minimise visual impact. This has included: -
- Network planning based upon existing sites, including those controlled by Radio Site Management companies like Arqiva.
 - Siting at an existing electronic communications site to minimise new sites and help avoid the unnecessary proliferation of new radio masts and sites for them.
 - Consultation in accordance with the Code of Best Practice procedures.
 - An examination of design options to try and minimise potential visual impact.
- 7.6 The proposed antennas will comply with all relevant health and safety requirements and will be compliant with the ICNIRP guidelines. There are no exceptional circumstances in this case and therefore no need to consider health effects and related concerns such as the perception of risk further.

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- 7.7 This statement and the other accompanying material has demonstrated that the proposal is in accordance with Local Development Plan and national policy. In particular, it is a form of development that is specifically encouraged as a matter of principle and in its detail complies with the policy objective of minimising potential environmental impact.
- 7.8 In conclusion, the application is for sustainable development, acceptable as a matter of principle and appropriate in its detail and so one which the presumption in favour of granting planning permission applies.

pegasuspg.co.uk



Pegasus Group

First Floor
South Wing
Equinox North
Great Park Road
Almondsbury
Bristol
BS32 4QL

E Bristol@pegasuspg.co.uk
T 01454 625 945

