



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR

Tel: 01768 899 773 Email: office@penrithtowncouncil.gov.uk

DATE: 27 May 2025

NOTICE IS HEREBY GIVEN that an **ORDINARY MEETING** of **THE PLANNING COMMITTEE** will be held on Monday 2 June 2025, at 5.15pm and you are hereby **SUMMONED** to attend to transact the business as specified in the agenda and reports hereunder.

The meeting will be held at Unit 2, Church House, 19-24 Friargate, Penrith.

To assist in the speedy and efficient dispatch of business', Members should read the agenda and reports in advance of the meeting. Members wishing to obtain factual information on items included on the agenda are asked to enquire of the relevant officer **PRIOR** to 9.00am on the Friday prior to the meeting.

Members are asked to indicate if they wish to speak on an item **PRIOR** to the meeting (by 1.00pm on the day of the meeting at the latest) by emailing office@penrithtowncouncil.gov.uk

COMMITTEE MEMBERSHIP

Cllr Bowen	Pategill Ward	Cllr B Jayson	West Ward
Cllr Davies	West Ward	Cllr D Jayson	North Ward
Cllr Holden	Carleton Ward	Cllr Lawson	Carleton Ward
Cllr Jackson	North Ward	Cllr. Shepherd	East Ward

A handwritten signature in black ink that reads "V. Tunnadine". The signature is fluid and cursive.

Mrs V Tunnadine, Town Clerk

Public Participation

Members of the public are welcome to attend. Details about how to comment on an agenda item are available on the Town Council Website.

Filming

Please note that this meeting may be filmed for live or subsequent broadcast via the internet or social media.

Please be advised that the Town Council does not record or live stream meetings.

Penrith Town Council fully supports the principle of openness and transparency and has no objection to filming and reporting at its Full Council, and Committee meetings that are open to the public. It also welcomes the use of social networking websites, such as Twitter and Facebook, to communicate with people about what is happening, as it happens. Filming will only commence at the beginning of a meeting when the Chair opens the meeting with apologies and will finish when the meeting is closed or when the public may be excluded from an exempt item. The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded.

General Power of Competence

The Town Council resolved from 15 May 2023, until the next relevant Annual Meeting of the Council, that having met the conditions of eligibility as defined in the Localism Act 2011 and SI 965 The Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012, to adopt the General Power of Competence.

**AGENDA FOR THE MEETING OF
PLANNING COMMITTEE
MONDAY 2 JUNE 2025**

PART I

1. Appointment of Vice-Chair

To appoint a Vice Chair of the Planning Committee for the 2025-26 municipal year.

2. Apologies For Absence

Receive apologies from Members.

3. Declarations of Interests and Requests for Dispensations

Receive declarations by Members of interests in respect of items on this agenda and apply for a dispensation to remain, speak and/or vote during consideration of that item.

ADVICE NOTE:

Members are reminded that, in accordance with the revised Code of Conduct, they are required to declare any disclosable pecuniary interests or other registrable interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting.) Members may, however, also decide, in the interests of clarity and transparency, to declare at this point in the meeting, any such disclosable pecuniary interests which they have already declared in the Register, as well as any other registrable or other interests. If a Member requires advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote, he/she is advised to contact the Monitoring Officer at least 24 hours in advance of the meeting.

4. Public Participation

Receive any questions or representations which have been received from members of the public. A period of up to 15 minutes for members of the public to ask questions or submit comments.

ADVICE NOTE:

Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. The public must make a request in writing to the Town Clerk **PRIOR** to the meeting, when possible. A member of the public can speak for up to three minutes. A question shall not require a response at the meeting nor start a debate on the question. The chair of the meeting may direct that a written or oral response be given.

5. EXCLUDED ITEM: Public Bodies (Admissions to Meetings) Act 1960

Determine whether any items should be considered without the presence of the press and public, pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act, 1960, as publicity relating to that (any of those) matter/s may be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for the other special reasons noted in relation to that matter on the agenda.

6. Timings of Meetings

To agree the start times of meetings for the remainder of the municipal year.

7. Resolutions Report

To note the report.

8. Street Naming

To note the potential names put forward to a developer from the pre agreed list to reflect historical trades in Penrith namely: Weavers, Glovers, Saddlers, Cobblers, Drapers, Pewter and Millers. The developer has agreed the names put forward which now need to be considered by Street Naming and Numbering at Westmorland and Furness Council.

9. Proposed Upgrade to Existing Radio Base Station Installation at CS_120766_40 Existing Base Station Beacon Hill Penrith CA11 8SJ (NGR: E352915, N531235)

To consider and respond to the consultation.

10. Penrith Conservation Area Management Plan Workshop

To agree a date to meet with the Conservation Officer.

11. Planning Applications: Delegated Responses

Note the following planning responses submitted by the Deputy Town Clerk under delegated authority on behalf of the committee between the scheduled meetings of the Committee

Application Number	2025/0763/FPA
Location Address	Land off Beacon Edge PENRITH
Proposal	Variation of condition 2 (plans compliance) for design amendments to the dwelling, attached to approval 2024/2009/FPA.
Response	Support

Application Number	2025/0717/FPA
Location Address	Skirsgill Lodge Redhills Lane Redhills Penrith CA11 0DT
Proposal	Change of use of dwelling (class C3) to offices (class E).
Response	Support

Application Number	2025/0687/HOU
Location Address	39 Barco Avenue PENRITH CA11 8LX
Proposal	Proposed single storey side garage extension, single storey rear extension and alterations to include rendering and addition and omission of openings.
Response	Support

Application Number	2025/0642/FPA
Location Address	24-25 Devonshire Street PENRITH CA11 7ST
Proposal	Retrospective heating ventilation and air-conditioning (HVAC) improvements, including the installation of two external air source heat pumps (ASHP) to the rear of the building.
Response	Support

Application Number	2025/0796/LBC
Location Address	49 Arthur Street Penrith CA11 7TU
Proposal	Listed Building Consent to install a centre-pivot velux roof window to the front elevation roof slope.
Response	Support – there are other properties with similar roof lights

Application Number	2025/0708/TPO
Location Address	5 Sandath Gardens Fell Lane PENRITH CA11 8BG
Proposal	Mature Silver Birch subject to Tree Preservation Orders EDC TPO81-T4 TPO81-T4 - fell due to fungus.
Response	Support but would like to request replacement planting of a native tree or shrub to support biodiversity and carbon capture

Application Number	2025/0790/TCA
Location Address	21 Arthur Street Penrith CA11 7TU
Proposal	Ash tree. (<i>Fraxinus excelsior</i>). This tree is heavily affected by Ash Chalara by approximately 75%-85%. Only the stem, one branch and epicormic growth remain after a previous tree reduction. It is proposed to fell the remainder of this tree.
Response	Support but would like to request replacement planting of a native tree or shrub to support biodiversity and carbon capture

Application Number	2025/0760/TPO
Location Address	Goodwood Carleton Road PENRITH CA11 8LT
Proposal	Works to trees subject to Tree Preservation Orders EDC T3/CC24-G3 T3/CC24-G3 Field OS 4600, Brooklands comprising; T1 Sweet Chestnut Prune back the roadside limb by 3 4 metres and prune back the branches growing towards the house at Goodwood by 2 3 metres. T2 Oak Prune back and thin the crown over the house at Goodwood and the neighbouring property, 1 Brooklands Grange, by up to 5 metres. T3 Sweet Chestnut Prune back and thin the crown and prune back the branch growing towards the house in the interests of good management of the tree and in order to seek to preserve the tree and reduce the risk of structural failure. T4 Sweet Chestnut Prune back the crown by 3 5 metres over the neighbouring property, 1 Brooklands Grange. The proposed works to trees T1, T2 and T4 are intended to alleviate the loading and stress on certain parts of the trees and required in the interests of good management of the trees and to reduce the risk of structural failure.
Response	Support

12. Planning Applications: For Consideration

Consider the following applications plus any additional applications received after the publication of the agenda where the consultation period expires before the next scheduled meeting and which require a committee decision. Please click on the planning application number to open a link to the application on the planning portal of Westmorland and Furness Council.

Application Number	2025/0817/HOU
Location Address	Broad View Carleton Village Penrith CA11 8TY
Proposal	Removal of existing garage and erection of a two storey side extension and single storey rear extension.

Application Number	2025/0746/LBC
Location Address	9-10 Devonshire Chambers Devonshire Street PENRITH CA11 7SR
Proposal	Listed Building Consent for removal of three internal walls and cleaning of stone work to building front.

Application Number	2025/0799/ADV
Location Address	24-25 Devonshire Street Penrith CA11 7ST
Proposal	Advertisement Consent for the retention of ATM vinyl tablet and surround sign.

Application Number	2025/0973/TCA
Location Address	Beck House Watson Terrace Penrith Cumbria CA11 7NE
Proposal	Section 211 notice for works to trees in a conservation area: T1 – storm damaged conifer stem - fell T2 – sycamore, prune to give 1m clearance from building T3 – sycamore, growing in car port - fell T4 – oak, growing in decking area and close to the property - fell G1 – various, boundary trees that are encroaching onto neighbouring buildings - prune to give 1m clearance All work shall be carried out in accordance with BS3998 'Tree Work - Recommendations'

10. Next Meeting

Note the next meeting is scheduled for Monday 7 July, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PART II PRIVATE SECTION

There are no further items in this part of the Agenda.

**FOR THE ATTENTION OF ALL
MEMBERS OF THE PLANNING COMMITTEE
AND FOR INFORMATION TO ALL REMAINING
MEMBERS OF THE TOWN COUNCIL**

Access To Information

Copies of the agenda are available for members of the public to inspect prior to the meeting.

Agenda and Part I reports are available on the Town Council website at <https://www.penrithtowncouncil.gov.uk/> or, in the case of planning applications, the link to applications on the Westmorland & Furness Council Website can be found at <http://eforms.eden.gov.uk/fastweb/search.asp>

Background Papers

Requests for the background papers to the Part I reports, excluding those papers that contain exempt information, can be made to the Town Clerk address overleaf between the hours of 9.00 am and 3.00 pm, Monday to Wednesday via office@penrithtowncouncil.gov.uk

Planning Committee Resolution Tracking

Start Date: 20 May 2024

Reference	Date	Activity	Status	Supporting Notes
Brought Forward from Previous Year				
PL22/187		Speed Indicator Device (SID) - Oak Road	Complete	SID Installed
PL23/100		Claimed Footpath at Two Lions Pub, Penrith	Complete	EEMO Submitted and acknowledged - awaiting response
	Dec-23	NDP Leaflet	Complete	Flyer to encourage voting prepared
New Items				
PL24/06	Jun-24	Times of Meetings	Complete	
PL24/07	Jun-24	Planning Applications Considered	Complete	
PL24/14	Jul-24	W&F Local Plan - Way Forward	Complete	Views requested from members and submitted to W&F
PL24/17	Jul-24	Planning Applications Considered	Complete	
PL24/24	Jul-24	Public Space Protection Order	Complete	
PL/24/25	Jul-24	Parking Issues Cedar Close	Complete	Highways advised company and liaising with Police
PL24/26	Jul-24	Planning Applications Considered	Complete	
PL24/33	Sep-24	Planning Applications Considered	Complete	
PL24/43	Oct-24	Highways Safety Issues Little Dockray	Complete	Highways preparing necessary paperwork
PL24/44	Oct-24	2025/26 Budget Process & Proposals	Complete	Feedback given to members via email
PL24/45	Oct-24	Neighbourhood Development Plan	Complete	See above, drop in sessions agreed and advertised
PL24/46	Oct-24	Planning Applications Considered	Complete	
PL24/54	Nov-24	Proposed Toucan Crossing Scotland Road Ullswater Road - Proposed Emergency	Complete	Comments returned to Highways
PL24/55	Nov-24	Restrictions	Complete	Comments returned to Highways
PL24/56B	Nov-24	Planning Applications for Consideration	Complete	
PL24/64b	Dec-24	Planning Applications for Consideration	Complete	
PL24/70	Dec-24	Planning Applications for Consideration	Complete	
PL24/78	Jan-25	Tree Preservation Order No 6	Complete	Comments returned to Highways
PL24/80	Jan-25	Dates of Meetings 2025/2026	Complete	Approved dates forwarded for Council approval
PL24/81B	Jan-25	Planning Applications for Consideration	Complete	
PL24/88b	Feb-25	Planning Applications for Consideration	Complete	

PL24/94b	Feb 25 -	EO	Planning Applications for Consideration	Complete	
PL24/104	Mar-25		Highways Safety Issues Netherend Road	Complete	Reported to Highways
PL24/105	Mar-25		Planning Applications for Consideration	Complete	
PL24/112	Apr-25		Pavement Licence Policy	Complete	Comments Returned
PL24/113	Apr-25		Sockbridge&Tirril PC NDP Designation	Complete	Comments Returned
PL24/114	Apr-25		Fell Lane Penrith - Proposed Bus Stop	Complete	Comments Returned
PL24/115	Apr-25		Princes Street Crossing	Complete	Comments Returned
PL24/116	Apr-25		Land Between East Larches & Lynwood	Complete	Letter sent to Caravan and Motorhome Club
PL24/117b	Apr-25		Planning Applications for Consideration	Complete	
PL24/119	Apr-25		Legal Agreement	Complete	Signed
PL24/125	May-25		Diversion of Public Footpath No 358008	Complete	Comments Returned
PL24/126b	May-25		Planning Applications for Consideration	Complete	
PL24/128	May-25		Management Plan	In Progress	Letter Sent
PL24/129	May-25		Service Development Proposal	In Progress	Brief being developed for circulation to suppliers

Our ref: **CS_120766_40**

21 May 2025

Penrith Town Council
Email: office@penrithtowncouncil.gov.uk

Killarney Telecommunications
Limited
2 Broughton Way
Widnes
Cheshire
WA8 8YX

Dear Town Councillors,

PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CS_120766_40, EXISTING BASE STATION, BEACON HILL, PENRITH, CA11 8SJ (NGR: E352915, N531235)

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of progressing suitable sites in the Penrith area and have identified this site as suitable for an equipment upgrade for Vodafone. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone's network improvement program, there is a specific requirement for an upgrade at this location to provide upgraded 4G and new 5G provision.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:

CS_120766_40, EXISTING BASE STATION, BEACON HILL, PENRITH, CA11 8SJ (NGR: E352915, N531235)


The site is needed to provide enhanced 2G & 4G coverage and capacity for Vodafone as well as new 5G services to ensure that its customers experience access to the latest technologies currently available. The upgrade will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G technology.

The preferred option is as follows:

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

CS_120766_40, EXISTING BASE STATION, BEACON HILL, PENRITH, CA11 8SJ (NGR: E352915, N531235)

- The proposed upgrade of an existing telecommunications base station comprising the removal and replacement of 3 no antennas together with the internal upgrade of existing cabinets and ancillary development thereto.

Details enclosed on drawing no's 100 2A, 200 1A, 201 2A, 300 1A, 301 3A, PACK 1A.

You will appreciate that the 5G network is being built around the established infrastructure that has been put in place for preceding generations of mobile networks. In this instance, an established base station has been identified for upgrade and the only alternative to doing so would be to seek to deploy a new base station elsewhere in the immediate area to retain and improve their existing customer services. Given that the subject base station is now an accepted part of the streetscape, an alternative location has not been sought and we would also highlight that the Code of Best Practice on Mobile Network Development in England advises that the assessment of alternative sites is not generally required when an existing site is being upgraded.

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number **CS_120766_40**).

Yours faithfully,




Rachel Gormley
Consultant Town Planner: KTL
Tel: +44 (0) 7999 834 759
Email: rgormley@perrywilliams.co.uk

(for and on behalf of Cornerstone)

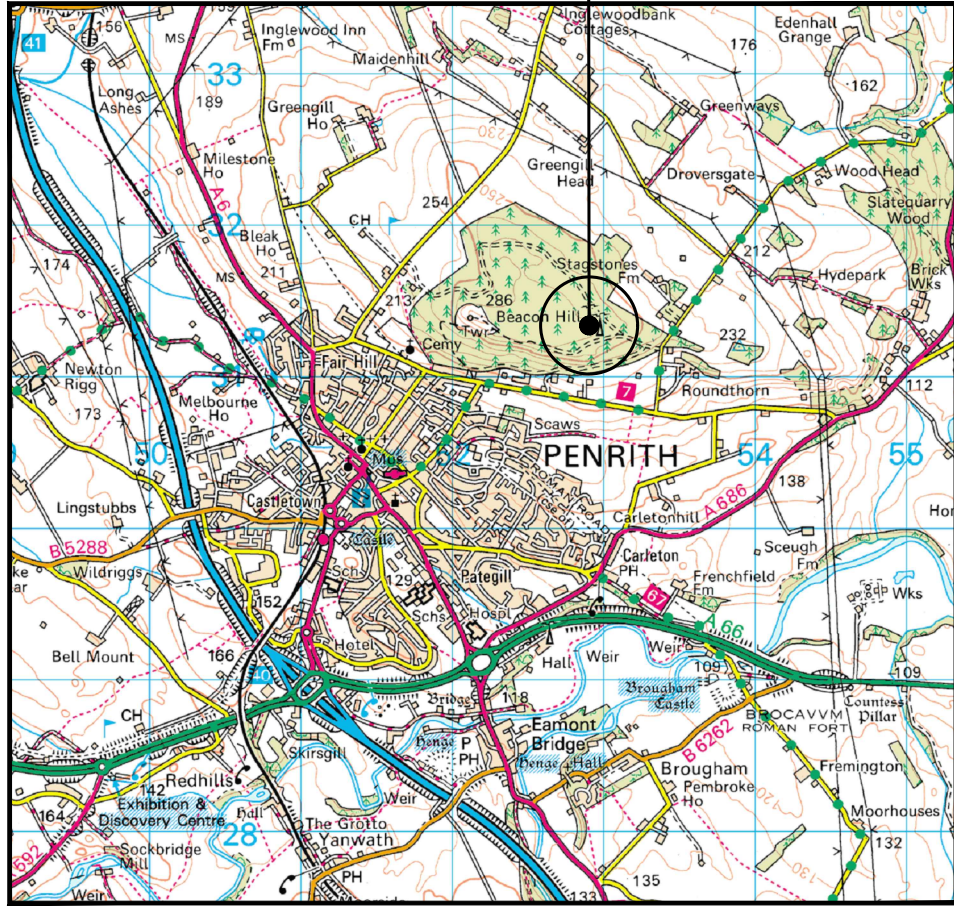
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Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

SITE LOCATION

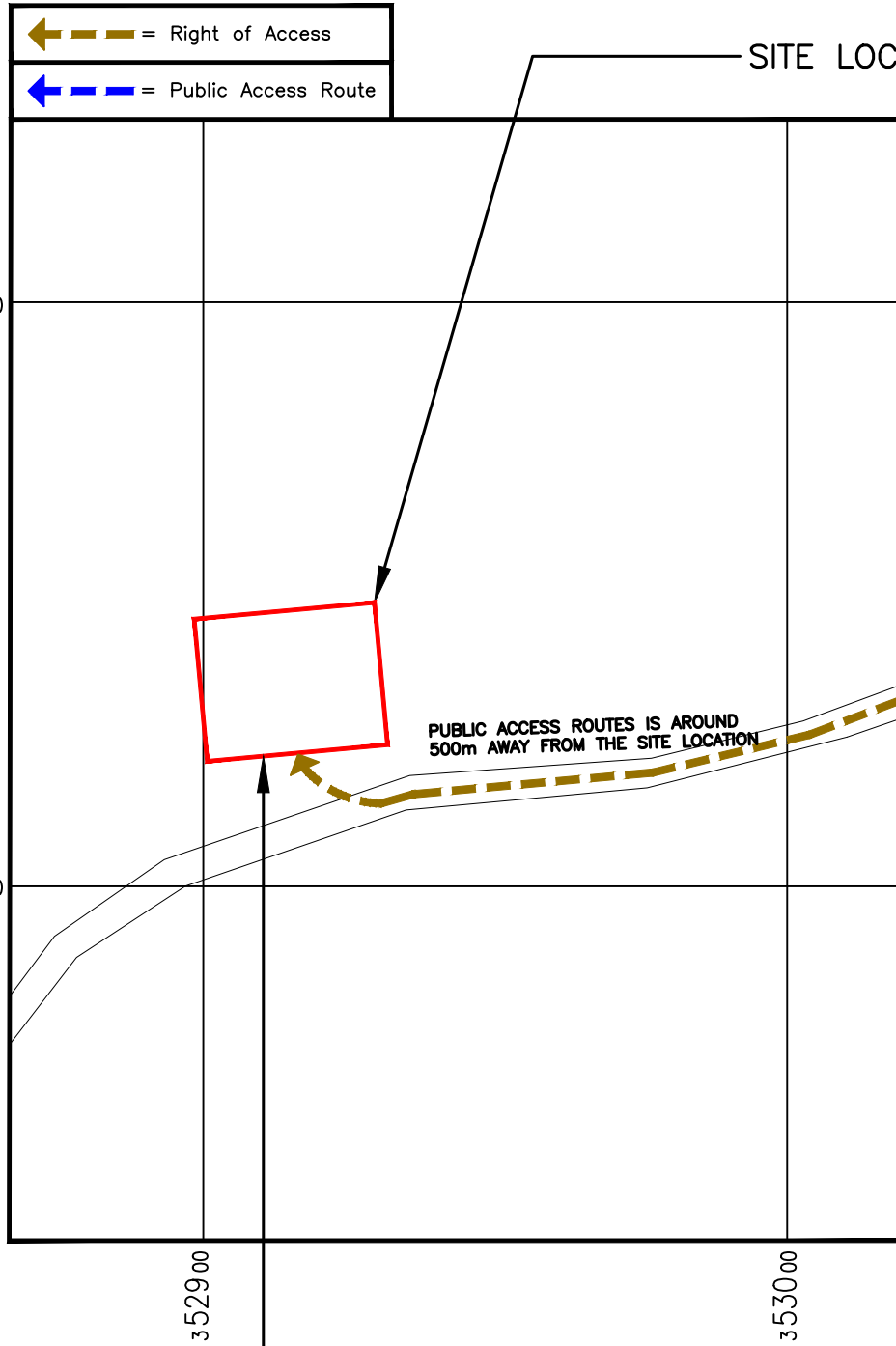
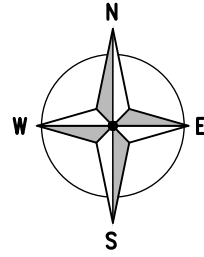


SITE LOCATION
(Scale 1:50000)

Ordnance Survey map extract based upon Landranger map series with the permission of the controller of His Majesty's Stationery Office Licence No. 100022432 Crown copyright.



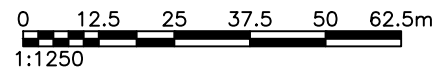
SITE PHOTOGRAPH



nobody.reputable.fattening

DETAILED SITE LOCATION
(Scale 1:1250)

Based upon Ordnance Survey map extract with the permission of the Controller of His Majesty's Stationery Office. Crown copyright. Licence No. 100022432



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 352915 | N: 531235

DIRECTIONS TO SITE:

HEAD SOUTHEAST ON M6, AT JUNCTION 40, TAKE THE A66 EXIT TO PENRITH/KESWICK /BROUGH, AT SKIRSGILL INTERCHANGE, TAKE THE 2ND EXIT ONTO A66, AT KEMPLAY BANK ROUNDABOUT, TAKE THE 2ND EXIT ONTO CARLETON AVE/A686, TURN LEFT ONTO BEACON EDGE, TURN RIGHT ONTO STAGSTONES RD, TURN LEFT, CONTINUE STRAIGHT, DESTINATION WILL BE ON THE RIGHT

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REV	MODIFICATION	BY	CH	DATE

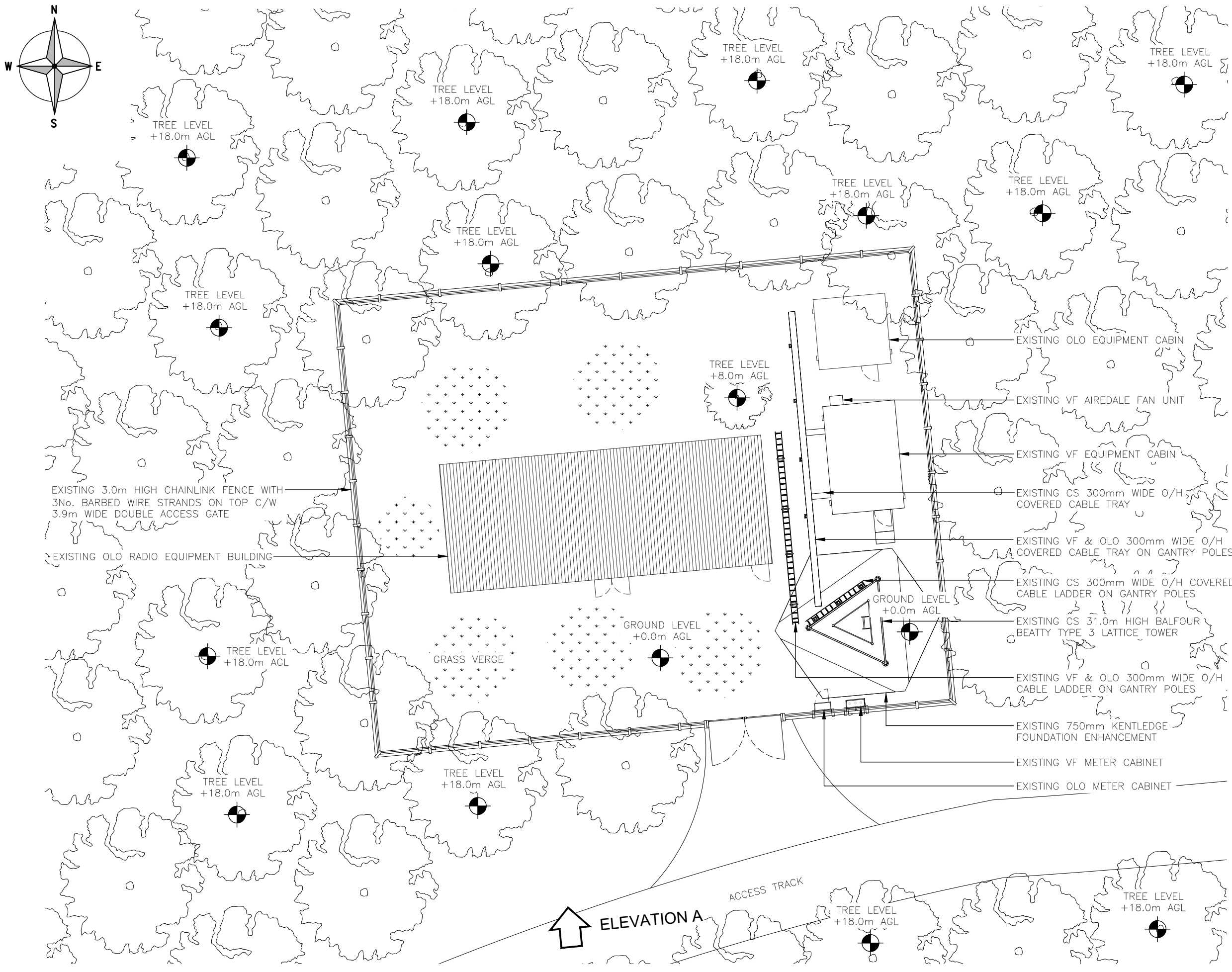


Cell Name	Opt.
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Cell ID No			
CSID	✓	VF	TEF
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TM Cell ID	-	N/A	N/A
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Site Address / Contact Details	
BEACON HILL PENRITH ENGLAND CA11 8SJ	

Drawing Title: SITE LOCATION MAPS			
Purpose of issue: PLANNING			Dwg Rev:
Drawing Number: 100			1A
Surveyed By: KTL	Original Sheet Size: A3	Pack Issue:	
Drawn: EMF	Date: 22/04/25	Checked: SI	Date: 22/04/25
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ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 352915 N: 531235

NOTES:

1A	PLANNING ISSUE	EMF	SI	22.04.25
REV	MODIFICATION	BY	CH	DATE

1A	PLANNING ISSUE	EMF	SI	22.04.25
REV	MODIFICATION	BY	CH	DATE



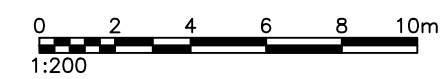
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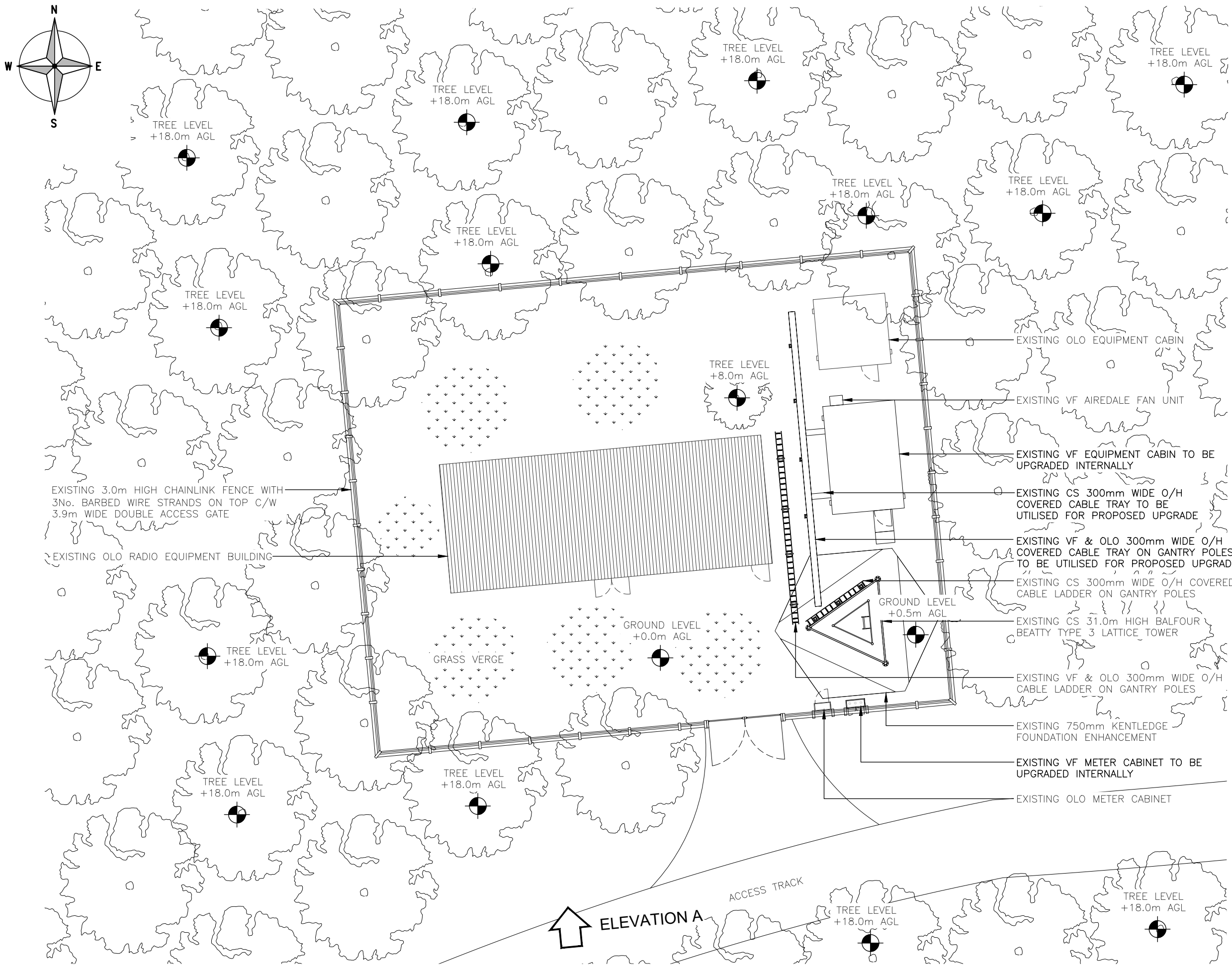
Site Address / Contact Details

BEACON HILL
 PENRITH
 ENGLAND
 CA11 8SJ

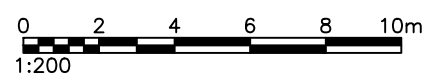
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KTL		A3		
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EMF	22/04/25	SI	22/04/25	1A

EXISTING SITE PLAN
 (1:200)





PROPOSED SITE PLAN
(1:200)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 352915 N: 531235
 NOTES:

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REV	MODIFICATION	BY	CH	DATE



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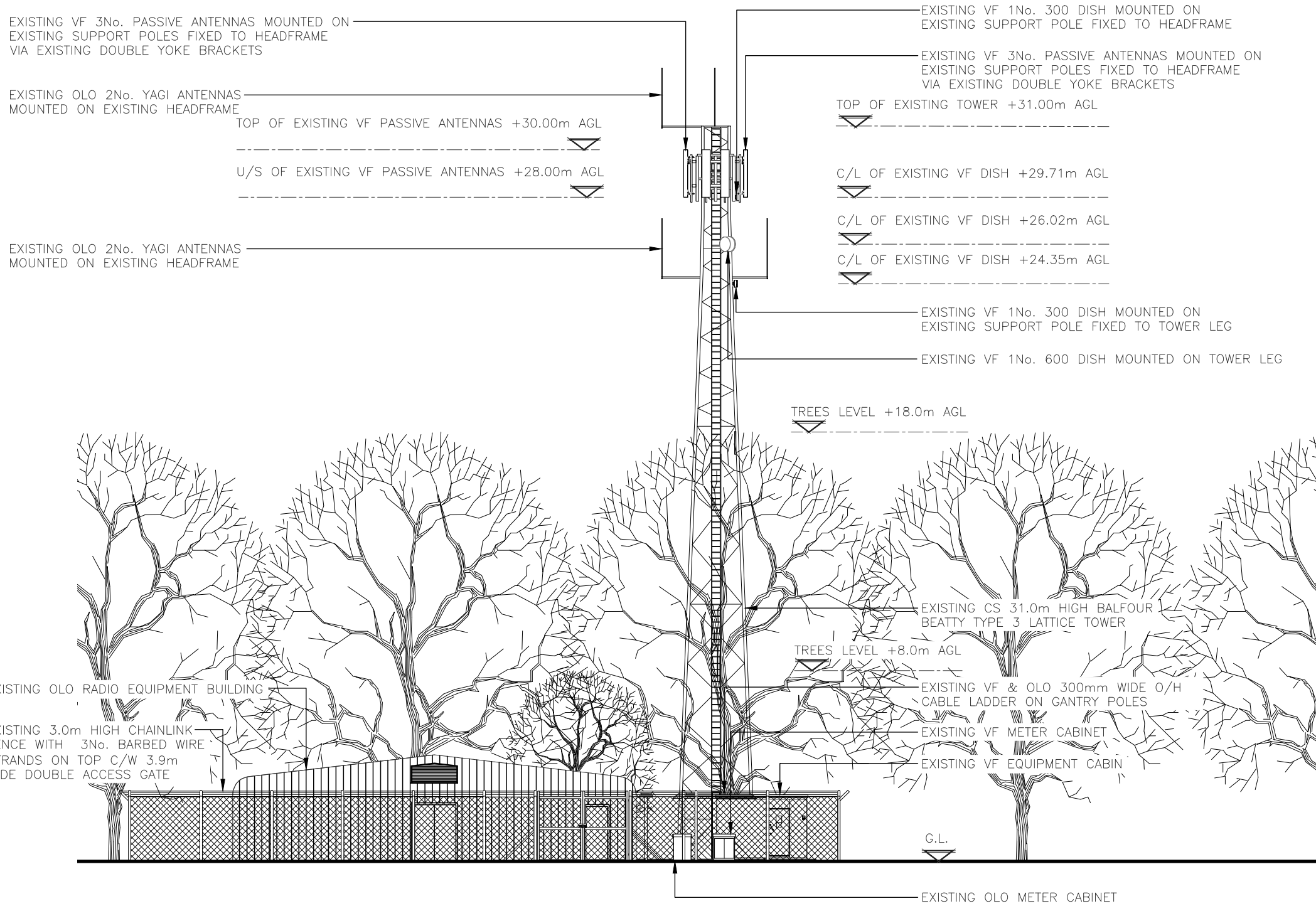
Site Address / Contact Details
 BEACON HILL
 PENRITH
 ENGLAND
 CA11 8SJ

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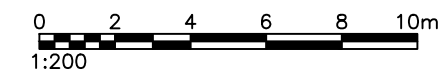
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N.G.R E: 352915 N: 531235

NOTES:



EXISTING SOUTH EAST ELEVATION
(1:200)



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REV	MODIFICATION	BY	CH	DATE



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PENRITH	A

Cell ID No			
CSID	VF	TEF	
12076640	197_20	N/A	
TM Cell ID	N/A	N/A	
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Site Address / Contact Details	
BEACON HILL PENRITH ENGLAND CA11 8SJ	

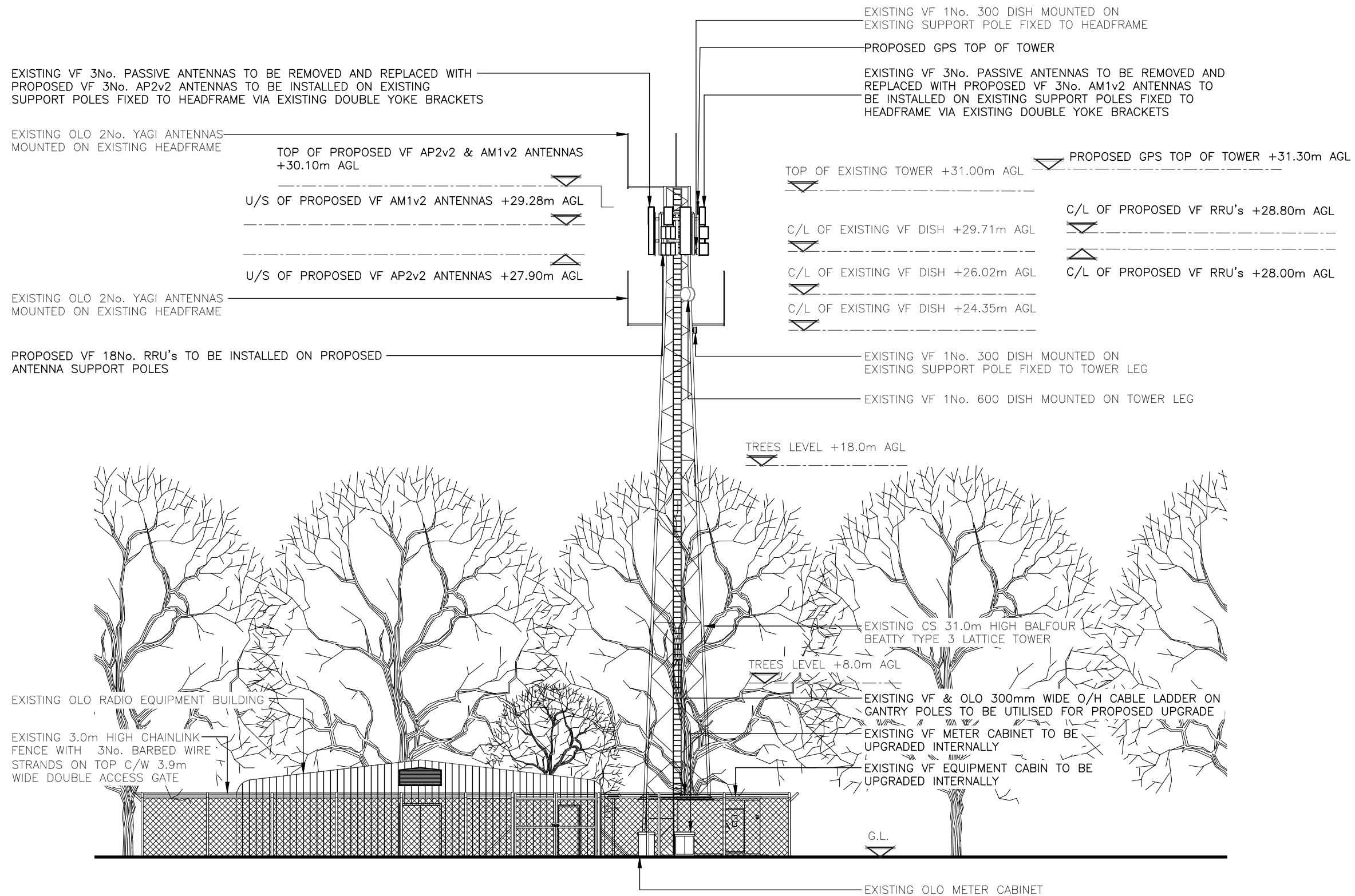
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Purpose of issue:	PLANNING	Dwg Rev:
Drawing Number:	300	1A

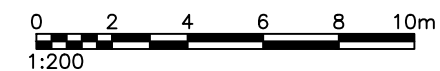
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KTL	A3	

Drawn:	Date:	Checked:	Date:	
EMF	22/04/25	SI	22/04/25	1A

NOTES:



PROPOSED SOUTH EAST ELEVATION
(1:200)



1A	PLANNING ISSUE	EMF	SI	22.04.25
REV	MODIFICATION	BY	CH	DATE



Cell Name				Opt.
PENRITH				A
Cell ID No				
CSID	✓	VF	-	TEF
12076640		197_20		N/A
-	TM Cell ID	-	N/A	-
-		-		-

Site Address / Contact Details				
BEACON HILL PENRITH ENGLAND CA11 8SJ				

Drawing Title: PROPOSED SITE ELEVATION				
Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 301				1A
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**General Background
Information for
Telecommunications
Development.**

England

Introduction.

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- Promote shared infrastructure;
- Maximise opportunities to consolidate the number of base stations;
- Significantly reduce the environmental impact of network development.

This document is designed to provide general background information on the development of UK mobile telecommunications networks.

It has been prepared for inclusion with planning applications and supports network development proposals with general information.

Background

Over 30 years ago under the Telecommunications Act 1984, a licence was granted to mobile network operators. The licence was to provide wireless (or mobile) phone services utilising unused radio frequencies adjacent to those transmitted for over 50 years by the television industry.

With the wireless technology being new and the number of potential customers unknown, several tall masts were used to provide basic radio coverage to the main populated areas.

As the way we use our phones and other technologies have changed over the past 30 years, where we locate masts is crucial.

Due to the increased data transfer necessary for the latest telecommunication services, locations of base stations must be where the local demand exists.

Digital networks.



2G

2G digital networks developed in the early 1990s.

This digital technology is also known as GSM (Global System for Mobile Communications), which is the common European operating standard. This technology enabled phones to interconnect to other networks throughout Europe and internationally.



3G

In 2000, the 'Third Generation' mobile telecommunications service was launched, known as 3G or UMTS.

In addition to voice services, this allowed broadband access to the internet for mobile phones and laptop computer data card users.



4G

2013 saw the launch of 4G services on the network.

This technology allows for ultra-fast speeds when browsing the internet, streaming videos or sending emails. It also enables faster downloads.

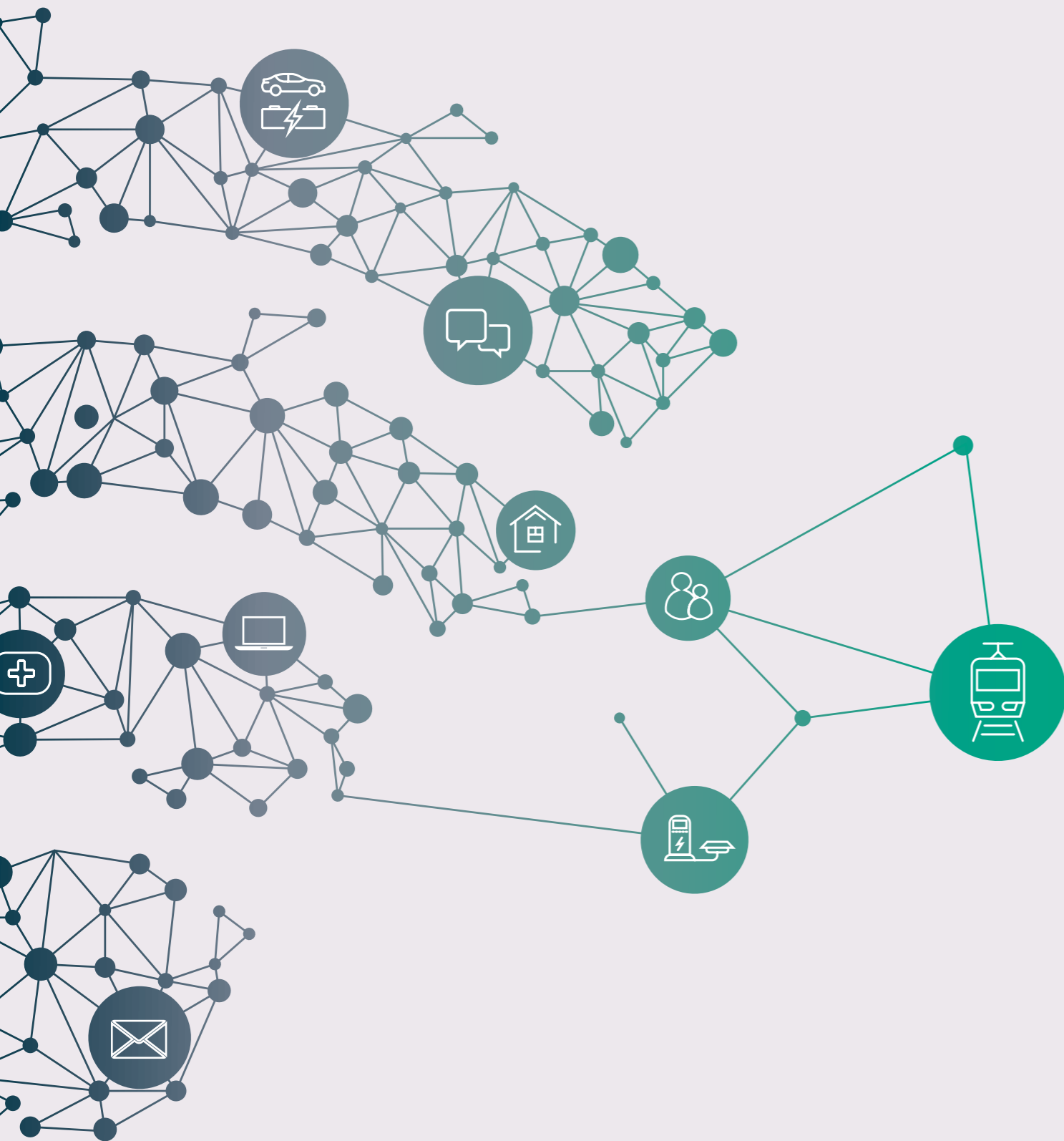


5G

2019 saw the introduction of 5G services, with the Government's ambition for the UK to become a world leader in this technology.

5G Connectivity will ensure that everyone benefits from early advantages of its potential and that the UK creates a world-leading digital economy that works for all.

What is 5G?



5G is the new generation of wireless technology that will deliver reliable and faster networks of the future, changing how we understand wireless connectivity.

The technology will see us all move from something we experience through personal devices to an integrated infrastructure across buildings, transport and utilities. The new technology will provide enormous benefits for citizens, businesses and urban regions alike.

5G will also offer a new level of underlying connectivity to transform services and create new digital ecosystems.

The economic benefit

- Businesses offering online services can extend their products to a broader audience
- Local areas and businesses can benefit from tourists and visitors as hotels, attractions, and restaurants can be booked online from anywhere in the world
- Business owners and services like doctors can provide a faster and more cost effective service by offering both online appointments and ordering
- Digital connectivity facilitates economic growth, something which the Government is keen to progress and promote

The social benefit

- Mobile communications can help people to stay in touch wherever and whenever, which can help improve social well-being
- Contacting emergency services is easier, especially in remote areas
- Using a mobile wherever you go can provide better personal security
- Having access to social networking sites and applications can keep people entertained with their lifestyles and interests

- Mobile connectivity helps promote smarter and productive ways of working. For example, working from home can help minimise commuting which can provide better work and home life balance

- Access to personal information 24/7, e.g. bank accounts, can offer efficiency and convenience

5G is the next generation of mobile connectivity, providing us with a new level of experience. It will offer immense opportunities, given the faster and more reliable connectivity that it will provide.

We will experience new technologies that will help us become more efficient and save costs as an individual or business.

What can we expect from 5G?

- Driverless vehicles – this will give drivers autonomy to do other things while driving
- Advanced healthcare facilities – performing surgeries remotely will be made possible, along with freeing up more GP time through better online facilities
- Enhanced Virtual and Augmented reality (AR) – used in gaming and entertainment already, with 5G, live interactions will be taken to the next level
- Greater Internet of Things (IoT) transformation – with better connected devices, the IoT will enable us to control devices more independently
- Cutting-edge agricultural operations – operating farming machinery and tools remotely will promote smart agriculture, saving time and increasing productivity for farmers

We need to continue to work together to enable the opportunities that mobile technology brings to all of us.

Planning policies.

Planning policy guidance on telecommunications

The revised National Planning Policy Framework (NPPF), published in December 2024, supports high-quality communications infrastructure and recognises it as a strategic priority.

Within paragraph 119 it 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, including next-generation mobile technology (such as 5G) and full-fibre broadband connections."

The NPPF goes on to state within Paragraph 123 that:

"Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure."

Section 6 of the revised NPPF relates to:

"Building a Strong, Competitive Economy' and refers specifically to 'Digital Infrastructure.'"

Paragraph 85 states:

"Significant weight should be placed on the need to support economic growth and productivity. This is particularly important where Britain can be a global leader in driving innovation."

Paragraph 86 highlights that Local Development Plans should include policies that facilitate development to meet the needs of a modern economy, including identifying suitable locations for uses such as digital infrastructure. It goes on to confirm that Planning Policies should:

"Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration."

And that they should:

"Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment."

Paragraph 87 states:

"Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for: (a) clusters or networks of knowledge and data-driven, creative or high technology industries, and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries." And (c) "The expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience."

Site/Mast sharing

Cornerstone actively encourages and supports site-sharing for both commercial and environmental reasons. All operators are required to explore site-sharing opportunities under the terms of their licences. Cornerstone has implemented many measures to identify and maximise site-sharing opportunities.



Consultation & legal case.

Consultation

Cornerstone is committed to carrying out appropriate consultations with Local Planning Authorities, stakeholders and the public.

The Code of Practice for Wireless Network Development in England (March 2022) gives guidance on the factors that operators should consider when determining what consultation is required, as each development is different.

These factors are equally applicable for Local Planning Authorities who carry out their own consultation once the application has been submitted.

Legal case

The following legal case may be helpful:

Harrogate case November 2004

The Court of Appeal gave a judgement that Government Planning Guidance in PPG8 (now replaced by the NPPF) is perfectly clear in relation to compliance with the Health and Safety standards for mobile phone base stations.

The Court of Appeal and the High Court both upheld Government policy in response to a planning inspector's decision that departed from that policy and failed to give adequate reasons for doing so.

Bardsey case January 2005

The Court of Appeal confirmed that the permitted development regime for mobile phone base stations is compliant with the Human Rights Act. This was a case in which a local planning authority failed to comply with its obligations to act within the 56 day period provided under the permitted development regulations.

Further information.

We trust that this document answers your main queries regarding our planned installation.

The enclosed site-specific details will identify any alternative discounted options and reasons why they were rejected and how the proposed site complies with national and local planning policies.

The Local Government Ombudsman's Special Report on Telecommunication Masts gives some positive recommendations and advice to Local Planning Authorities in determining prior approval applications.

The Digital Connectivity Portal provides guidance for local authorities and network providers on improving connectivity across the UK. Produced by DCMS, it promotes closer co-operation between network providers and local authorities, and offers guidance on effective policies and processes to facilitate deployment of digital networks.

Proud to be delivering sites for the
future of UK mobile connectivity.



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