

TWC/2010/0810

Junction of Donnington Wood Way and Marshbrook Way, Muxton, TF2 8HZ
Determination under Part 24 of the GPDO for the replacement of an existing 12 metre high telecommunications monopole with an 11.8 metre high monopole and replacement equipment cabinet

APPLICANT

Vodafone Limited

RECEIVED

29/11/2010

PARISH

Lilleshall, Donnington and Muxton

WARD

Muxton

CASE OFFICER

Philip Baker

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: The siting and appearance of the telecommunications installation and its visual impact on the surrounding area.

THE PROPOSAL:

This is an application for a determination as to whether prior approval will be required in relation to the siting and appearance of an 11.8 metre high slim line telecommunications monopole.

The application involves replacing the existing 12 metre high Vodafone monopole accommodating 3 antennae with a slightly shorter 11.8 metre high monopole accommodating 6 antennae, which will provide O2 and Vodafone with coverage in the surrounding area. (When the application was first registered it was mistakenly stated that the existing monopole is 10 metres high). All the antennae are contained within a smooth circular sheath, which will be fatter than the existing sheath to accommodate the additional antennae.

There would also be a replacement ground equipment cabinet at the base of the pole measuring 1.69m in length, 0.79m in width and 1.65 metres in height. The monopole and the equipment housing would both be coloured grey to match the existing equipment.

The applicants have stated that the proposal is required in order to increase 2G network capacity to the Donnington/Muxton area and also provide 3G coverage.

SITE AND SURROUNDINGS:

The site lies within the grass highway verge directly adjacent to the junction of Donnington Wood Way and Marshbrook Way, Muxton.

PLANNING POLICY CONTEXT:

Wrekin Local Plan Policy T21: Telecommunications.

This policy emphasises the requirement to balance the need for telecommunication systems with the need to minimise the proposal's visual impact on the surrounding area. Evidence should be provided to show that every effort has been made to erect the apparatus on existing buildings, masts, and other structures, and to share apparatus with other operators.

In May 2009 the Council adopted a Supplementary Planning Document titled 'Telecommunications Development' which provides guidelines relating to the Council's planning approach towards telecommunications development in the Borough. The key points of this document are as follows:-

- The Council should not question the need for the telecommunications system which the proposed development is to support.
- Operators are expected to undertake pre-submission discussions with the Council, Parish Councils, and other residential groups to discuss service objectives, technical constraints, and environmental implications. Discussions should also be held with schools and nurseries if they are within 200 metres of the proposed development.
- Mast sharing is encouraged and full consideration should be given to using existing buildings and structures.
- Telecommunications development should take into account the height of the site in relation to surrounding land, the existence of topographical features and vegetation, and the effect on the skyline or horizon.
- Monopoles and their associated ground equipment should be painted in an appropriate colour to mitigate the visual impact of the installation.
- All applications must include an ICNIRP Declaration that the electromagnetic emissions from a mast or monopole will be in compliance with the ICNIRP guidelines for public exposure.
- 'Slimline' monopoles may be acceptable in residential areas, provided they are not unduly prominent in the street scene and are in keeping with the scale and appearance of the existing street furniture. The installation should not add significantly to the existing street 'clutter'.
- Operators will be expected to examine alternatives to establishing new masts, including the use of existing buildings.
- The proximity of telecommunications installations to residential property is not a material planning consideration unless it would have a significant impact, due to its siting and appearance, on visual amenity.

Planning Policy Guidance Note 8: Telecommunications (PPG8)

This sets out the Government's policy for the planning of telecommunications development. PPG8 encourages local planning authorities to respond positively to telecommunications proposals while protecting the environment from visual intrusion.

ODPM: Code of Best Practice on Mobile Phone Network Development.

The Code provides practical advice on the siting and design of telecommunications development in order to minimise the environmental impact of installations.

CONSULTATION RESPONSES:

To date, two e-mails have been received objecting to the proposal, the grounds of objection summarised as being:-

- This will be a more powerful mast
- It will tower over the existing street lights

- The larger cabinet will obscure visibility at the road junction
- Increased level of radio waves/radiation
- They should be sharing with other masts in the area

A petition, signed by 59 people, has been received objecting to the application.

The Parish Council has no objections to the application.

PLANNING CONSIDERATIONS:

This is a telecommunications determination application and therefore the decision whether to give or refuse prior approval must be based on the siting and appearance of the installation.

The existing monopole and its associated ground equipment cabinet are situated on the open grass verge adjoining the highway junction. There are numerous 10 metre high street lights along Donnington Wood Way and Marshbrook Way, and the nearest residential property is approximately 50 metres from the proposal site.

The applicants have stated that when they look to provide a new or enhanced telecommunications facility they always look to upgrade the existing mast or pole before exploring other options. In this particular case the applicants established that from a technical point of view the existing 02 installation was a suitable location to provide the required level of 3G coverage for both 02 and Vodaphone. (A pre-application consultation letter was sent to the Council in October 2010 but the applicants have stated that this consultation exercise was not extended to other interested parties because only a replacement pole was being proposed).

On the basis that the proposal was the replacement of an existing pole, and that it was a mast sharing opportunity, the applicants have confirmed that no other telecommunications installations, buildings, and other structures within the required coverage area were considered.

The proposed pole would be the same height as the existing structure, although it would need to be slightly wider than the existing installation in order to accommodate the three extra antennae. By utilising an existing installation, albeit with a fatter profile, the current proposal will reduce the need for additional street furniture, and prevent the proliferation and introduction of new masts into the wider area. The column will retain its slim-line profile, with its shrouded antennae, in order to minimise the visual impact of the development.

The replacement monopole would not be significantly visually different from the existing monopole, and therefore would not be an alien feature in the street scene, nor significantly visually intrusive. Its location within the grass highway verge will not form an incongruous or unduly prominent feature on the skyline or on the street scene. There is no fenced compound proposed, and it is normal to find various types of electrical equipment cabinets and relay boxes alongside urban roads. Therefore the overall impact of the installation on the street scene is considered to be acceptable, taking into account that there is a similar structure in location already.

There is much public concern concerning the possible adverse health impacts of telecommunication development. However consideration of this application should follow the advice given in PPG8. Paragraph 98 states: *“it is the Government’s firm view that the planning system is not the place for determining health safeguards. It remains central Government’s responsibility to decide what measures are necessary to protect public health. In the Government’s view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them.”*

The requisite ICNIRP certificate has been submitted with this application which confirms that the site and the proposed emissions would comply with the appropriate guidelines. Recent High Court and Court of Appeal decisions in relation to planning appeals for telecommunications equipment have established that when evidence is submitted to confirm that an installation falls within the ICNIRP guidelines, that a perception of fear or concerns about health issues do not provide justification for a Council to refuse an application.

Therefore, the proposed replacement monopole is considered an acceptable installation in this urban residential area, where the appearance of a slimline monopole would not detract from the character of the area, or be significantly different from the pole it will replace. The siting and design of the proposed development will ensure that there is no adverse impact on the character and appearance of the locality and the general street scene, and the mast sharing will help reduce the need for more masts in the area. Furthermore, proximity to dwellings is not a planning issue provided that the application includes an ICNIRP Declaration regarding emissions, which this application does, and that the installation satisfies normal planning considerations regarding the siting and appearance of development.

DETERMINATION:

The proposed 14.9 metre high slim line telecommunications monopole does not require a full planning application, and therefore **prior approval is given** for the siting and appearance of the telecommunications installation and its permitted development rights are hereby confirmed.

Notes:
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 371100 N: 313815

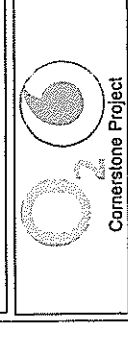
Directions:
Heading west on the M54, exit at junction 4
and take the first roundabout to the north exit
onto the B5060. Go straight over three
roundabouts and after the third travel 0.5
mile and the site is located on the right
hand side (on the corner of Marshbrook Way).

REV	DESCRIPTION	BY	CHK	DATE
A	ISSUED FOR APPROVAL	ET	PH	15.11.10

Cell ID No	MUXTON	Opt	A
Cell Name	MUXTON		

#
mono

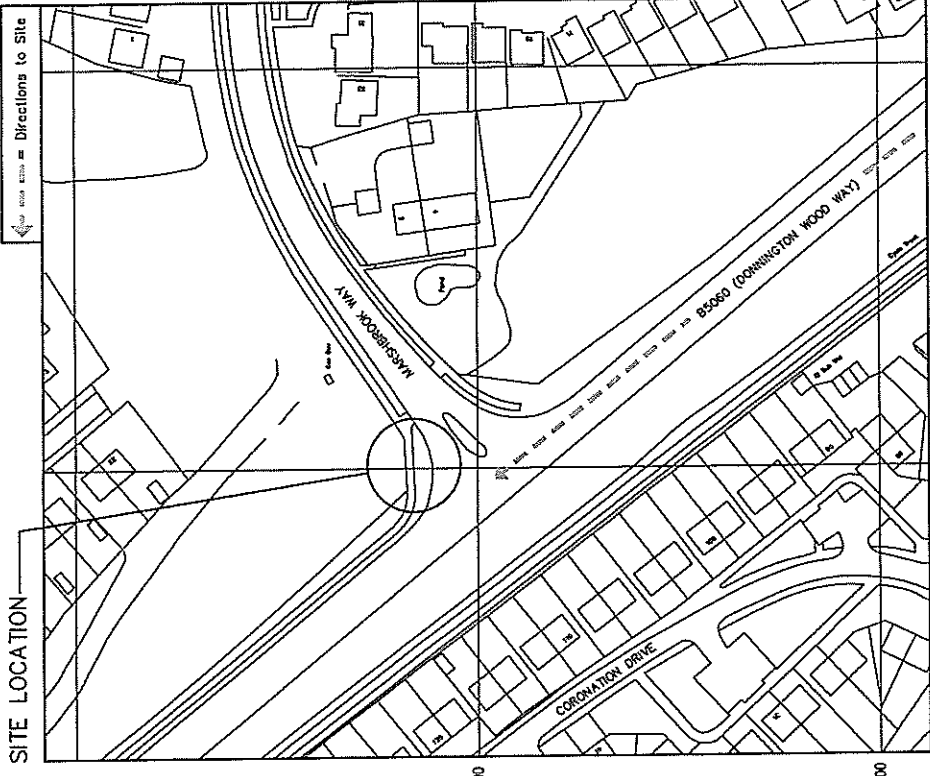
MONO CONSULTANTS LIMITED
Parkwood House
64-65 Street
Stratford-upon-Avon
CV37 8PQ 01926 350099
T: 44 (0)1725 350088
www.monoconsultants.com



Site Address / Contact Details
CORNER OF DOWNINGTON WOOD WAY (B5060)
AND MARSHBROOK WAY,
MUXTON HOUSING ESTATE,
MUXTON, TELFORD,
TF2 8HZ

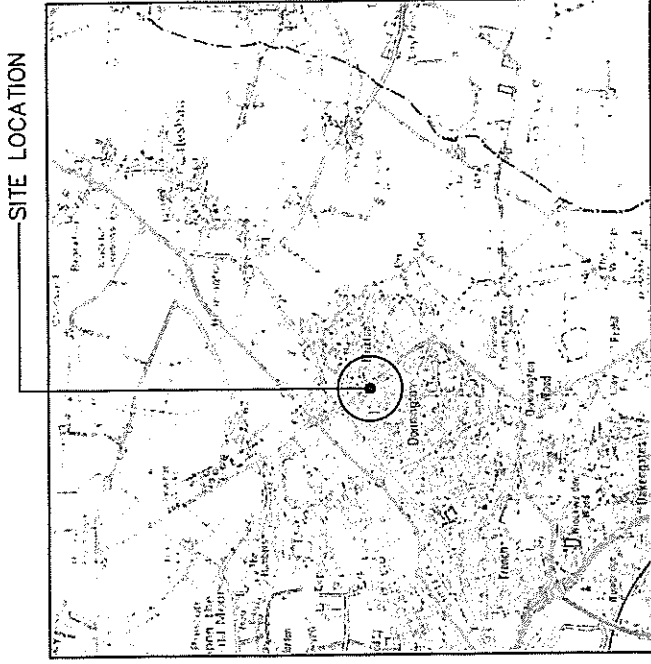
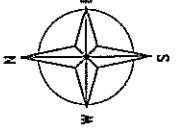
Drawing Title: SITE LOCATION MAPS
Purpose of Issue: PLANNING
Drawing Number: 100

Scale:	As Shown	Drawn:	ET	Date:	15.11.10
Checked:	PH	Approved:	AB	Date:	15.11.10
Issue:		Issue:		Date:	15.11.10



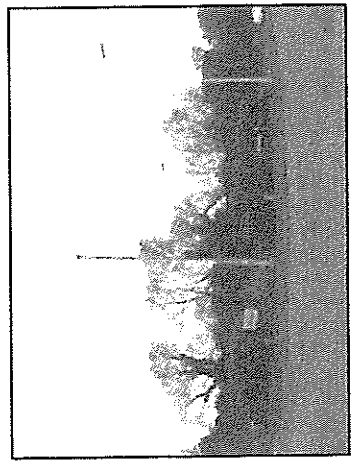
DETAILED SITE LOCATION
(Scale 1:1250)

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SITE LOCATION
(Scale 1:50000)

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SITE PHOTOGRAPH

Notes:
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 371100 N: 313815

REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval			15.11.10

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O₂

Comerstone Project

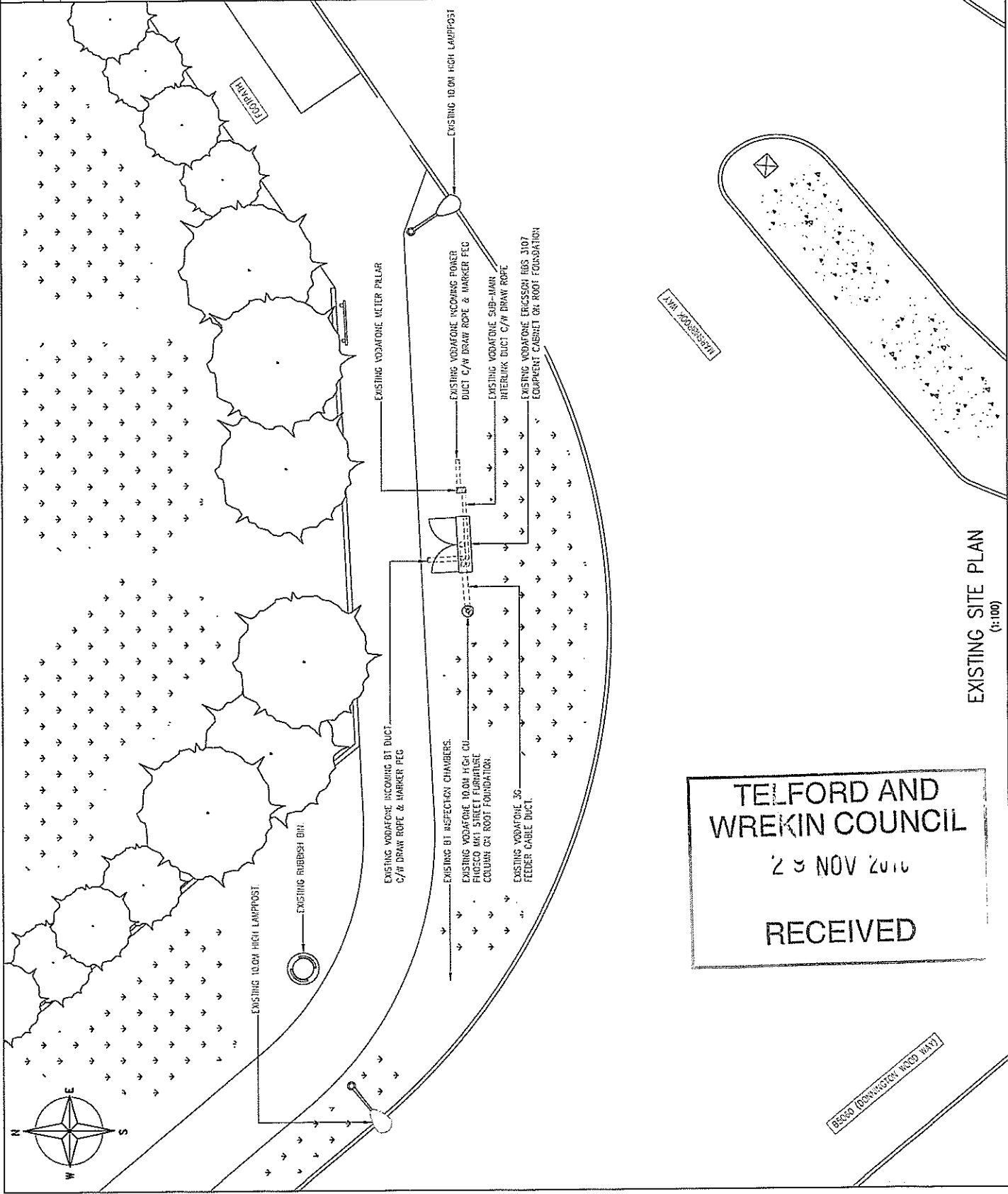
Cell Name	MUXTON
Cell ID No	

Contributor	Host	Sharer
(CS) 16771	(VF) 55254	(O2) 047684

Site Address / Contact Details
 CORNER OF DOMNINGTON WOOD WAY (B5060)
 AND MARSHBROOK WAY,
 MUXTON HOUSING ESTATE,
 MUXTON, TELFORD,
 TF2 6HZ

Drawing Title	EXISTING SITE PLAN
Purpose of Issue	PLANNING
Drawing Number	200

Scale:	As Shown	Drawn:	CT	Date:	15.11.10
Checked:	PH	Approved:	AB	Date:	15.11.10
					A



TELFORD AND WREKIN COUNCIL
 23 NOV 2010
 RECEIVED

EXISTING SITE PLAN
 (1:100)

05030 (DOMINGTON WOOD WAY)

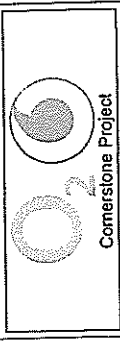
NOTES:
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 371100 N: 313815

REV	ISSUED FOR APPROVAL	BY	CHK	DATE

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Rockwood House
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F: 44 (0)1789 200088
www.monocostad.com



Cell Name	MUXTON	Opt	A
Cell ID No			

Coordinates	East	Situar
(CS) 16771 (VF) 55254 (O2) 047684		

Site Address / Contact Details
CORNER OF DONNINGTON WOOD WAY (85060)
AND MARSHBROOK WAY,
MUXTON HOUSING ESTATE,
MUXTON, TELFORD
TF2 8HZ

Drawing Title: EXISTING SITE ELEVATION

Purpose of Issue: PLANNING

Drawing Number: 300

Scale:	As Shown	Drawn:	CY	Date:	15.11.10	Issue:	A
Checked:	PH	Approved:	AB	Date:	15.11.10	Date:	15.11.10

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WREKIN COUNCIL
23 NOV 2010
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TOP OF 3RD VODAFONE 3G
ANTENNAS +11.40m AGL

U/S OF 3RD VODAFONE 3G
ANTENNAS +10.00m AGL

EXISTING LAMPPOST
+10.00m AGL

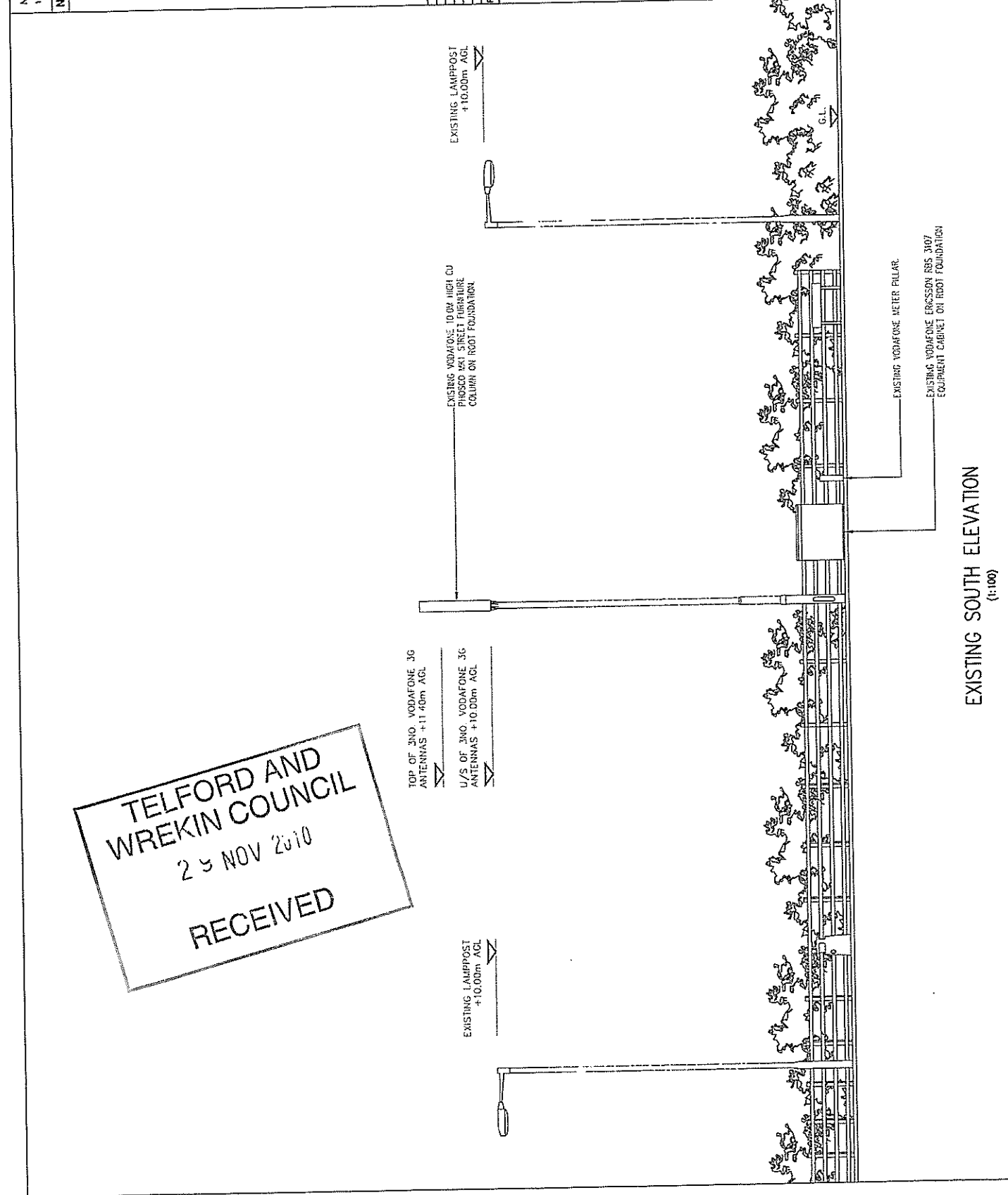
EXISTING VODAFONE 10.0M HIGH CU
PHASED WRT STREET LIGHTING
COLUMN ON FOOT FOUNDATION

EXISTING LAMPPOST
+10.00m AGL

EXISTING VODAFONE METER PILLAR

EXISTING VODAFONE ERICSSON RFS 3407
EQUIPMENT CABINET ON FOOT FOUNDATION

EXISTING SOUTH ELEVATION
(1:100)



NOTES:
 1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE
 N.G.R. E: 371100 N: 313815

TELFORD AND
 WREKIN COUNCIL
 29 NOV 2010
 RECEIVED

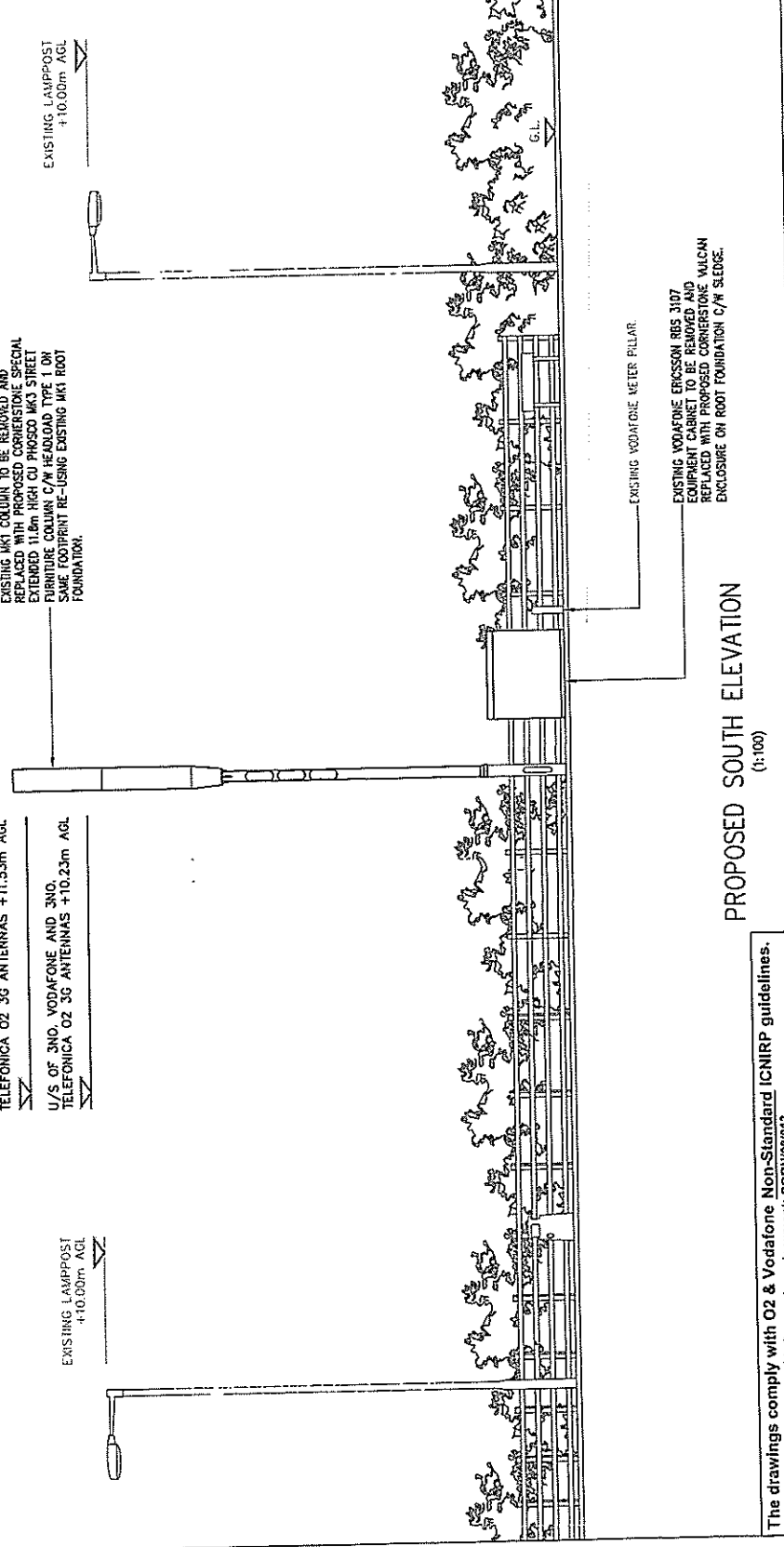
TOP OF 3NO. VODAFONE AND 3NO.
 TELEFONICA 02 3G ANTENNAS +11.53m AGL

U/S OF 3NO. VODAFONE AND 3NO.
 TELEFONICA 02 3G ANTENNAS +10.23m AGL

EXISTING LAMPPOST
 +10.00m AGL

EXISTING MK1 COLUMN TO BE REMOVED AND
 REPLACED WITH PROPOSED CORNERSTONE SPECIAL
 EXTENDED 11.8m HIGH CU PHOSCO MK3 STREET
 FURNITURE COLUMN C/W HEADLOAD TYPE 1 ON
 SAME FOOTPRINT RE-USING EXISTING MK1 ROOT
 FOUNDATION.

EXISTING LAMPPOST
 +10.00m AGL



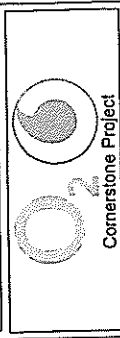
EXISTING VODAFONE METER PILLAR
 EXISTING VODAFONE ERICSSON RBS 3107
 EQUIPMENT CABINET TO BE REMOVED AND
 REPLACED WITH PROPOSED CORNERSTONE MUXCAN
 ENCLOSURE ON ROOT FOUNDATION C/W SLEDGE.

PROPOSED SOUTH ELEVATION
 (1:100)

The drawings comply with O2 & Vodafone Non-Standard ICNIRP guidelines.
 Designed in accordance with Cornerstone document: CORN/09/013

REV	MODIFICATION	BY	CH	DATE
B	30m depth corrected	PH	PH	15.11.10
A	Issued for Approval	CT	PH	15.11.10

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 #
 IONS CONSULTANTS LIMITED
 Rockwood House
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 L 44 (0)1783 20000
 F 44 (0)1783 20004
 www.ionsconsultants.com



Cell Name: MUXTON
 Cell ID No: 55254 (02) 047684

Site Address / Contact Details
 CORNER OF DORNINGTON WOOD WAY (B5060)
 AND MARSHBROOK WAY,
 MUXTON HOUSING ESTATE,
 MUXTON, TELFORD
 TF2 8HZ

Drawing Title: PROPOSED SITE ELEVATION
 Purpose of Issue: PLANNING
 Drawing Number: 301

Scale:	As Shown	Drawn:	CY	Date:	15.11.10
Checked:	PH	Date:	15.11.10	Approved:	AB
Issue:		Date:	15.11.10	Drawn:	AB
		Date:	15.11.10	Checked:	PH

Notes:
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE
N.G.R. E: 371100 N: 313815

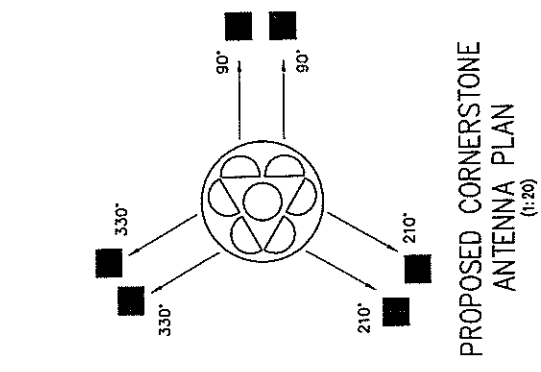
REV	MODIFICATION	BY	CH	DATE
B	PER MODEL EXTRACTED	CT	PH	13.11.10
A	ISSUED FOR APPROVAL	CT	PH	13.11.10

MONO CONSULTANTS LIMITED Poolewood House Guild Street Walsingham, Norfolk NR37 6BP T. 44 (0)1753 290093 F. 44 (0)1753 290088 www.monocountants.com	

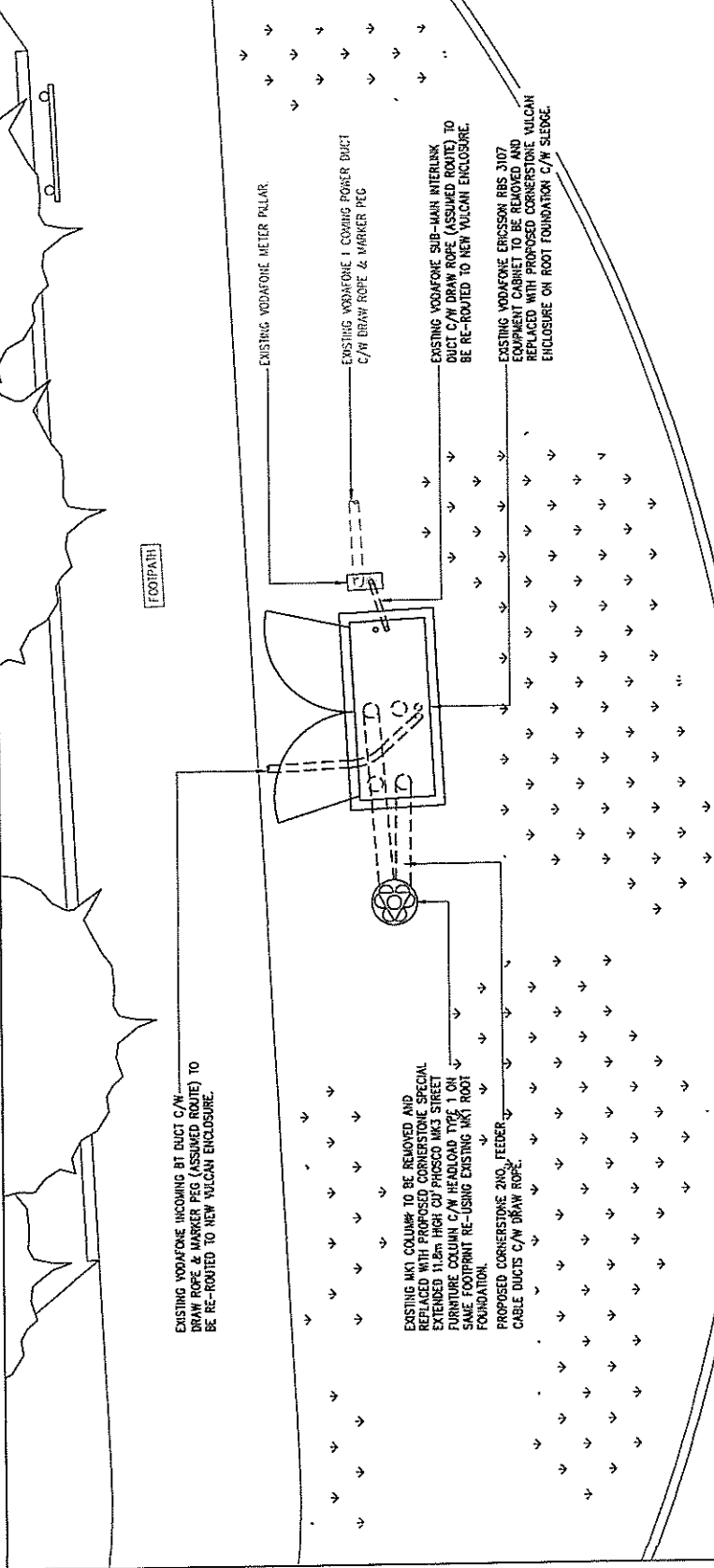
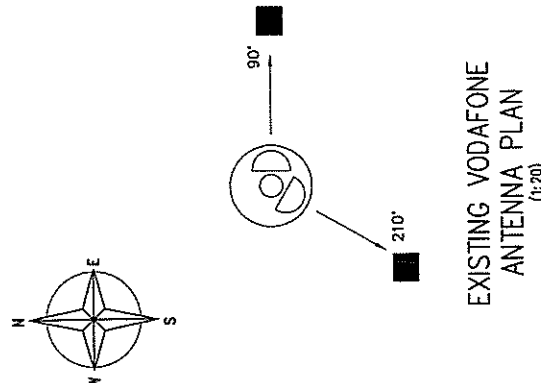
Cell ID No	MUXTON
Cell Name	MUXTON
Cell ID No	Host
(CS) 16771	(WF) 55254 (O2) 047684
Site Address / Contact Details CORNER OF DOWNINGTON WOOD WAY (B5060) AND MARSHBROOK WAY, MUXTON HOUSING ESTATE, MUXTON, TELFORD TF2 6HZ	

Drawing Title:	ANTENNA & EQUIPMENT LAYOUT
Purpose of Issue:	PLANNING
Drawing Number:	400

Scale:	As Shown	Drawn:	13.11.10
Checked:	PH	Checked:	13.11.10
Approved:	AS	Approved:	13.11.10
Issue:	B	Issue:	13.11.10



TELFORD AND WREKIN COUNCIL
23 NOV 2010
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EQUIPMENT LAYOUT (1:50)

The drawings comply with O2 & Vodafone Non-Standard ICNIRP guidelines.
Designed in accordance with Cornerstone document: CORN09/013

NOISE:
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 37100 N: 313815

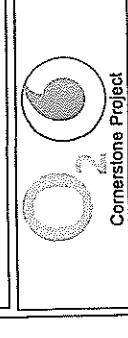
CONCESSION REQUIRED NO

REV	MODIFICATION	BY	CH	DATE
B	Drawn/checked	CT	PH	15.11.10
A	Issued for Approval	CT	PH	15.11.10

#

mono

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1 41 (0)1929 20098
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Cell Name: MUXTON

Cell ID No: 55254 (02) 047684

Site Address / Contact Details: CORNER OF DONNINGTON WOOD WAY (B5060) AND MARSHBROOK WAY, MUXTON HOUSING ESTATE, MUXTON, TELFORD, TF2 8TZ

Antenna Reference Key: Antenna Group, Cell No. (1, 2, 3), Unique Band Reference, Sector (1, 2, 3 etc), GSM, 900 Band, 1800 Band, 2100 Band, UMS

Dual Band Example: Operator, Antenna Ref, Function, PROPOSED 02 A1a 1G09, PROPOSED 02 A1b 1U21

Purpose of Issue: PLANNING

Drawing Number: 500

Scale: As Shown

Drawn: AS, Date: 15.11.10

Checked: PH, Date: 15.11.10

Approved: AB, Date: 15.11.10

EXISTING ANTENNA KEY				FEEDER KEY				COMMENTS										
EXISTING/PROPOSED	OPERATOR	ANT REF	FUNCTION	QUANTUM CODE	VPN	BEARING	HEIGHT TO TOP	HEIGHT TO U/S	POSITION	STATUS	TYPE	SIZE	LENGTH	NO. OF FEEDERS EXISTING	NO. OF FEEDERS PROPOSED	DIPLEX OR TRIPLEX	MHAG/AS200	COMMENTS
EXISTING	WOODFONE	A1	1U21	N/A	801-148	90°	11.40m	10.00m	10.70m	Remove	COAX	HFC-12	15m	2	-	-	-	-
EXISTING	WOODFONE	A2	2U21	N/A	801-148	210°	11.40m	10.00m	10.70m	Remove	COAX	HFC-12	15m	2	-	-	-	-

PROPOSED ANTENNA KEY				FEEDER KEY				COMMENTS										
EXISTING/PROPOSED	OPERATOR	ANT. REF.	FUNCTION	QUANTUM CODE	VPN	BEARING	HEIGHT TO TOP	HEIGHT TO U/S	POSITION	STATUS	TYPE	SIZE	LENGTH	NO. OF FEEDERS EXISTING	NO. OF FEEDERS PROPOSED	DIPLEX OR TRIPLEX	MHAG/AS200	COMMENTS
PROPOSED	Vodafone	A1	1U21	C65XV10UR13K	802-053	90°	11.53m	10.25m	10.88m	NEW	COAX	HFC-12	15m	-	2	-	Ericsson	-
PROPOSED	Vodafone	B1	1U21	C65XV10UR13K	802-053	90°	11.53m	10.25m	10.88m	NEW	COAX	HFC-12	15m	-	2	-	Nokia	-
PROPOSED	Vodafone	A2	2U21	C65XV10UR13K	802-053	210°	11.53m	10.25m	10.88m	NEW	COAX	HFC-12	15m	-	2	-	Ericsson	-
PROPOSED	Vodafone	B2	2U21	C65XV10UR13K	802-053	210°	11.53m	10.25m	10.88m	NEW	COAX	HFC-12	15m	-	2	-	Nokia	-
PROPOSED	Vodafone	A3	3U21	C65XV10UR13K	802-053	330°	11.53m	10.25m	10.88m	NEW	COAX	HFC-12	15m	-	2	-	Ericsson	-
PROPOSED	OZ	E3	3U21	C65XV10UR13K	802-053	330°	11.53m	10.25m	10.88m	NEW	COAX	HFC-12	15m	-	2	-	Nokia	-

SUPPORT STRUCTURE SCHEDULE

EXISTING/PROPOSED	MANUFACTURER	TYPE	HEIGHT	COLOUR	STATUS	COMMENTS
EXISTING	CU Phosco	M1	12.0m	Galvanised	Remove	Root Foundation to Remain
PROPOSED	CU Phosco	M3 Special	11.8m	Galvanised	New	(c/w Headboard Type 1) On Existing Root Foundation

EQUIPMENT SCHEDULE

EXISTING/PROPOSED	OPERATOR	MANUFACTURER	TYPE	SIZE	COLOUR	STATUS	COMMENTS
EXISTING	Vodafone	Eriksen	RBS 3107	1580/380x1350	Green	Remove	-
PROPOSED	Cornerstone	AUFABS/ITL	VULCAN	1896x798x1648	Fir Green (RAL 6009)	New	-

POWER SUPPLY SOURCE

EXISTING/PROPOSED	OPERATOR	MANUFACTURER	TYPE	SIZE	COLOUR	STATUS	COMMENTS
EXISTING	Vodafone	Lucy	Meter Pillar	1580x280x600	Green	Remain	(Re-used to supply new Cornerstone/Vulcan)

TELFORD AND WREKIN COUNCIL

25 NOV 2010

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ANTENNA REFERENCE KEY

A= Antenna Group

1= Cell No. (1, 2, 3)

B= Unique Band Reference

FUNCTION KEY

1= Sector (1, 2, 3 etc)

G= GSM

09= 900 Band

18= 1800 Band

21= 2100 Band

U= UMS

Information on Significant Residual Risks

Construction	Maintenance	Decommissioning
On the basis of information available to the designer at the time of design production, there are no unusual, unobvious or difficult to manage significant risks associated with this design	On the basis of information available to the designer at the time of design production, there are no unusual, unobvious or difficult to manage significant risks associated with this design	On the basis of information available to the designer at the time of design production, there are no unusual, unobvious or difficult to manage significant risks associated with this design

TWC/2010/0816

Highway verge, St Georges By-pass, St Georges, Telford, TF2 9SH
Determination under Part 24 of the GPDO for the replacement of an existing 14.9 metre high telecommunications monopole with a 14.9 metre high monopole, and new ground equipment cabinet

APPLICANT

Telefunica 02 UK Ltd

RECEIVED

01/12/2010

PARISH

St Georges and Priorslee

WARD

Priorslee

CASE OFFICER

Philip Baker

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: The siting and appearance of the telecommunications installation and its visual impact on the surrounding area.

THE PROPOSAL:

This is an application for a determination as to whether prior approval will be required in relation to the siting and appearance of a 14.9 metre high slim line telecommunications monopole.

The application involves replacing the existing 14.9 metre high 02 monopole accommodating 3 antennae with a 14.9 metre high monopole accommodating 6 antennae, which will provide 02 and Vodaphone with coverage in the surrounding area. All the antennae are contained within a smooth circular sheath, which will be fatter than the existing sheath to accommodate the additional antennae.

There would also be a new ground equipment cabinet at the base of the pole measuring 1.89m in length, 0.79m in width and 1.65 metres in height. The monopole and the equipment housing would both be coloured grey to match the existing equipment.

The applicants have stated that the proposal is required in order to increase 2G network capacity to the Priorslee/St Georges area and also provide 3G coverage.

SITE AND SURROUNDINGS:

The site lies within the grass highway verge, on the northern side of the St Georges By-pass, approximately 200 metres west of the Limekiln Bank Roundabout.

PLANNING POLICY CONTEXT:

Wrekin Local Plan Policy T21: Telecommunications.

This policy emphasises the requirement to balance the need for telecommunication systems with the need to minimise the proposal's visual impact on the surrounding area. Evidence should be provided to show that every effort has been made to erect

the apparatus on existing buildings, masts, and other structures, and to share apparatus with other operators.

In May 2009 the Council adopted a Supplementary Planning Document titled 'Telecommunications Development' which provides guidelines relating to the Council's planning approach towards telecommunications development in the Borough. The key points of this document are as follows:-

- The Council should not question the need for the telecommunications system which the proposed development is to support.
- Operators are expected to undertake pre-submission discussions with the Council, Parish Councils, and other residential groups to discuss service objectives, technical constraints, and environmental implications. Discussions should also be held with schools and nurseries if they are within 200 metres of the proposed development.
- Mast sharing is encouraged and full consideration should be given to using existing buildings and structures.
- Telecommunications development should take into account the height of the site in relation to surrounding land, the existence of topographical features and vegetation, and the effect on the skyline or horizon.
- Monopoles and their associated ground equipment should be painted in an appropriate colour to mitigate the visual impact of the installation.
- All applications must include an ICNIRP Declaration that the electromagnetic emissions from a mast or monopole will be in compliance with the ICNIRP guidelines for public exposure.
- 'Slimline' monopoles may be acceptable in residential areas, provided they are not unduly prominent in the street scene and are in keeping with the scale and appearance of the existing street furniture. The installation should not add significantly to the existing street 'clutter'.
- Operators will be expected to examine alternatives to establishing new masts, including the use of existing buildings.
- The proximity of telecommunications installations to residential property is not a material planning consideration unless it would have a significant impact, due to its siting and appearance, on visual amenity.

Planning Policy Guidance Note 8: Telecommunications (PPG8)

This sets out the Government's policy for the planning of telecommunications development. PPG8 encourages local planning authorities to respond positively to telecommunications proposals while protecting the environment from visual intrusion.

ODPM: Code of Best Practice on Mobile Phone Network Development.

The Code provides practical advice on the siting and design of telecommunications development in order to minimise the environmental impact of installations.

CONSULTATION RESPONSES:

The Ward Member, Veronica Fletcher, objects to the proposal on the following grounds:-

- The mast will be situated on the grass verge and will present a danger to motorists

To date, one e-mail has been received objecting to the proposal, the grounds of objection summarised as being:-

- This would be a blight on the landscape in a residential area
- There is a proliferation of these eyesores
- One mast placed on high ground at Red Hill on the A5, away from residential properties, should be sufficient to cover all of East Telford

PLANNING CONSIDERATIONS:

This is a telecommunications determination application and therefore the decision whether to give or refuse prior approval must be based on the siting and appearance of the installation.

The existing monopole and its associated ground equipment cabinet are situated on the open grass verge adjoining the highway. There are high banks of vegetation beyond the highway verge on both sides of the road. There are numerous 12 metre high street lights along the northern side of the by-pass, and the nearest residential property is approximately 20 metres from the proposal site.

The applicants have stated that when they look to provide a new or enhanced telecommunications facility they always look to upgrade the existing mast or pole before exploring other options. In this particular case the applicants established that from a technical point of view the existing O2 installation was a suitable location to provide the required level of 3G coverage for both O2 and Vodaphone. (A pre-application consultation letter was sent to the Council in October 2010 but the applicants have stated that this consultation exercise was not extended to other interested parties because only a replacement pole was being proposed).

On the basis that the proposal was the replacement of an existing pole, and that it was a mast sharing opportunity, the applicants have confirmed that no other telecommunications installations, buildings, and other structures within the required coverage area were considered.

The proposed pole would be the same height as the existing structure, although it would need to be slightly wider than the existing installation in order to accommodate the three extra antennae. By utilising an existing installation, albeit with a fatter profile, the current proposal will reduce the need for additional street furniture, and prevent the proliferation and introduction of new masts into the wider area. The column will retain its slim-line profile, with its shrouded antennae, in order to minimise the visual impact of the development.

The replacement monopole would not be significantly visually different from the existing monopole, and therefore would not be an alien feature in the street scene, nor significantly visually intrusive. Its location within the grass highway verge will not form an incongruous or unduly prominent feature on the skyline or on the street scene. In addition the monopole will be viewed in relation to the trees located beyond

the grass verges. There is no fenced compound proposed, and it is normal to find various types of electrical equipment cabinets and relay boxes alongside urban roads. Therefore the overall impact of the installation on the street scene is considered to be acceptable, taking into account that there is a similar structure in location already.

There is much public concern concerning the possible adverse health impacts of telecommunication development. However consideration of this application should follow the advice given in PPG8. Paragraph 98 states: *“.it is the Government’s firm view that the planning system is not the place for determining health safeguards. It remains central Government’s responsibility to decide what measures are necessary to protect public health. In the Government’s view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them.”*

The requisite ICNIRP certificate has been submitted with this application which confirms that the site and the proposed emissions would comply with the appropriate guidelines. Recent High Court and Court of Appeal decisions in relation to planning appeals for telecommunications equipment have established that when evidence is submitted to confirm that an installation falls within the ICNIRP guidelines, that a perception of fear or concerns about health issues do not provide justification for a Council to refuse an application.

Therefore, the proposed replacement monopole is considered an acceptable installation in this urban residential area, where the appearance of a slim-line monopole would not detract from the character of the area, or be significantly different from the pole it will replace. The siting and design of the proposed development will ensure that there is no adverse impact on the character and appearance of the locality and the general street scene, and the mast sharing will help reduce the need for more masts in the area.. Furthermore, proximity to dwellings is not a planning issue provided that the application includes an ICNIRP Declaration regarding emissions, which this application does, and that the installation satisfies normal planning considerations regarding the siting and appearance of development.

DETERMINATION:

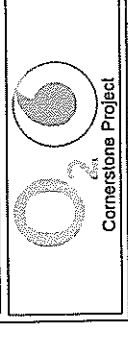
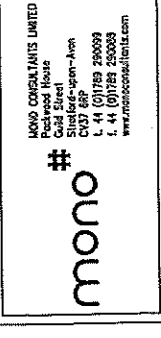
The proposed 14.9 metre high slim line telecommunications monopole does not require a full planning application, and therefore **prior approval is given** for the siting and appearance of the telecommunications installation and its permitted development rights are hereby confirmed.

Notes:
 1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E. 371442 N. 310837
 Directions:
 Heading west on the M54, exit at junction 4 and at the roundabout take the fourth exit onto the B5060 (Cattle Farm Way). At first roundabout take the first exit onto the A5 (St Georges By-Pass) and the site is located approx 150 metres on the right hand side.

REV	A	Revised By	Approved	BY CH	DATE

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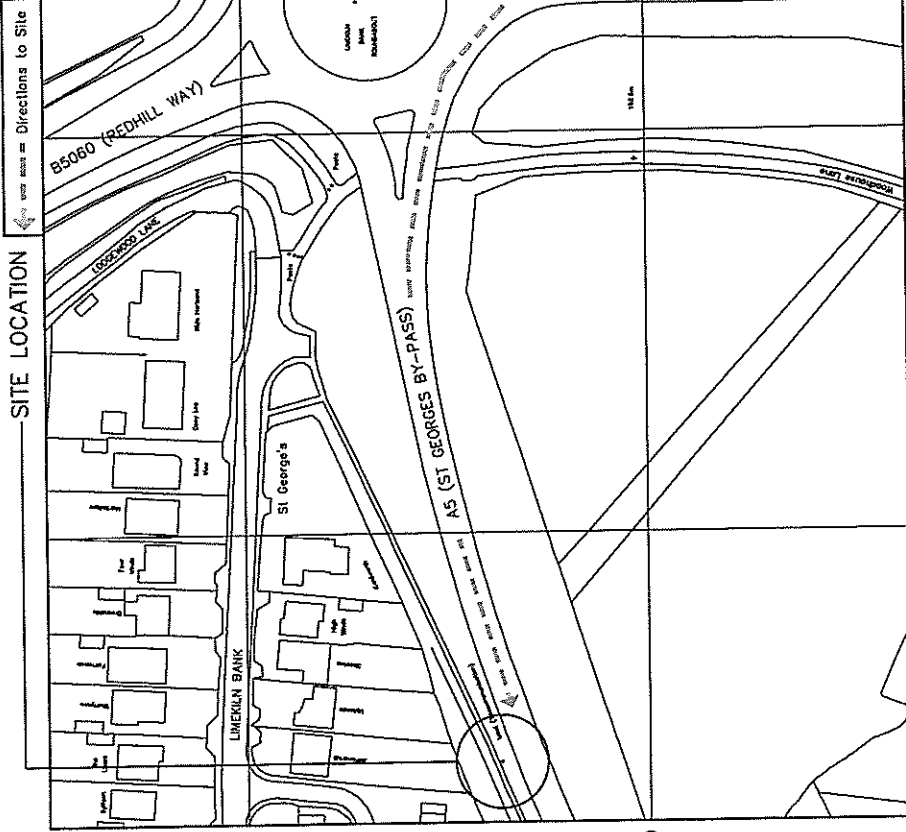


Comerstone Project
 Cell Name
 PRIORSLEE
 Cell ID No
 A

Concretions
 (CS) 16775 (02) 034994 (VF) 81104
 Site Address / Contact Details
 AS (ST GEORGES BY-PASS)
 ST GEORGES
 TELFORD
 SHROPSHIRE
 TF2 9SH

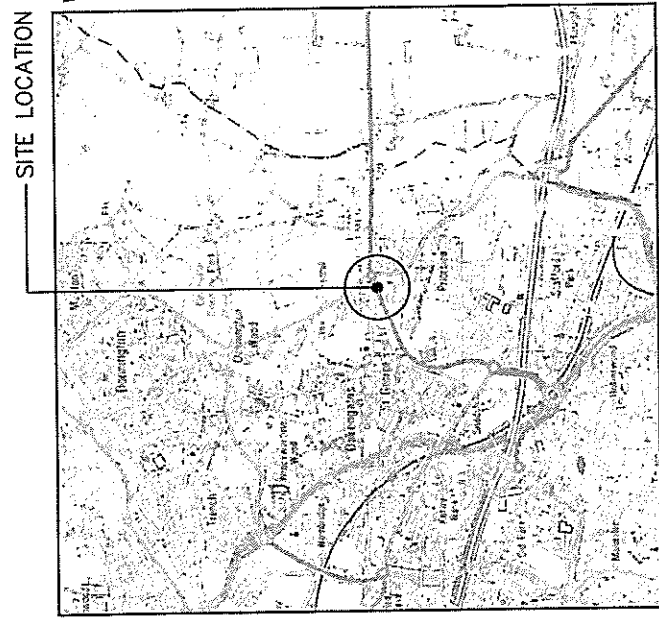
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 Purpose of Issue: PLANNING
 Drawing Number: 100

Scale:	As Shown	Drawn:	Date:	Checked:	Approved:	Issue:



DETAILED SITE LOCATION

(Scale 1:1250)
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SITE LOCATION

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SITE PHOTOGRAPH

NOTES:
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N.G.R. E. 371442 H. 310837

REV	DESCRIPTION	BY	CHK	DATE
A	Issue for Approval			10.11.10

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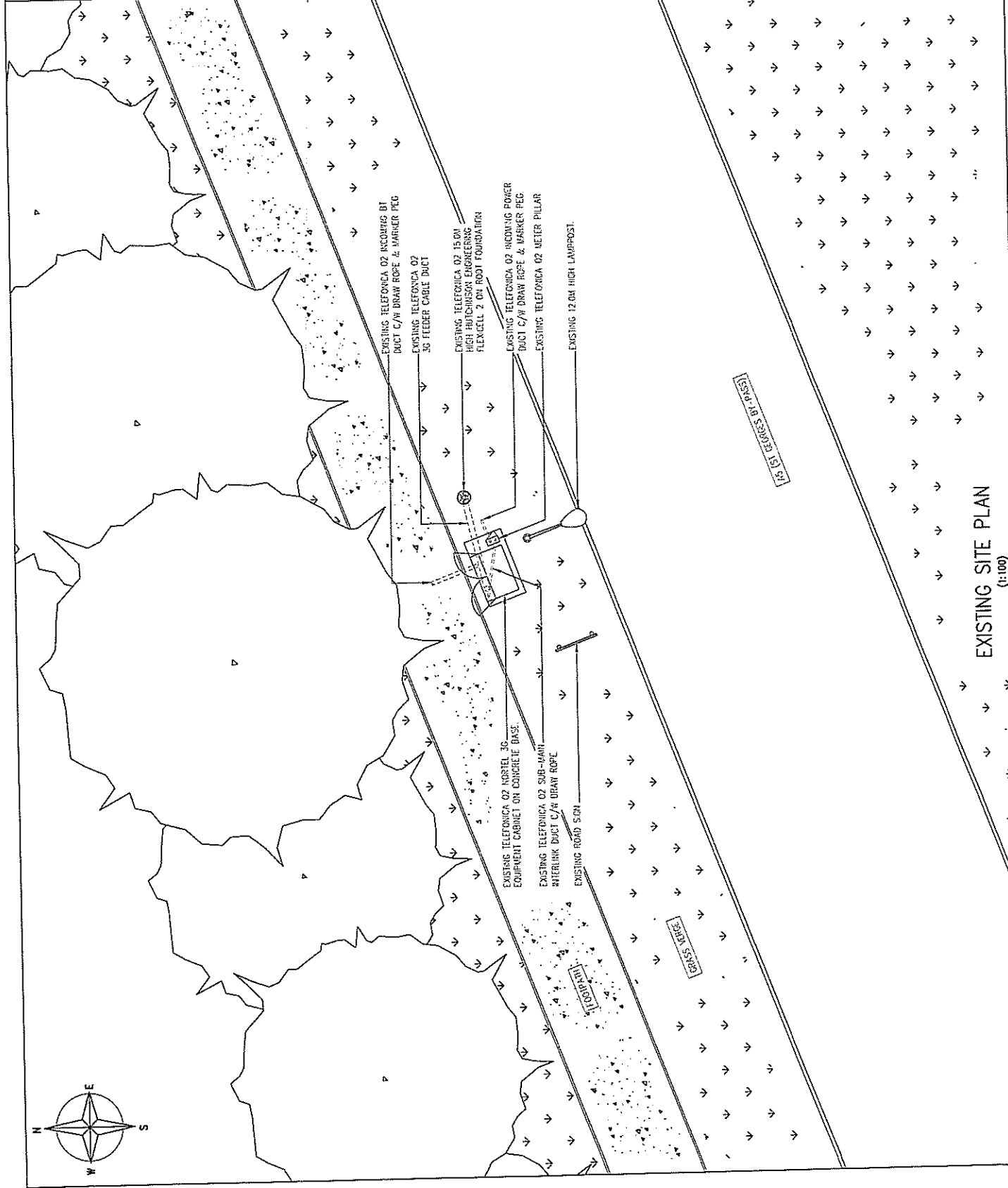
O₂ Gas
 Comersione Project

Cell Name: PRIORSLEE
 Cell ID No: A

Comerione Post: (CS) 16775 | (O2) 034994 | (VF) 81104
 Site Address / Contact Details:
 A5 (ST GEORGES BY-PASS)
 ST GEORGES
 TELFORD
 SHROPSHIRE
 TF2 9SH

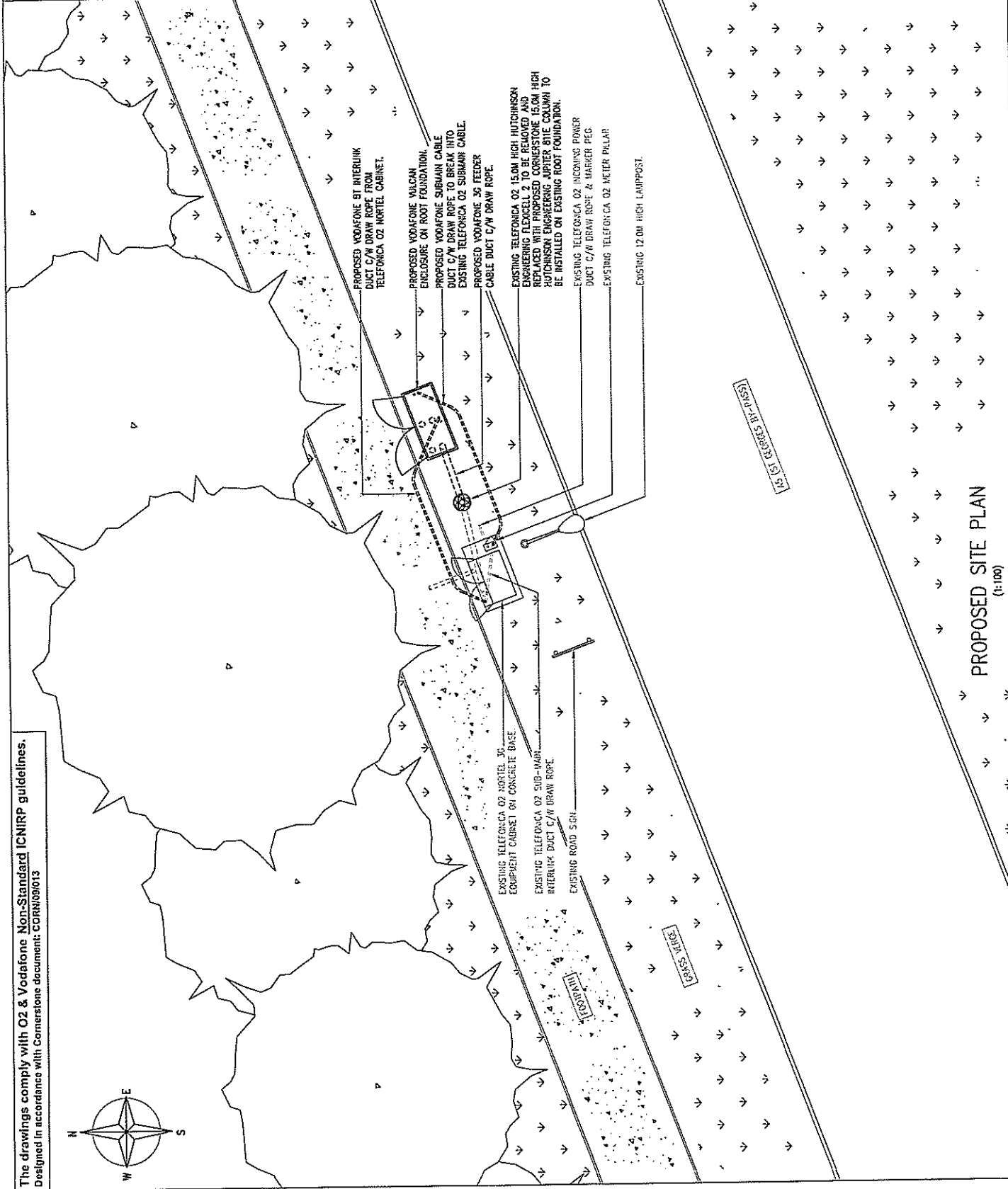
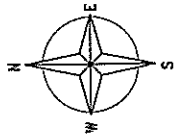
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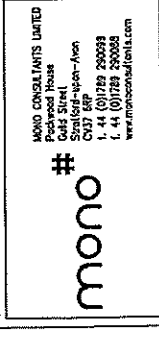
The drawings comply with O2 & Vodafone Non-Standard ICNIRP guidelines.
 Designed in accordance with Comerstone document: CORR0091013



NOTES:
 1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE
 N.G.R. E: 371442 N: 310637

REV	DATE	BY	CHK	DATE
1	10/11/10			
MODIFICATION				

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Comerstone Project
 Cell Name: PRIORSLEE
 Cell ID No: A

Contract No	Sheet
(CS) 16775 (O2) 034994 (VF) 81104	

Site Address / Contact Details
 A5 (ST GEORGES BY-PASS)
 ST GEORGES
 TELFORD
 SHROPSHIRE
 TF2 9SH

Drawing Title: PROPOSED SITE PLAN
 Purpose of Issue: PLANNING
 Drawing Number: 201

Scale:	As Shown	Date:	10/11/10
Checked:	PH	Approved:	AS
Drawn:		Date:	10/11/10

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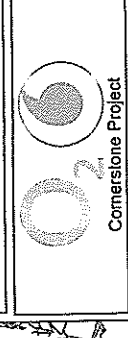
Notes:
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 N.G.R. E: 371442 N: 310837

REV	As Issued for Approval	MODIFICATION	BY	CHK	DATE
A					10.11.10

Cell Name	PROFSLEE	Opt	A
Cell ID No	(US) 16775 (02) 034994 (VF) 81104	Host	SHARLET
Site Address / Contact Details			
A5 (ST GEORGES BY-PASS)			
ST GEORGES			
SHROPSHIRE			
TF2 9SH			

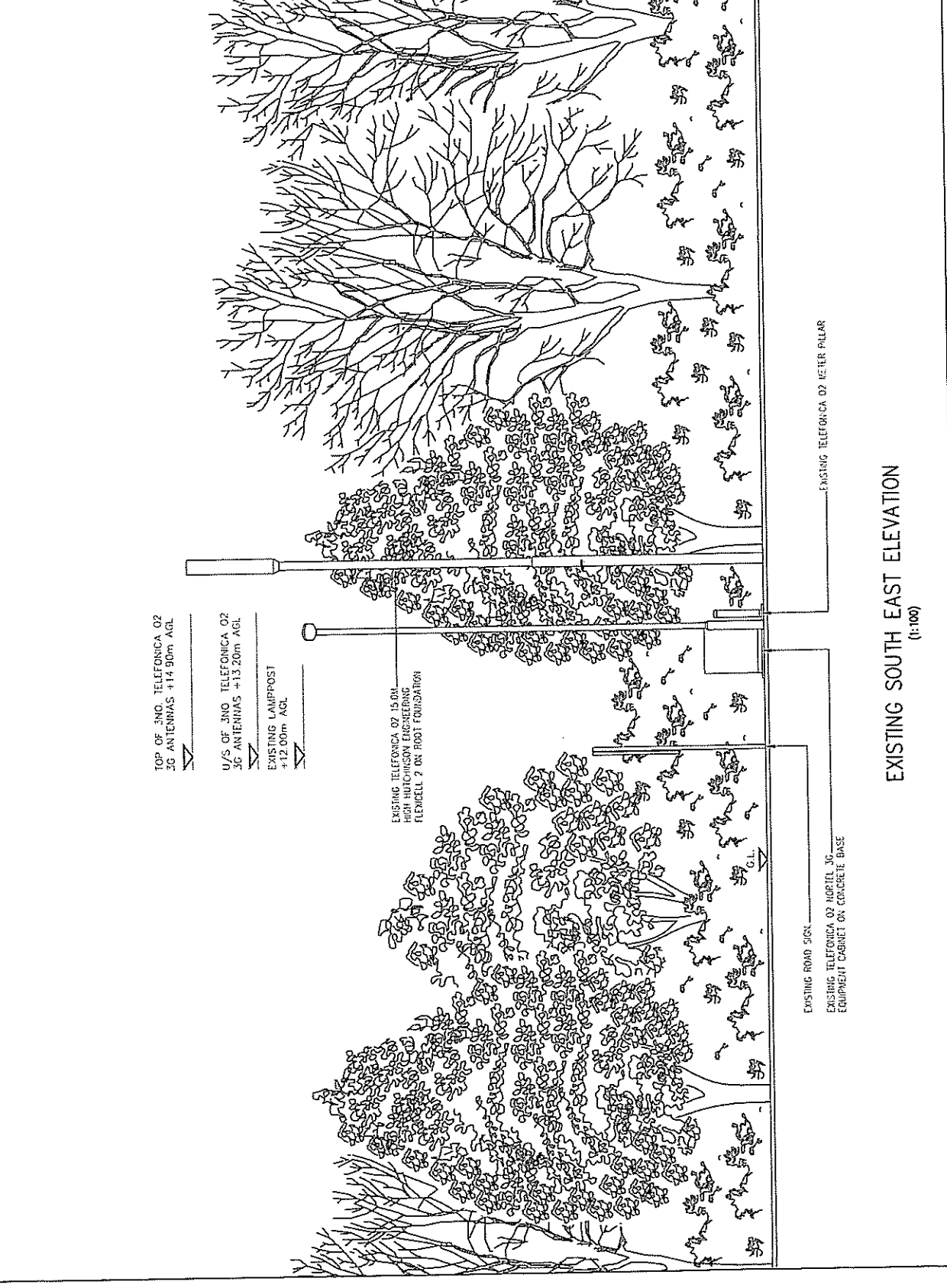
#
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Comerstone Project

Drawing Title:	EXISTING SITE ELEVATION
Purpose of Issue:	PLANNING
Drawing Number:	390
Scale:	As Shown
Checked:	PH
Drawn:	AB
Issue:	10.11.10
Approved:	AB
Date:	10.11.10
Issue:	A



TOP OF 3RD TELEFONICA O2
 3G ANTENNAS +14.90m AGL

U/S OF 3RD TELEFONICA O2
 3G ANTENNAS +13.20m AGL

EXISTING LAMPPOST
 +12.00m AGL

EXISTING TELEFONICA O2 15.0M
 HIGH IN MASONRY ENGINEERING
 FLEMWELL 2 ON FOOT FOUNDATION

EXISTING ROAD SIGN
 EXISTING TELEFONICA O2 MOPTEL 3G
 EQUIPMENT CABINET ON CONCRETE BASE

EXISTING TELEFONICA O2 METER PILLAR

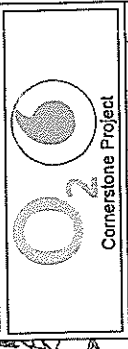
EXISTING SOUTH EAST ELEVATION
 (1:100)

NOTES:
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE
N.G.R. E. 371442 N. 310837

REV	DESCRIPTION	BY	CHK	DATE

mono

CORNERSTONE PROJECT



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Cell ID No: 81104
Site Address / Contact Details: AS (ST GEORGES BY-PASS) TELFORD SHROPSHIRE TF2 9SH

Drawing Title: PROPOSED SITE ELEVATION
Purpose of Issue: PLANNING
Drawing Number: 301

Scale:	Drawn:	Check:	Date:	Issue:
As Shown	AS	AS	10.11.10	A

TOP OF 6M. CORNERSTONE 3G ANTENNAS +14.90m AGL
U/S OF 6M. CORNERSTONE 3G ANTENNAS +13.50m AGL
EXISTING LAMPPOST +12.00m AGL

EXISTING TELEFONICA O2 15.0M HIGH HUTCHINSON ENGINEERING TIECELL 2 TO BE REMOVED AND REPLACED WITH PROPOSED CORNERSTONE 15.0M HIGH HUTCHINSON ENGINEERING METER SITE COLUMN TO BE INSTALLED ON EXISTING ROOT FOUNDATION.

PROPOSED VODAFONE VULCAN ENCLOSURE ON ROOT FOUNDATION.

PROPOSED SOUTH EAST ELEVATION
(1:100)

EXISTING ROAD SIGN
EXISTING TELEFONICA O2 NORTEL 3G EQUIPMENT CABINET ON CONCRETE BASE
EXISTING TELEFONICA O2 METER PILLAR

The drawings comply with O2 & Vodafone Non-Standard ICNIRP guidelines.
Designed in accordance with Cornerstone document: CORN059073

