SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

APPLICATION NO:

TL/2000/3001

LOCATION:
Land Adjacent Loddon Thatch Mill Lane, Sindlesham Wokingham.

APPLICANT:
BT Cellnet C/O Crown Castle UK Ltd

PROPOSAL:
Proposed installation of 3 x 3g dual polar antennae and erection of replacement larger equipment cabin within existing compound.

EARLIEST DATE FOR DECISION: **12/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2001

CASE OFFICER: **Emy Circuit**

APPROVED

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 15 January 2001
My ref: EXC/TL/2000/3001
Your ref: 91113/TW/Hatch

Trevor Woodhouse
Crown Castle UK Ltd
Site Acquisition
The Transmission Station
Great North Road
Brookmans Park
Hertfordshire
AL9 6NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Woodhouse

PROPOSED INSTALLATION OF 3X 3G DUAL POLAR DISHES ON EXISTING MAST ON LAND A HATCH FARM, MILL LANE, SINDLESHAM – TL/2000/2831

With regard to the above application, I write to inform you that the Council does not require prior approval of the proposal.

Yours sincerely

John Mitchell,
Development Control Manager

File: Adjacent to Loddon Thatch, Mill Lane, 3001.doc

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 19 December 2000

Application Number: TL/2000/3001

Proposal: Proposed installation of 3 x 3g dual polar antennae and erection of replacement larger equipment cabin within existing compound.

Parish: WINNERSH PARISH

Site Address:
Land Adjacent Loddon Thatch, Mill Lane, Sindlesham, Wokingham.

Applicant:
BT Cellnet C/O Crown Castle UK Ltd.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** Adam Coggins. 3/1/01

3001

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 15 January 2001
My ref: EXC/TL/2000/3001
Your ref: 91113/TW/Hatch

Trevor Woodhouse
Crown Castle UK Ltd
Site Acquisition
The Transmission Station
Great North Road
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Environmental Services Department
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P.O. Box 157
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Dear Mr Woodhouse

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Yours sincerely

John Mitchell,
Development Control Manager

File: Adjacent to Loddon Thatch, Mill Lane. 3001.doc

* * * COMMUNICATION RESULT REPORT (15.JAN.2001 13:33) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
856	MEMORY TX		901707653844	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingham
Berks, RG40 1WR

FAX

Date: 15 January 2001

Number of pages including cover sheet: 2

To:
Trevor Woodhouse

Phone:

Fax phone:

CC:

From:
Emy Civani

Phone: 0118 974 6479

Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

91113/TW/Hatch

WORK SHEET FOR : Emy Circuit

Application Number : TL/2000/3001

Applicant : BT Cellnet C/O Crown Castle UK Ltd.

Location : Land Adjacent Loddon Thatch, Mill Lane, Sindlesham, Wokingham.

Proposal : Proposed installation of 3 x 3g dual polar antennae and erection of replacement larger equipment cabin within existing compound.

Site Notice Displayed ? :	YES	NO	DATE
		✓	20/12/00

orange s/n displayed

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 18/12/2000

Earliest Date for Decision : 12/01/2001

Latest Consultation Date/Site Notice Expiry Date : 12/01/2001

This application will have expired on: 29/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Environmental Health - no objections but make comments re health impact

Local business - visual impact and possible health risks

Property - no objection.

PC "no comment"

Planning Issues :

amenity impact.

Application Number: TL/2000/3001

Appraisal :

HISTORY

TL025 - 10/5/95 additional antennae on existing mast approved

TL043 - 15m temp mast } compound adjacent } approved
TL044 - temp apparatus } to existing } 12/9/96
TL045 - replacement 22.5m mast + equipment cabin

TL085 - would result in inc height + requires full consent.

TL/2000/1977 - additional equipment + cabin - approved 10/8/2000

TL/2000/2831 - " " . approved. 18/12/00

The proposal is for additional dishes on an existing mast for use by BT ~~and would~~ + an enlarged equipment cabin. The visual and amenity impact of installing additional dishes + a larger cabin would not be significant.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number TL/2000/3001
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjacent Loddon Thatch Mill Lane Sindlesham Wokingham.

APPLICATION NUMBER: TL/2000/3001

OFFICER: Emy Circuit

DATE OF SITE VISIT: 20 Dec '00

1 SITE/STATUTORY NOTICE DISPLAYED ? on public footpath sign at junction with Mill Lane

2. DESCRIPTION OF SURROUNDINGS

rural setting, compound on edge of woodland, open fields beyond
2nd compound + mono pole nearby.

3. DESCRIPTION OF SITE/BUILDING

Set against woodland.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Health club to S. dwelling + farm to N. — nearest c 60m.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING via public footpath or Marsh Farm

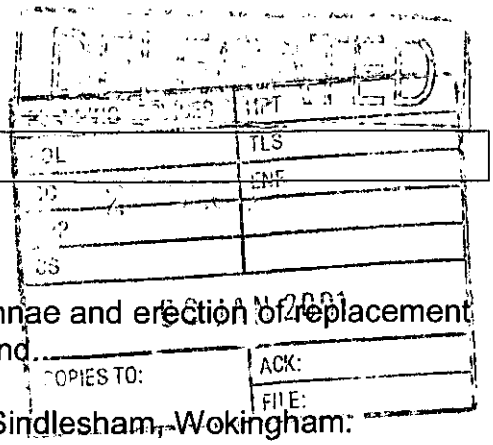
LEVELS

BOUNDARY TREATMENT

OTHERS

FROM: Emy Circuit

DATE: 19 December 2000



WINNERSH PARISH CONSULTATION SHEET

Application Number: TL/2000/3001

Proposal: Proposed installation of 3 x 3g dual polar antennae and erection of replacement larger equipment cabin within existing compound.

Site Address: Land Adjacent Loddon Thatch, Mill Lane, Sindlesham, Wokingham.

Applicant: BT Cellnet C/O Crown Castle UK Ltd.

Your observations are required in respect of this application **by 12/01/2001** .

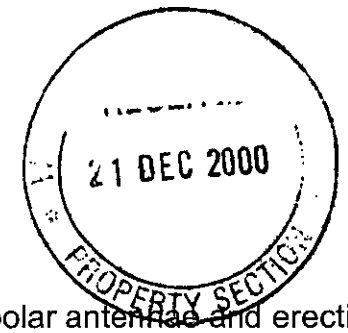
No comments

SIGNED: _____ DATE: 04.01.01

Clerk To Winnersh Parish/Town Council.

FROM:
Property Dept

TO: ~~From:~~ Emy Circuit



Date: 19 December 2000

Application Number: TL/2000/3001

Proposal: Proposed installation of 3 x 3g dual polar antennae and erection of replacement larger equipment cabin within existing compound..

Site Address:
Land Adjacent Loddon Thatch, Mill Lane, Sindlesham, Wokingham.

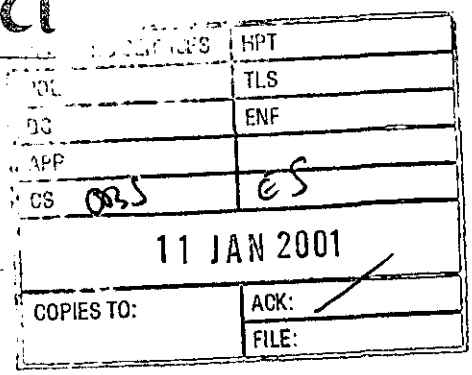
Applicant:
BT Cellnet C/O Crown Castle UK Ltd.

Your observations are required in respect of this application within **7 days** of the above date.

This section has no objection to the above proposal.

Sarah Hunter
Property Section.

nirvana
SPA



Emy Circuit
Case Officer
Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG30 1WR

5 January 01

Dear Ms Circuit,

Re: Application No:	***TL/2000/3001***
Site Address:	***Land Adjacent Loddon Thatch, Mill Lane, Sindlesham, Wokingham, Berkshire***
Proposal	***Proposed installation of 3x3g dual polar antennae and Erection of replacement larger equipment cabin within existing compound***

Our previous correspondence should be on your files regarding this radio mast.

We wish to further record our dissatisfaction with the location of this mast. Whilst we make every effort to improve the appearance of our site for the benefit of our customers and the local community, it seems we have to live with this blot on our landscape which, if this development is allowed, will have an even bigger impact.

We would also like you to be aware of our concerns from a health point of view in that there appears to be evidence that being in close proximity of these masts is a potential health risk.

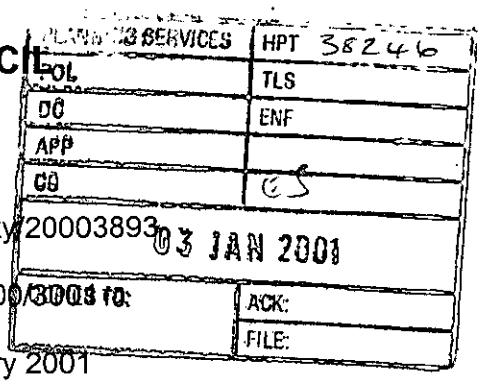
As the closest neighbours to this mast site we strongly object to the further development of it and ask that the council refuse this application.

Yours sincerely,

Tim Harding
Managing Director

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis
Environmental Health

To: Emy Circuit
Planning

My Ref: JPE/aky/20003893

Your Ref: TL/2000/30015 to:

Date. 2nd January 2001

PROPOSED: INSTALLATION OF 3 X 3G DUAL POLAR ANTENNAE AND ERECTION OF REPLACEMENT LARGER EQUIPMENT CABIN WITHIN EXISTING COMPOUND

LOCATION: LAND ADJACENT TO LODDON THATCH, MILL LANE, SINDLESHAM

These proposals have been evaluated and I have no environmental health objections to planning consent but have the following comments to make in relation to this proposal:

There have been questions raised as to the possibility of adverse health effects from electromagnetic radiation from telecommunication base stations and their positioning in relation to residential development and, in particular schools.

The Chartered Institute of Environmental Healths current policy states that;

(a) despite a growing body of research, there is currently no convincing evidence that environmental exposure to electromagnetic fields (emf) generated by the transmission of electricity or mobile telephony is harmful to human health, including that of children;
(b) that there is no justification on health grounds for restricting the public use of land other than immediately around power and mobile telecommunications installations. Conversely, there is no justification for restricting the siting of such installations in proximity to other land uses:
(c) that public concerns about the effects of electromagnetic fields while in our current state of knowledge apparently without foundation, should nonetheless be recognised as genuine.
(d) The full effects of emfs on humans may not yet be realised and though it can never be conclusive, there remains a need for continuing, properly funded, independent research into the nature, extent and relevance of those effects and the consequent adequacy of prevailing exposure guidelines.

Should you have any queries please do not hesitate to contact me.

Joanne Ellis
Snr Environmental Health Officer
Environmental Protection & Housing

Received by Wokingham District Council

Application No: TL/2000/3001

Proposal:
Proposed installation of 3 x 3g dual polar antennae and erection of replacement larger equipment cabin within existing compound.

Location:
Land Adjacent Loddon Thatch, Mill Lane, Sindlesham, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/01/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

19 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL 42 DAYS

Start date:	15 DEC
Officer: EXC	Application No. TL/2000/3001

Map No. 67. **Site** ..001.....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☐ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(TL) PROPOSED INSTALLATION OF 3 x 3G DUAL POLAR ANTENNAE AND ERECTION OF LARGER EQUIPMENT REPLACEMENT CABIN WITHIN EXISTING COMPOUND

Location: Land adjacent to Loddon Thatch ~~THATCH FARM MILL LANE~~ Mill Lane

Parish: WINNERSH Ward: Winnersh
19-12-2000 TD

Applicant: BT CELLNET

Fee Received 35-00 (9) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.12.2008 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer ✓
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way ✓
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services ✓
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

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NEIGHBOURS:

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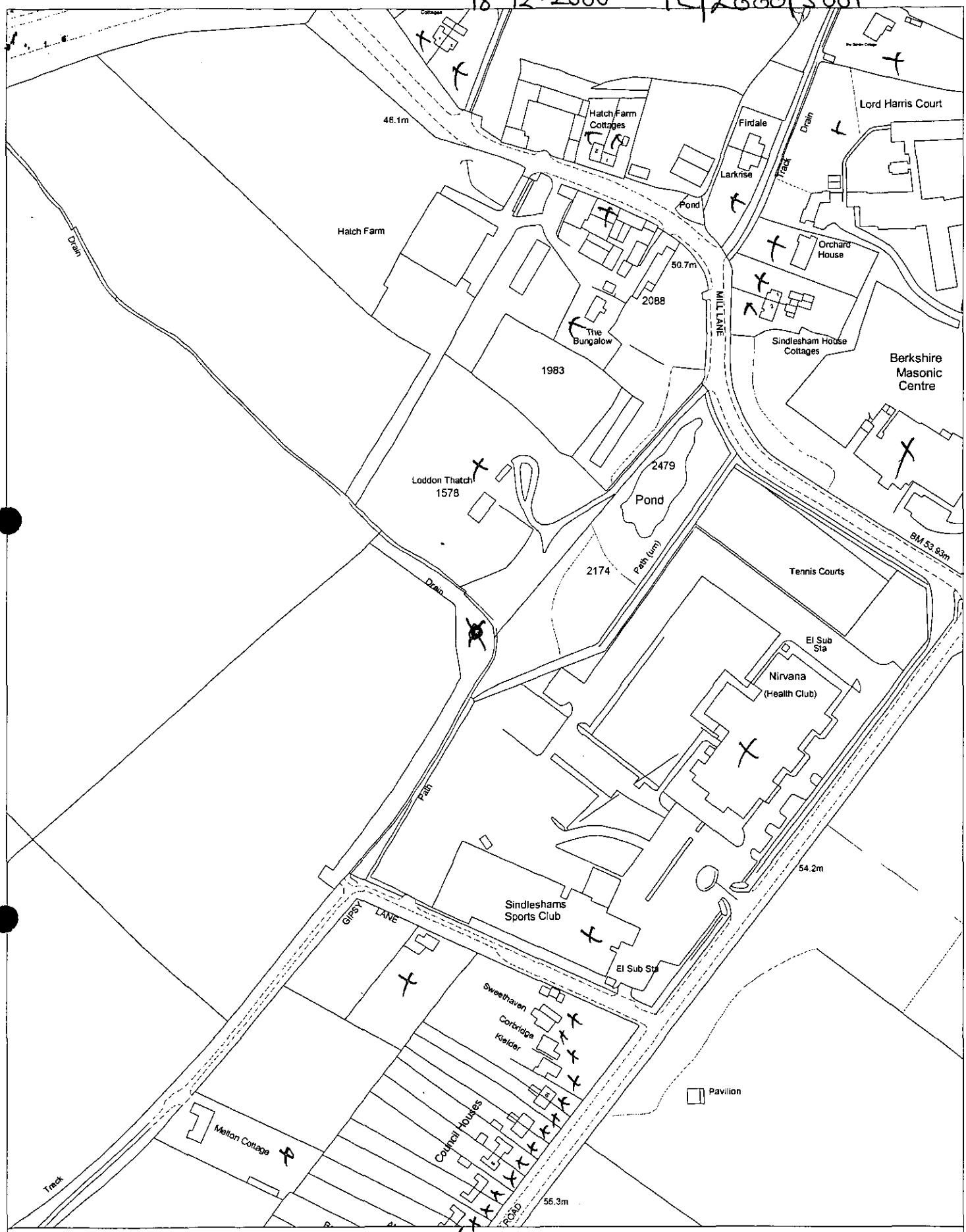
18.12.2000 TL/2000/3001



Site Plan, Scale: 1 to 2500

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Date: 19 December 2000

N
W E
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CROWN CASTLE INTERNATIONAL

Crown Castle UK Ltd
Site Acquisition
The Transmission Station
Great North Road
Brookmans Park
Hertfordshire
AL9 6NE

Tel: 07951 030048
Fax: 01707 653844

www.crowncastle.com

Our ref:91113

18 DEC 2000
TL/2000/3001

15 December 2000

Wokingham District council
Environmental Services Department
Planning Services
P.O. Box 157,
Shute End,
Wokingham
Berks RG40

For the attention of Emy Circuit

Dear Ms Circuit

BT CELLNET
Hatch Farm-Site 1, Mill Lane, Sindlesham, Wokingham

PERMITTED DEVELOPMENT

On behalf of BT Cellnet we submit herewith an application for a determination as to whether prior approval on detailed siting and appearance is required. This application is made under Part 24 of the Town & Country Planning (General Permitted Development) Order 1995, as amended, together with the requisite notice under the Company's licence. We accordingly enclose the following:

i. Licence Notice of intention to install telecommunication apparatus.

ii. Additional information as required under the DoE Code of Best Practice.

iii. Drawing nos. 17429.2.03/2, 17429.2.04/2, 17429.2.11/2

iv. A cheque in the sum of £35 in respect of the appropriate fee.

v. A statement on health and safety.

vi. A background paper on The Benefits of Modern Communications.

vii. A background paper on How the System Works.

The Development Proposed

Install 3 x 3G Dual Polar Antennas and replace existing BT Cellnet cabin (dims 3.32m x 2.17m) with a large cabin (dims 3.72m x 2.52m) within the existing compound.

PROVIDE A FACTUAL DESCRIPTION OF THE DEVELOPMENT PROPOSED

In addition to the information required or advised under the legislation and the Code of Best Practice, the following is set out to help your consideration of the application.

The Scope of Determination

The permitted development rights exist to facilitate the establishment of modern communications, judged by successive governments to be important to a modern economy and in attaining sustainable objectives. An illustration of the benefits is set out in the background document.

The permitted development granted for ground based masts is similar to the grant of outline planning permission, details on precise siting and appearance being reserved. PPG8 - *Telecommunications* is accordingly clear that permitted development rights should not generally be withdrawn (paragraph 19). Moreover, it indicates authorities should rarely use the power to refuse details on siting and appearance, as they should be reserved for when there is a serious risk to amenity (paragraph 22).

As a matter of principle, the permitted development rights are therefore intended to apply widely even in locations otherwise subject to general or specific policies of restraint, for example, in the Green Belt. It is therefore inappropriate to try and determine the principle of the development proposed as this is already permitted. In similar fashion, it would be wrong to refuse an application for the approval of details under an outline planning permission, if that refusal sought effectively to refuse the scheme as a whole.

Against that background, the detailed siting and appearance of the development proposed is reviewed in the context of current guidance, including the development plan and with reference to the operational constraints faced by BT Cellnet and the attempts to accommodate the particular requirement. To assist the background document explains how the cellular system works.

A Public Service

Following privatisation in the telecommunications sector in 1984, BT Cellnet was one of two operators that was granted a licence to provide analogue mobile

telecommunications services to the public. This was only capable of voice communications.

In the early 1990s, BT Cellnet was also granted a second-generation licence to provide digital mobile telecommunications services to the public. This provides both voice and some data capacity, including limited Internet access. At present, this is the principal system used by the public.

As the third generation network is developed, this site will form part of that separate network.

Since the second-generation services were launched in the mid-1990s, the growth in customer numbers and usage has been exponential. At the beginning of 1999, there were around 12 million subscribers to the mobile networks. At the end of that year, this figure had doubled to about 24 million. That figure has now grown to about 33 million, which now exceeds the number of fixed lines. Research carried out on behalf of Oftel earlier this year found about 65% of all households have mobile phone subscribers, with 5% of all households having no fixed line, relying entirely on mobile communications. Research also recently published by Oftel reveals the large dependency on mobile communications by small and medium-sized firms.

In addition to ever-increasing customer numbers, usage also continues to grow as the range of services offers expands and call costs come down. Usage on mobile phones overtook usage by fixed line calls last year and so in terms of both customer numbers and usage mobile telephony is now the principal means of telecommunications in the UK.

This trend is forecast to continue, particularly with the new third generation services, which have yet to be launched. The Government granted earlier this year five licences to operators, including BT Cellnet to build networks for these third generation services. They will have far greater capacity and be able to handle high volumes of data and for the first time visual media. The services will therefore fuse voice telephony, data communications and visual media. BT Cellnet is beginning to roll out its third generation network and when the systems are launched they will facilitate further significant changes to our domestic and working lifestyles.

National Planning Policy Considerations

Although the development proposed is permitted in principle, the planning policy framework provides helpful guidance to the detailed and limited matters, the subject of your Council's determination.

PPG8 - *Telecommunications*, clearly acknowledges the benefits of modern telecommunications, and seeks to encourage such development as being essential to a modern economy and contributing to sustainable objectives.

In view of this policy, authorities are advised in PPG8 to respond positively to proposals for telecommunications development and to understand the associated special problems and technical needs. That advice and the permitted development rights granted to facilitate the establishment of networks apply even in locations usually subject to policies of restraint.

PPG8 also emphasises the significance of national networks and the context of the proposed installation in this regard is explained above, together with the coverage plots submitted.

Against this background of encouragement, PPG8 also recognises the need to strike an appropriate balance between operational and environmental considerations. The process leading up to this notification has led to such a balance being struck in this case.

As indicated in the review below of the development plan, and the specific factors identified in Circular 4/99 - *Planning for Telecommunications,* the detailed siting and appearance of the proposal should be acceptable

We trust all the supporting material submitted is of assistance, but if you have any queries, please do not hesitate to contact our Trevor Woodhouse

Yours faithfully



CROWN CASTLE UK LTD

Crown Castle UK Ltd
Site Acquisition
The Transmission Station
Great North Road
Brookmans Park
Hertfordshire
AL9 6NE

Tel: 07951 030048
Fax: 01707 653844

www.crowncastle.com

TO: Emy Circuit
Wokingham District Council
P.O Box 157
Shute End
Wokingham
Berkshire

18 Dec 2000

T42000/3001

NOTICE OF INTENTION TO INSTALL TELECOMMUNICATIONS APPARATUS PURSUANT TO THE LICENCE GRANTED TO BT TELECOM SECURICOR CELLULAR RADIO LTD UNDER SECTION 7 OF THE TELECOMMUNICATIONS ACT 1984.

On behalf of BT TELECOM SECURICOR CELLULAR RADIO LTD we hereby give notice pursuant to the Licence granted by the Secretary of State for Trade and Industry under Section 7 of the Telecommunications Act 1984 ("the Licence") of its intention to install permitted development in accordance with Part 24, Class A(a), of the Town and Country Planning (General Permitted Development) Order 1995, as amended. The telecommunications apparatus is listed below: -

Installation of 3no x 3G dual polars @ 19.0m @ bearings 60, 180,270
Replace existing BT Cellnet cabin (3.32m x 2.17m dims) with a large cabin (3.72m x 2.52m dims) within the existing compund.

AT: Hatch Farm (site 1)
Mill Lane
Sindlesham
Wokingham

OS Grid Ref: SU 7710 6963

Enclosures: Planning Drawings – Ref. No's 17429.2.03/2, 17429.2.04/2, 17429.2.11/2

All communications about this NOTICE should be made to:

Crown Castle UK Ltd
The Transmission Station
Great North Road
Brookmans Park
Herts
AL9 6NE

Quoting reference (91113/TW/Hatch) and marked "For the attention of Trevor Woodhouse"

CONTACT TEL NO: 07951 030048

DATED THIS **15** DAY OF **December 2000**

Signed .....Trevor Woodhouse

FOR AND ON BEHALF OF BT TELECOM SECURICOR CELLULAR RADIO LTD

HEALTH AND SAFETY STATEMENT

1. In view of the high level of public interest on health and safety associated wi mobile phones, the Department of Health set up the Independent Expert Group o Mobile Phones (IEGMP) under Sir William Stewart. The IEGMP undertook a fu review of all research on the subject relating to both thermal and non-therm effects and received oral and written evidence from a large number of intereste persons. This included evidence from scientists who have been at the forefront bringing to public attention potential concerns associated with alleged non-therm effects, such as headaches, sleep disorders, epilepsy and leukemia.

2. The IEGMP's report was made public on 11 May 2000 and the governme published its response on the same day.

3. The main finding of the IEGMP was that the balance of evidence to date sugges exposure to radio frequency radiation within current guidelines issued by th National Radiological Protection Board (NRPB) does not cause adverse heal effects to the general population; but more research should be undertaken.

4. In the light of this finding, a precautionary approach was recommended, encapsulated in the recommendations of the IEGMP. In its response, th government has accepted that a precautionary approach should be adopted recommended by the IEGMP.

5. Further clarification about this was provided in a circular letter sent on 29 Jun 2000 by the Minister for Housing and Planning. The Minister indicated that whil the government is presently reviewing planning policy and related guidance, for th time being the current legislative arrangements and policy guidance apply.

6. Currently, existing health and safety legislation falls under the responsibility of th Health and Safety Executive (the HSE), and through this public safety issu associated with radio emissions are regulated. The HSE obtains specialist advi from the National Radiological Protection Board (the NRPB). As a consequenc paragraph 37 of PPG 8 clearly indicates that radiation safety is a matter for th HSE. This applies therefore the usual principle of non-duplication between control

7. **The Minister's letter went on to clarify that the recent report of th Independent Expert Group on Mobile Phones (IEGMP) does not recommend ban or moratorium on the construction of mobile phone masts and th government has no plans to introduce one.**

8. **The Minister's letter clarifies further that although the IEGMP recommende a precautionary approach that does not mean that individual local authoriti should introduce their own precautionary policies.**

9. Hence, the Minister indicated that provided the International Commission for No Ionizing Radiation Protection (ICNIRP) guidelines will be met, as recommended b

the IEGMP on a precautionary basis, it should not be necessary for a local plannin authority, in processing an application, to consider the health effects further.

10. *Under the ICNIRP guidelines there is a requirement for a safety exclusion zon* This will be a maximum of 8.5 metres from the face of the antennas, i.e. projectin at the same height of the antennas at their proposed position on the structure. Th will not be accessible to any member of the general public. For employees contractors visiting the site to work on the structure and/or antennas, clearly define warning signs and physical barriers will exist to prevent inadvertent access to are that might be within the ICNIRP threshold.

11: *In all areas accessible to the public the existing installation already complies wi the ICNIRP guidelines.* ***(If applicable)***

12. *Further* ***(if applicable)*** confirmation can be given that the *new* ***(if applicabl*** equipment proposed will comply with the standards adopted by ICNIRP in all are accessible by the public.

13. This is illustrated by an independent audit carried out by the National Radiologic Protection Board (NRPB) on 17 mobile phone base stations and supplied evidence to the IEGMP (NRPB Ref: NRPB R321). This found that the highe measured public exposure from radio frequency transmissions was 0.2% of th ICNIRP guidelines, while typical average exposures were 0.002% of the guideline The proposed equipment will have the same or very similar operatin characteristics as all mobile phone base stations and so will also fall well within th ICNIRP exposure guidelines.

14. Public perception of risk, even if based on unsubstantiated concerns, can be material planning consideration. However, that is not something to which an weight should be attached, particularly compared to the advice and guidan provided by the HSE and NRPB, the bodies with statutory responsibility. This clear from the long-standing guidance found in Circular 8/93.

15. This statement therefore provides all the information required under current poli and there are no reasons related to health and safety to prevent the development fro going ahead.

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TL/2000/3001

THE BENEFITS OF MODERN TELECOMMUNICATIONS

1. *Government policy as indicated in PPG8 is to encourage modern telecommunications* as being an essential and beneficial element in the life of the local community and in the national economy; and of benefiting the environment through reducing the need to travel. Although not mutually exclusive or exhaustive, an illustration of common benefits is set out below under three categories:

   - Local benefits.
   - *Contribution to sustainability.*
   - Contribution to national economy.

The Local Benefits

2. The ability of local businesses to operate and compete effectively through access to modern communications can help maintain and increase local employment opportunities. This is particularly significant in the rural areas, which even in the best economic times can still suffer from pockets of poor opportunity.

3. Mobile communications are also used by those providing local services, such as doctors, vets, deliverymen and local tradesmen, like electricians and plumbers. Their ability to provide a more responsive and flexible services benefits local communities.

4. Access to mobile communications can also bring about greater personal freedom of movement and convenience. To illustrate this, most people would agree with the following statements:

   - If my car broke down or I was in a road traffic accident, then I would like to be able to call a motoring organisation or the emergency services immediately.
   - If my teenage children were out late at night, I would feel less anxious if I knew they could contact me by telephone wherever they are.
   - If I left my children with a baby-sitter at home or an elderly relative for whom I am caring; I would feel more reassured if they could contact me at any time by telephone, wherever I am.
   - If I was running late to see someone, or had to change my plans, I would like to be able to contact them to let them know.

- If I left my home or office and forgot something, I would like someone to contact me to tell me so I could return and pick it up.

- If I was away from my home or office and had to contact someone urgently or receive an urgent message, I would like to be able to do so immediately.

Contribution to Sustainability

5. Mobile communications includes messaging, faxes and data transference (via the use of modems and computers) and accessibility to them is changing the way, in which we live and work. The next generation of services will link these with video and television services. At its simplest, the creation of local job opportunities and full or part time home working, facilitated through access to modern communications help reduce the need to travel. Likewise, being in constant communication can avoid wasted journeys. For example, a business person travelling between locations by car can receive a message that it is unnecessary to go to one of the planned locations if circumstances change; or faxes or electronic mail can be received or sent, from a car without the person having to return to their office.

6. At its more complex, mobile communications facilitate modern forms of working such as hot desking and hotelling, so reducing and in some cases eliminating the need for office accommodation. As these modern working practices gain greater hold, so the demand for office accommodation should reduce, and ultimately alleviate the pressure for such development, so making a major contribution to sustainable objectives. In addition, by reducing the number of commuters, the pressure on all forms of transport and the consequential road congestion often experienced during peak hours should be reduced, leading to clear environmental benefits.

Contribution to the National Economy

7. All businesses, from large to small, benefit from modern communications that helps them maintain and attract new business and service contracts in a responsive and competitive manner.

8. In addition, telecommunications is an increasingly important sector of the economy in its own right. Many thousands of people are now employed throughout the UK directly by telecommunication companies; and by companies which specialise in the manufacture of telecommunications equipment, from handsets to radio masts to sophisticated electronic equipment.

9. There are also now many people involved in the sale of mobile communications equipment, often operating from dedicated high street shops.

10. Accessibility to modern communications, reductions in the price of calls and customer comfort in using the telephone has also seen the spawning of a range of products and services being sold by way of direct marketing, such as telephone banking and insurance.

In turn, this has seen the development of a large number of call centres, some employing several hundred people, to the benefit of the particular local economies where they are located.

11. With over 33 million subscribers, and new subscribers joining by their thousands every week, telecommunications is a key element in society and the economy. Indeed this is recognised in the DTI White Paper *Our Competitive Future* which states at paragraph 4.21:

> *"Our communications infrastructure underpins much of the economy. Radio based services alone contribute over £13 billion a year to GDP and provide over 400,000 jobs."*

12. The Government's commitment to modern communications continues, as is evident from the recent auction held for the five new licences for the Third Generation or Universal Media Telecommunication Services. When launched these services will fuse a voice, the data handed visual media and will automatically change are working and living and lifestyles.

13. In the Telecommunication Mast Consultation Paper published in July 2000, the Government indicates that one of its core objectives is to make sure that the UK is the best place in the world to carry out electronic business by 2002. It recognises that modern communications is the fundamental bedrock to this.

HOW THE SYSTEM WORKS

1. The cellular system operated depends upon the development of telecommunications infrastructure. Like all forms of infrastructure, there is an associated degree of environmental disbenefit and with telecommunications this is generally the visual aspects of such development. However, the overall benefits of modern telecommunications, encouraged in the public interest are so great that some local disbenefits are an acknowledged fact of having such systems. That said, planning policy and the operators licences quite rightly seek to ensure the associated disbenefits are kept to an acceptable minimum.

2. This balancing of factors in the public interest is no different from that which applies to other forms of communications infrastructure. For example, it is generally acknowledged that it is beneficial to have a modern and efficient railway system and that is now being encouraged in planning policy as a means of also helping to achieve sustainable and economic objectives in the national interest. That is notwithstanding the environmental disbenefit of operating railways, which includes a significant land take for tracks and stations and the noise, fumes and disruption associated with the operation of services.

3. It is arising out of the special problems and technical needs associated with telecommunications development that installations, which can be visually prominent, are appearing in high numbers throughout the country. These factors are explained in more detail below.

Mobile Communications Networks

4. The rationale behind Mobile Communications Networks is that most communications are between individuals rather than offices or homes, where telephones using conventional landlines are usually found. Thus, when an individual is away from the home or office, communication can be frustrated. With a Mobile Communications Network, an individual can be contacted wherever he or she is, provided that is within an area of adequate coverage.

5. It is this roaming aspect of the system which makes it so flexible and when linked to computer systems so especially versatile. But these features and their associated benefits can only be realised through the development of a comprehensive network. The full development of the Mobile Communications Networks should also allow real choice to customers in providing a genuine alternative to conventional telephones using landlines. Thus operators are required under the terms of their licences to provide both geographical coverage, and to meet the reasonable demands likely to be placed upon their systems. These demands grow and change with time and have large implications on the quality and capacity of the networks.

6. To create the network, cellular technology is used which operates by dividing the country into a series of overlapping cells, which vary in size, depending on likely levels of usage and the topography of the area. To ensure proper mobile communications, the network must form an almost unbroken patchwork of cells over the country.

7. The cells are operated by a Radio Base Station, to which individual handsets are linked by radio wave transmission. As a mobile subscriber moves from one cell to another the calls will automatically be transferred or "handed over" to ensure continuous communication. If adjoining cells do not overlap then this process of handing over can fail and a call can be dropped, one of the most frustrating aspects of mobile communications.

8. In urban areas, Radio Base Stations can be within 500 metres of each other. Elsewhere spacing can be greater, but even in semi rural areas this can be down to an interval of about 2 or 3 km between sites, and decreasing as the network develops further.

9. In addition to holes in coverage caused by a complete absence of sites or too greater interval, so preventing an overlap of signal, there are often localised problems with coverage in existing cell areas. These can occur through blockage or signal attenuation caused by buildings and trees. Local topography can also cause signals to overshoot areas that then fall into shadows within coverage.

10. Problems with attaining a link to a network can also be experienced through congestion where those trying to make a connection to the network exceed the call handling capacity of a particular cell. This sometimes necessitates the development of additional installations to provide more capacity or the upgrading of existing sites.

Special Needs and Technical Problems

11. Having regard to operational matters, there are four main influences on the choice of siting for new Radio Base Stations.

12. First, at a general level, sites should have the following attributes:

    - They must be capable of being developed.
    - They must have reasonable vehicular access.
    - They must be supplied or capable of being supplied with power.
    - They must offer or be capable of offering a reasonable degree of security.

13. These factors tend to influence localised siting decisions, but second, all new installations must fit into the existing and emerging national network already established. Thus, new Radio Base Stations usually have to be located towards the middle of the area requiring coverage. As the interval between installations has been decreasing, this constraint is becoming more limiting with less flexibility on siting choice.

14. Third, in order to be able to operate effectively the antennae which transmit and receive to and from customers must be situated at a high point in the area requiring coverage, and clear of trees and high buildings which might have the effect of attenuating or even blocking the signal.

15. Where radio dishes are required, the fourth influence is the need to obtain direct line of sights to corresponding installations on the network. Siting may therefore be guided by the need to avoid an intervening hill or a row of trees which might block the line of sight required, the alternative being an unacceptable tower height to clear such obstacles.

16. It is because of these factors that PPG 8 advises local planning authorities to be aware of the special needs and technical problems of telecommunications development and not to refuse proposals on the basis of policies framed in terms of conventional buildings and land use.

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **TL/2000/3001**
CASE OFFICER: **Emy Circuit**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				