

Item No 01:-

21/01393/FUL

**Communications Site At Haymead Covert
Boxwell Farm
Leighterton
Gloucestershire**

Item No 01:-

Replacement of the existing 15m lattice tower (17.6m to the top of antennas) with a new 24m lattice tower (top of antennas), accommodating 6no. antennas, 1no. microwave dish, the replacement of 1no. equipment cabinet, along with ancillary works at Communications Site At Haymead Covert Boxwell Farm Leighterton Gloucestershire

Full Application 21/01393/FUL	
Applicant:	Vodafone Limited (on Behalf Of Cornerstone)
Agent:	Maxema Ltd
Case Officer:	Martin Perks
Ward Member(s):	Councillor Richard Morgan
Committee Date:	9th June 2021
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Installation of Mobile Communications Apparatus
- (b) Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty

Reasons for Referral:

This application is referred to Planning and Licensing Committee in accordance with the Council's Scheme of Delegation which requires planning applications for new mobile telecommunications masts to be determined by Committee.

1. Site Description:

This application relates to an existing mobile phone site located approximately 30m to the south-east of the A46. The site lies approximately 1.1km to the north of the village of Leighterton. The site is bordered by woodland to its north and west and by agricultural land to its south and east.

The site is located within the Cotswolds Area of Outstanding Natural Beauty.

2. Relevant Planning History:

Application Site

14/04417/FUL Erection of a 25m lattice mast with antennas and dishes along with ancillary development and the removal of the existing 17.5m lattice mast. Permitted 2014

Land to east

CT.8160 The installation of a 20m monopole, antennae, 4 dishes, equipment cabinets and ancillary equipment. Permitted 2001

Land to north

15/01719/FUL Upgrade of existing telecommunications installation comprising replacement of two antennas and addition of four 600mm diameter dishes on the lattice tower, along with replacement of one equipment cabinet and addition of two cabinets within the compound and development ancillary thereto. Permitted 2015

3. Planning Policies:

EN1 Built, Natural & Historic Environment
EN2 Design of Built & Natural Environment
EN4 The Wider Natural & Historic Landscape
EN5 Cotswolds AONB
INF9 Telecommunications Infrastructure

4. Observations of Consultees:

None

5. View of Town/Parish Council:

None received

6. Other Representations:

None

7. Applicant's Supporting Information:

Design and Access Statement
Covering Letter
Declaration of conformity with ICNIRP compliance
Health and mobile phone base stations document
The public benefits of mobile connectivity document

8. Officer's Assessment:

Proposed Development

The applicant is seeking to erect a 24m high lattice mobile phone mast together with an associated compound, cabinet, 6 antennas and 1 microwave dish. The proposed mast will replace an existing mobile phone mast. The existing mast consists of a 15m high lattice tower with 2 antennas above. It has an overall height of 17.2m. The proposed mast will be 6.8m higher than the existing structure. It will lie adjacent to the south-western edge of the existing site compound. The site compound will be extended by approximately 4.3m in

length by 5.8 in width to create a new compound measuring approximately 10m long by 5.8m wide. The compound will be enclosed by wire mesh fence measuring 1.8m in height.

Vehicular access to the site will be via an existing site access onto the A46.

(a) Installation of Mobile Communications Apparatus

The proposed development seeks to provide improve mobile phone coverage for the local area. The applicant's supporting information states '*The upgrading of this site is required to enhance the existing network coverage and capacity to the local area. The site is required to provide an upgrade to existing network coverage and to enhance 4G coverage and capacity in the Leighterton area.*'

The installation of new telecommunications apparatus is covered by the following Local Plan policy:

Policy INF9 Telecommunications Infrastructure

1. Telecommunications infrastructure development that is likely to have an adverse impact upon the environment (including heritage assets, biodiversity, local amenity, landscape and its setting) will not be permitted unless:

- a. There is no alternative location which would be less detrimental; and*
- b. There is no possible technological alternative, having regard to reasonable operational considerations, which would lead to a less adverse impact.*

2. Where an installation becomes redundant for telecommunication purposes, the infrastructure and all associated apparatus and structures shall be removed by the developer or operator, and the site reinstated in accordance with proposals approved at the application stage.

3. Proposals for new allocations should include the provision of telecommunications infrastructure with sufficient flexibility to support the fastest available data transfer speed at the time.

Paragraph 11.9.1 of the Local Plan states that '*significant parts of the District experience low broadband speed and poor telecommunication signals. Improvements to the telecommunications infrastructure can address this problem and thereby help combat social exclusion of residents, improve access to services (including emergency services) and reduce the need to travel*' .

Paragraph 11.9.1 goes on to state that '*an improved communications network also contributes to the local economy by providing people with a choice as to how and where they can operate their business, facilitating home working and potentially attracting new employment opportunities*'.

In terms of national guidance, paragraph 112 of the National Planning Policy Framework (NPPF) states that '*advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks ..*'

It is evident that the Local Plan and national guidance are supportive in-principle of the provision of improved communications infrastructure.

The current proposal will utilise an existing mobile phone site. It will enable two operators to pool their basic network infrastructure whilst still enabling them to run two independent networks. The proposal will reduce the need for the two operators to erect separate masts thereby reducing the visual impact of such development on the landscape.

The proposed development will lie adjacent to an existing mobile phone mast installation. In addition, permission was granted in 2014 (14/04417/FUL) for the erection of a 25m high mast on this site. The principle of introducing a mast of a similar height to that now proposed has previously been agreed.

The proposed development is located approximately 600m from the nearest dwelling. It is therefore considered to be of sufficient distance from residential properties so as to avoid having an adverse impact on residential amenity. In addition, is not located in close proximity to any heritage assets and the proposal does not require the removal of any trees. The proposal will involve development in close proximity to an existing mobile phone mast. It will not therefore result in the introduction of new development into ecologically sensitive, undeveloped site. A condition can also be attached which secures the removal of the mast and associated equipment within 6 months of the cessation of its use. It is considered that the proposed development accords with the aspirations of Local Plan Policy INF9 and guidance in the NPPF. The impact of the proposal on the character and appearance of the area will be addressed in the following section.

(b) Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape (S85(1) of the Countryside and Rights of Way Act 2000).

The following Local Plan policies are considered relevant to the proposal:

Local Plan Policy EN4 The Wider Natural and Historic Landscape states:

- 1. 'Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.'*
- 2. 'Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.'*

Local Plan Policy EN5 Cotswolds Area of Outstanding Natural Beauty (AONB) states:

- 1. 'In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.'*

2. Major development will not be permitted within the AONB unless it satisfies the exceptions set out in National Policy and Guidance.'

In terms of national policy, Paragraph 170 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should contribute to and enhance the natural and local environment by '*protecting and enhancing valued landscapes*' and '*recognising the intrinsic character and beauty of the countryside*'.

Paragraph 172 of the NPPF states that '*great weight should be given to conserving and enhancing landscape and scenic beauty in ... Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.*'

The application site is located in an area of open countryside in close proximity to the A46. The site is set back approximately 30m from the aforementioned road. Due to the presence of existing trees and woodland between the site and the A46, the existing mast is not readily visible from the A46.

The existing mast is more visible from Whitewater Road, which lies to the south-west of the application site. The aforementioned road extends from the A46 to Leighterton. It is located approximately 200m from the application site at its closest point. In light of the distance of the site from the road, a backdrop of existing woodland and the lattice nature of the mast, the existing mast is considered not to appear as a prominent or obtrusive feature within the landscape.

The proposed replacement mast will be 6.8m higher than the existing structure. However, due to the height of existing roadside trees, it is considered that the proposal will not be readily visible from the adjacent highway. With regard to views from Whitewater Road to the south, the proposed mast will still be seen against a backdrop of trees. The lattice nature of the mast means that the structure will have a certain degree of permeability. In combination with its distance from the aforementioned road, it is considered that the increase in height will not have a materially greater impact on the character or appearance of the AONB landscape than the existing structure. It is also of note that permission has been granted previously for the erection of a similar sized mast to that now proposed on the site. The introduction of a similar sized development has therefore been deemed not to have an adverse impact on the AONB. It is considered that social and economic benefits arising from the proposal justify the presence of the development within the designated landscape.

The proposal is considered to accord with Local Plan Policies EN4 and EN5 and guidance in paragraphs 170 and 172 of the NPPF.

Other Matters

The proposed development will utilise an existing site access onto the A46. It will not result in a material increase in traffic using the existing access or the local highway network. The proposal is considered not to have an adverse impact on highway safety having regard to Local Plan Policy INF4.

The proposed development does not result in the creation of residential or retail floorspace and is not therefore liable for the Community Infrastructure Levy.

9. Conclusion:

Overall, it is considered that the proposed development will provide improved telecommunications infrastructure which will have social and economic benefits for the area. The proposal will not have an adverse impact on the character or appearance of the AONB. It is therefore recommended that the application is granted permission.

10. Proposed conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawing number(s): 100 A, 101 A, 201 C, 301 C

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

3. Within 6 months of the cessation of the use of the site and apparatus for mobile communications purposes, the mast, compound and all associated telecommunications equipment and apparatus shall be permanently removed from the site.

Reason: In order to preserve the rural character and appearance of the Cotswolds Area of Outstanding Natural Beauty in accordance with Local Plan Policies EN4 and EN5. There is no justification for the mast and associated equipment to remain on site following the cessation of its use having regard to Local Plan Policy INF9.

21/01393/AN

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R. E. 382410 N. 192380

DIRECTIONS
 ARE TO BE NORTH ONTO MAS. AFTER CROSSING THE SITE WILL BE FOUND ON R15, APPROX 400M AFTER THE LEFT TURN SIGNED LEIGHTON.

NOTES:

REV	MODIFICATION	BY	CHK	DATE
A	Issued for Approval	AL	RC	07/12/20



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Cell ID No		TEF	
CTIL	VF	TEF	
124079	86935	006918	

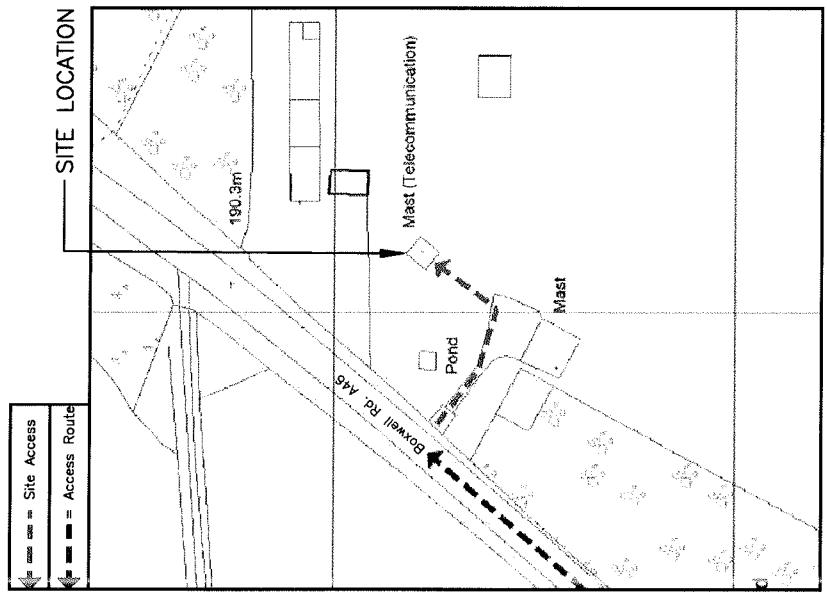
Site Address / Contact Details

BOXWELL FARM
 LEIGHTERTON
 TETBURY
 GLOUCESTERSHIRE
 GL8 8UG

Dwg Rev	A
Pack Issue	C
Original Sheet Size	A3
Date	07/12/20
Checked	SD
Date	07/12/20

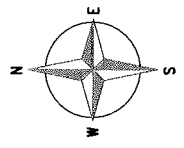
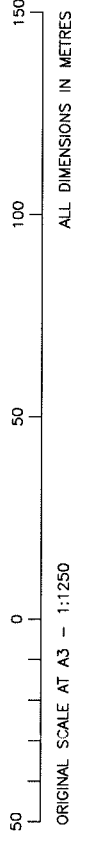
Drawing Title	SITE LOCATION MAP
Purpose of Issue	PLANNING
Drawing Number	100

SITE LOCATION

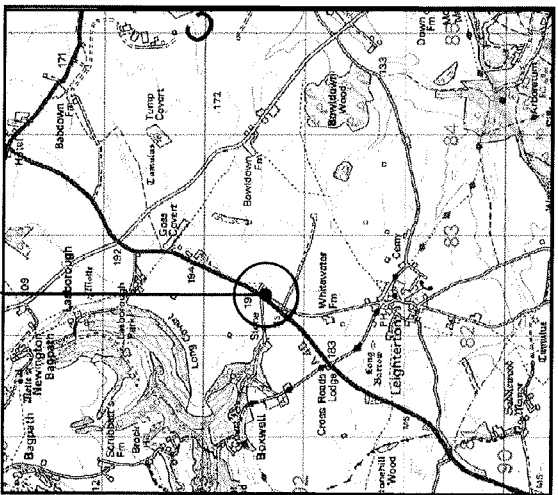


DETAILED SITE LOCATION
 (Scale 1:1250)

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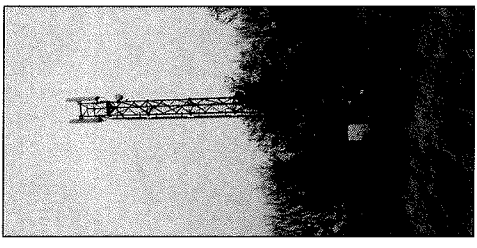
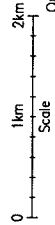


SITE LOCATION



SITE LOCATION
 (Scale 1:50000)

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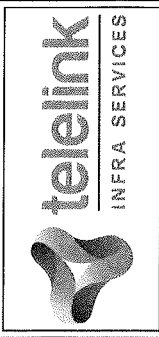
SITE PHOTOGRAPH

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.
 Designed in accordance with CTIL document: SDN0008

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E. 382410 N. 192380

NOTES:

REV	MODIFICATION	BY	CH	DATE
B	Minor Amendment Issued for Approval	A	PC	07/09/20
A		A	PC	07/12/20

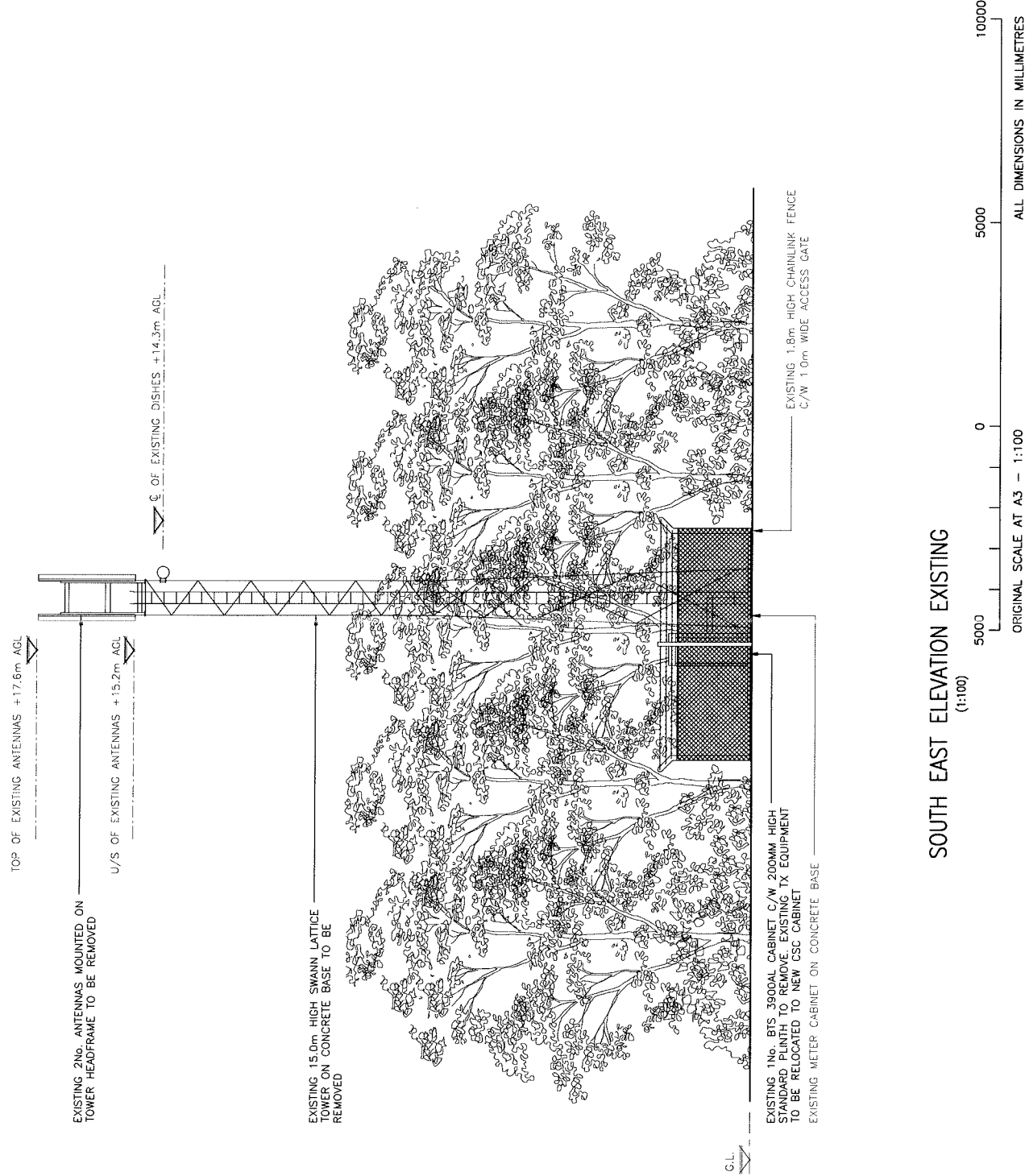


Cell Name	BOXWELL FARM	Opl	-
Cell ID No		VF	
CTIL		TEF	

124079	86935	006918
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Site Address / Contact Details
 BOXWELL FARM
 LEIGHTERTON
 TETBURY
 GLOUCESTERSHIRE
 GL8 8UG

Drawing Title:	SITE ELEVATION EXISTING
Purpose of Issue:	PLANNING
Dwg Rev	B
Drawing Number:	300
Drawn:	AM
Checked:	SD
Date:	07/12/20
Original Sheet Size:	A3
Packet Issue:	C



SOUTH EAST ELEVATION EXISTING (1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 382410 N: 192380

NOTES:

ELECTRICAL DESIGN IS TO BE CONFIRMED FOLLOWING COMPLETION OF ELECTRICAL CALCULATIONS

REV	MODIFICATION	BY	CH	DATE
C	Major Amendment	JA	FC	06/03/21
B	Minor Amendment	JA	FC	07/12/20
A	Issued for Approval	JA	FC	07/12/20



Cell Name	OP1
BOXWELL FARM	
Cell ID No	
CTIL	TEF
VF	
124079	006918

Site Address / Contact Details
 BOXWELL FARM
 LEIGHTERTON
 TETBURY
 GLOUCESTERSHIRE
 GL8 8UC

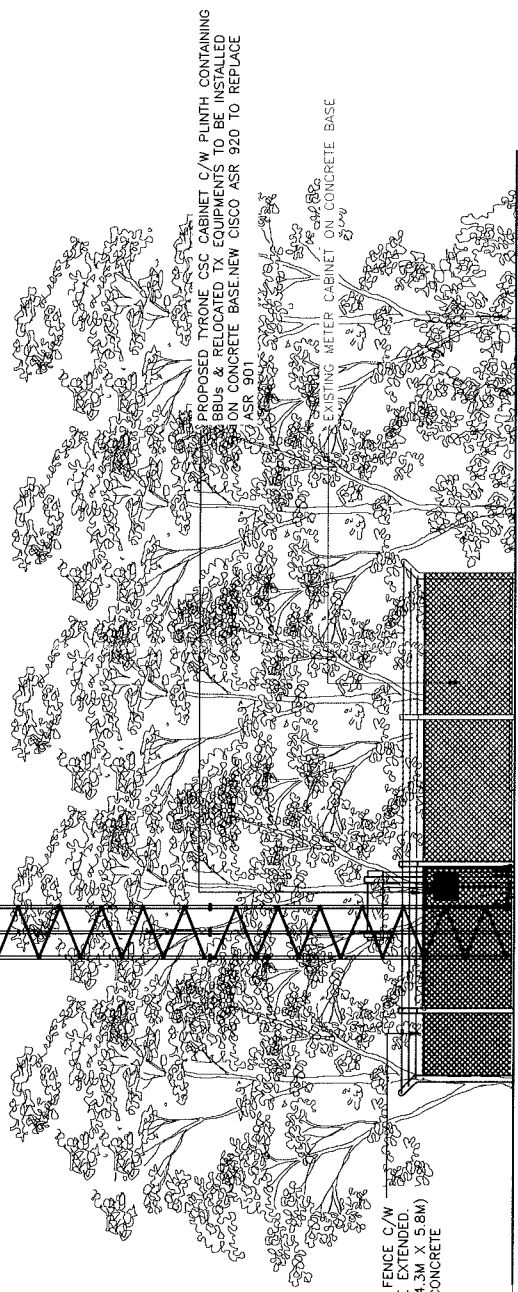
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Purpose of Issue:	PLANNING	
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Drawing Number:	301	
Surveyed By:	TELELINK	Original Sheet Size: A3
Drawn:	JA	Checked: SD
Date:	07/12/20	Date: 07/12/20
Issue:		C

- TOP OF PROPOSED TOWER 24.00m AGL
- TOP OF PROPOSED ANTENNAS 23.00m AGL
- U/S OF PROPOSED ANTENNA 22.43m AGL
- U/S OF PROPOSED ANTENNA 19.90m AGL

- PROPOSED 1No. ERS4415 (L21) ON NEW 4020 MAFI BRACKETS FIXED ON HEADFRAME (1No. PER SECTOR, 3No. TOTAL)
- PROPOSED 1No. ERS2212 (L900) ON NEW 4020 MAFI BRACKETS FIXED ON HEADFRAME (1No. PER SECTOR, 3No. TOTAL)
- PROPOSED 1No. ERS2260 ON NEW 4020 MAFI BRACKETS FIXED ON HEADFRAME (1No. PER SECTOR, 3No. TOTAL)
- PROPOSED 24m SWANN LATTICE TOWER ON NEW FOUNDATION 4.05mx4.05mx4.05m

- U/S OF EXISTING DISHES RELOCATED +14.3m AGL

- PROPOSED 1No. GPS MODULE MOUNTED ON NEW HEADFRAME ON TOP OF ANTENNA
- PROPOSED 1No. COMMSCOPE RRRZV-65B-R6M43 (12-PORT) ANTENNAS & 1No. ERICSSON AIR 3227 ANTENNAS ON NEW MAFI OFFSETS 3268 MOUNTED ON HEADFRAME (1No. EACH PER SECTOR, 3No. EACH TOTAL)
- PROPOSED 2No. ICD 3-WAY DC DISTRIBUTION (2No. PER SECTOR, 6 TOTAL)
- PROPOSED 2No. DC CABLES FOR PROPOSED 2No. ICD 3-WAY TO BE INSTALLED ON THE TOWER (2No. EACH PER SECTOR, 6No. EACH TOTAL)
- PROPOSED 1No. MULTICORE FIBRE TO BE INSTALLED ON THE TOWER (1No. EACH PER SECTOR, 3No. EACH TOTAL)



SOUTH EAST ELEVATION PROPOSED (1:100)

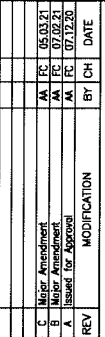


The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.
 Designed in accordance with CTIL document: SDN008

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R. E. 382410 N. 192380

NOTES:
 ELECTRICAL DESIGN IS TO BE CONFIRMED FOLLOWING COMPLETION OF ELECTRICAL CALCULATIONS

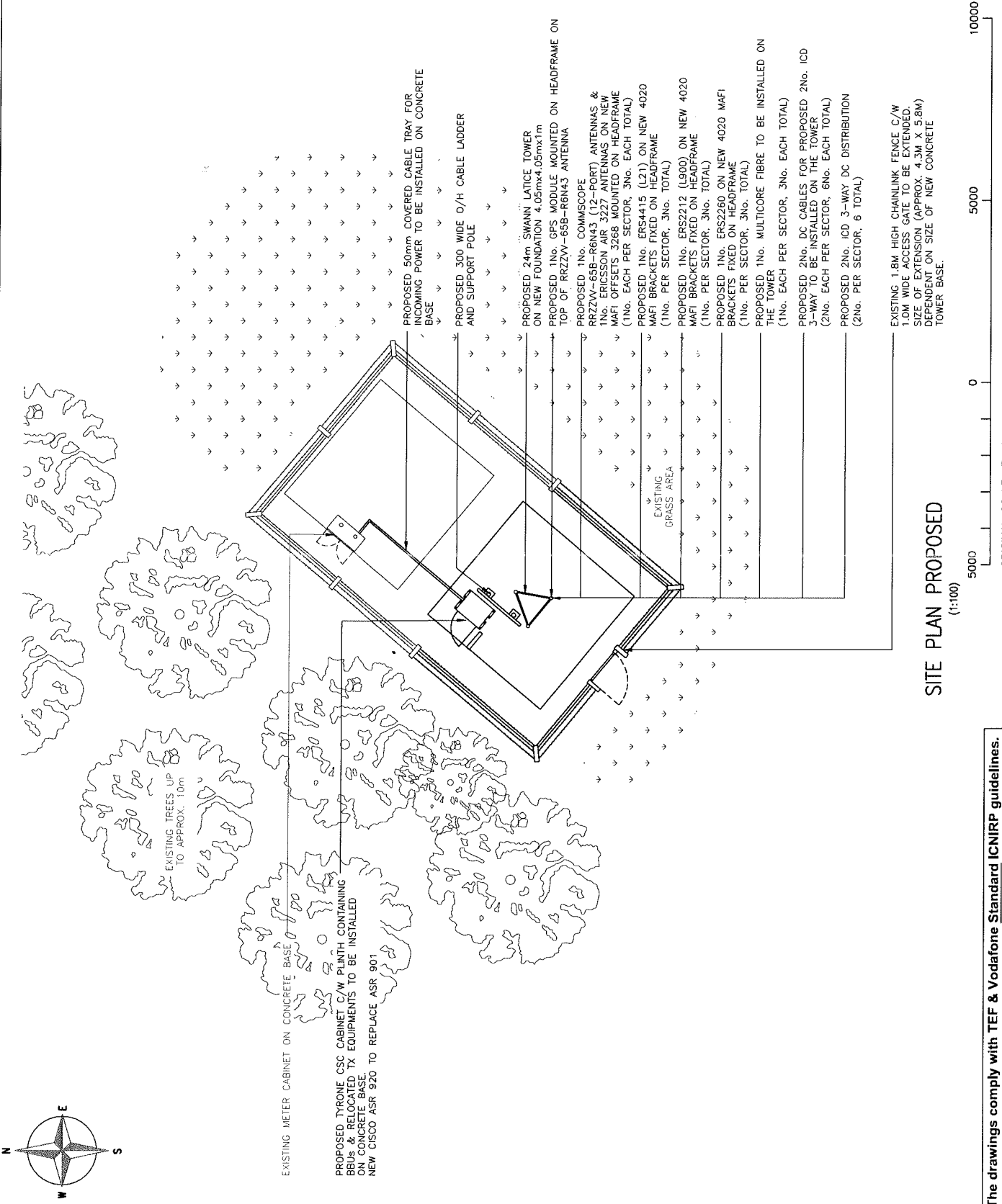
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B	Issue for Approval	AM	PC	07.12.20
A	Issue for Approval	AM	PC	07.12.20



Cell Name	OP1
BOXWELL FARM	-
Cell ID No	
CTIL	TEF
VF	
124079	006918

Site Address / Contact Details
 BOXWELL FARM
 LEIGHTERTON
 TETBURY
 GLOUCESTERSHIRE
 GL8 8UG

Drawing Title: SITE PLAN PROPOSED
 Purpose of Issue: PLANNING
 Drawing Number: 201
 Surveyed By: TELELINK
 Original Sheet Size: A3
 Date: 07.12.20
 Checked: SU
 Date: 07.12.20
 Drawn: AM
 Date: 07.12.20
 Pack Issue: C



The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.
 Designed in accordance with CTIL document: SDN0008

