

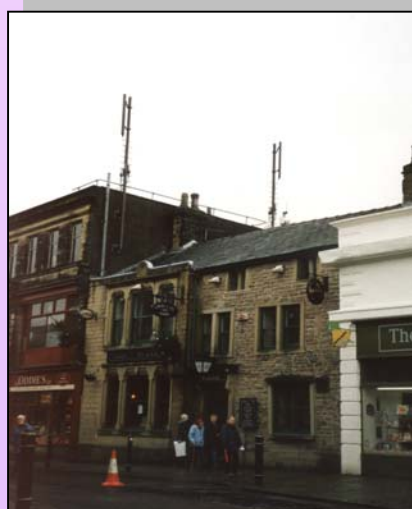


SUPPLEMENTARY PLANNING GUIDANCE

GUIDELINES FOR THE CONTROL OF

TELECOMMUNICATIONS

EQUIPMENT



Planning and Building Control
Town Hall, Market Street, Nelson
Lancashire, BB9 7LG

SEPTEMBER 2002

1. INTRODUCTION

Supplementary Planning Guidance (SPG) is prepared by local planning authorities in order to supplement the policies and proposals in the development plan. The guidance contained in SPG must be consistent with national and regional policy, and must be cross-referenced to the relevant policies in the development plan. SPG can be used as a material consideration in the determination of planning applications.

This SPG looks specifically at Telecommunications development. Planning Policy Guidance Note 8 (Telecommunications) advises Local Planning Authorities to prepare guidelines on the principles to be used when considering proposals for telecommunications. This SPG is intended to supplement the advice in Policy C15 (Telecommunications Development) of the Adopted Local Plan. The SPG also takes account of recent government guidance in the form of PPG 8: Telecommunications, issued in August 2001.

The SPG was subjected to a 10-week public consultation exercise. Statutory consultees as well as the public were asked to comment on the document's content, before final adoption by the Executive Committee.

2. BACKGROUND

Telecommunications are an essential and beneficial element of life and the economy. Fast, reliable and cost effective, communications can improve the business environment and general prospects, and help firms to stay competitive. Telecommunications can also reduce the need to travel and promote sustainable living. In April 2000 the Government auctioned five new licences to third generation mobile operators. Each operator is licensed to operate a national 3G network. All 3G operators have a requirement in their licenses to build out a network covering 80% of the population by 2007. Network development also continues on 2G systems.

It is the Governments opinion that local authorities should not seek to prevent competition between different operators and should not question the need for a particular telecommunications system. Instead Local Planning Authorities are encouraged to control the siting and design of masts and antenna, ancillary buildings and supports.

3. LOCAL PLAN POLICY

Policy C15 in the Pendle Local Plan (1999) deals specifically with telecommunications development. The policy reads as follows:

Telecommunications development, including the erection of masts and antennae will be permitted provided that:

- i) *The siting & design are such as to minimise any impact within the landscape or townscape or on statutorily designated nature conservation sites; sites of archaeological or historic importance; listed buildings and their settings or*

the character or appearance of conservation areas; subject to technical and operational considerations; and

- ii) *Where the proposed development is located within an environmentally sensitive area (e.g. AONB, SSSI), there are no satisfactory alternative sites available within a less sensitive area which would meet telecommunication requirements, including:-*

- a) The sharing of other masts or radio sites;*
- b) The erection of a mast on an existing building or structure.*

4. DEVELOPMENT CONTROL

Many of the smallest apparatus are development permitted under the Town & Country Planning (General Permitted Development) Order 1995, as amended. Free standing masts up to 15 metres in height and masts on buildings which do not extend that building by more than 10 metres in height are usually permitted development. However, many of these smaller types of development are subject to a prior approval procedure, under which the Local Planning Authority has the opportunity to say whether it wishes to approve details of the siting and appearance of the development. Proposals for larger telecommunications apparatus and structures require an application for planning permission.

5. PRE-APPLICATION CONSULTATION

Before submitting an application for prior approval or planning permission, telecommunications operators are encouraged to enter into pre-application discussions with the Local Planning Authority. Essentially operators are encouraged to carry out annual discussions about future rollout plans. Where individual developments are to be considered the Council aims to provide quality informal advice.

Where the development relates to a prior approval application the authority will, without prejudice, indicate whether they would wish to approve the siting and appearance of the proposed development.

In making this decision the Council will consider a number of issues:

- Location in relation to
 - a) environmental designations
 - b) residential properties
 - c) open countryside
 - d) education establishments, particularly schools
 - e) buildings of acknowledged importance
- Design in relation to
 - a) height
 - b) materials and colours

If the local authority wish to consider a prior approval application or the proposed development requires full Planning Permission the application will be determined in

accordance with Policy C15 of the Local Plan and the advice in this guidance in relation to Siting and Design.

Woodland can provide essential screening for telecommunication equipment. Management agreements are therefore encouraged where a site is screened by woodland that is not actually on the site itself. The Council will therefore consider issuing Tree Preservation Order's in such areas to protect amenity and woodland providing valuable screening.

6. SITING

It is the aim of the Council to work together with operators to find appropriate sites for development. The authority will have regard to any technical constraints. However, it is important that both the Local Planning Authority and code system operators seek to ensure that telecommunications development is carried out in a way which keeps environmental intrusion to a minimum. When assessing the suitability of a proposed site, whether through a planning application or the prior approval procedure, the Council will consider:

- The prominence of the site in relation to surrounding land
- Any effect on the skyline
- Any impact on environmentally sensitive sites
- Any impact on buildings of historic or architectural importance
- Impact on the townscape particularly in Conservation Areas
- The site in relation to residential property.
- The site in relation to existing telecommunications development or unimplemented planning permissions.

Rural Areas

Telecommunication development at the plateau of the following prominent sites to be afforded protection, will only be considered if there are no other sites or technical solutions available for the provision of coverage or capacity. Maps of these plateau's are included in Appendix 3.

- Pendle Hill
- Boulsworth Hill
- Blacko Hill
- Castercliff
- Colne Edge
- Knarrs Hill
- Walton's Monument
- Weets Hill
- Wolf Stones
- Crow Hill

Within the Area of Outstanding Natural Beauty special care will be taken by the Local Planning Authority to ensure that any development is designed and sited to harmonise

with the setting. The authority will ensure that a proliferation of individually acceptable masts/ antenna does not spoil the appearance of the area. Developers will be expected to combine their essential equipment to avoid unnecessary clutter. Proposals should comply with Policy E1 (Area of Outstanding Natural Beauty) of the Local Plan.

Within the Site of Special Scientific Interest, Open Moorland Areas and Important Wildlife Sites development should comply with policies E4, E5 and E6 respectively, having particular regard to the effect on the ecology of the site. The proposal should not adversely affect the site as a habitat for wildlife. In the event of a justifiable objection being raised to the development by English Nature or the Lancashire Wildlife Trust, the Local Planning Authority may require the proposal to be resited.

Within designated Green Belts the applicant must ensure that any proposed development seeks, through careful siting and design, to protect the openness of the Green Belt. Development at prominent locations will be resisted unless no alternative site is available.

Within all rural areas sites for new telecommunications development should have minimal impact on the openness of the landscape.

Urban Areas

Telecommunications apparatus may be refused consent where they adversely affect the character and appearance of a listed building or its setting, or would be detrimental to amenity within conservation areas and other special areas. There should be no needless duplication. Development should be adequately distanced from residential properties. In any urban area, masts and antennae should be integrated into the townscape by utilising existing structures and buildings.

Mast and Site Sharing

To achieve a balance between facilitating development of the communications sector and protecting the environment, policy is to encourage mast and site sharing. This is becoming increasingly important with the progression of the third generation network (3G).

Any application made to the local planning authority in respect of a telecommunication mast, be that a prior approval application or an application for planning permission, should be accompanied by evidence which shows that the applicant has explored the possibility of erecting antennas on an existing mast, or considered the possibility of sharing an existing site. The applicant should also show that they have considered the siting of antennas on existing buildings or other structures. The Local Planning Authority will consider favourably any application for telecommunications development on Council owned buildings.

The Council have a register of all telecommunications developments in the Borough (Appendix 1). The applicant should show that no site on the register would present a practicable alternative to the location proposed. In particular, this register highlights

those sites which the Council considers are particularly suitable for mast or site sharing. Attention has been given to the effect on the landscape of changes to height or width of these existing masts and the cumulative effect of additional development.

In some cases mast or site sharing or the erection of antennas on existing buildings can be more harmful than a new site. This can occur where a proposal would increase the height of a mast, and thus its visibility, or where a mast would impact on a particular building style. When alternative sites prove the most acceptable option, the Council will, where possible, ensure that these new sites are suitable for future sharing. In some cases the authority may discuss the use of a planning obligation under Section 106 of the Town and Country Planning Act 1990 in order to provide a binding and enforceable requirement that the mast site would be available for sharing.

7. DESIGN

In seeking to arrive at the best solution for development, the authority and operator should consider the use of sympathetic design to minimise the impact of development on the environment. Features of design which the Council will consider include:

- Materials
- Colouring
- Overall shape
- Dimensions
- Whether the structure is solid or forms an open framework
- Effective disguise
- Appropriate boundary enclosure
- Existing and proposed landscaping

Where possible new development should incorporate landscaping and screening. Materials and colouring should respect the setting and can be used to reduce visual impact.

A number of different design solutions are currently available (Appendix 2). Early discussion should take place with the Council to establish the best design solution for a particular area. For safety reasons masts disguised as trees will not, in some cases, be acceptable in the urban area.

Within the urban area all schemes should be designed to harmonise with the scale and architecture of surrounding or attached buildings. They should blend with the townscape of the area.

Where a new site is considered suitable for future mast sharing the Council will encourage a mast designed to facilitate its redevelopment for sharing.

8. OTHER DEVELOPMENT

Developers for large housing, office or industrial development will be expected to address the telecommunication requirements of the finished development. Developers

should consult telecommunications operators to establish how the telecommunication needs of the occupiers will be met.

In addition the Council will aim to protect established telecommunications masts from interference. Development of new buildings and other structures can impede reception. Interference with the line of telecommunications equipment can be a material consideration when considering other development proposals. Inevitably, interference will lead to a further demand for new telecommunications development.

9. HEALTH CONSIDERATIONS

Considerations over the safety of mobile phone base stations have been rising and in 1999 the Government commissioned the Stewart Report to investigate any health effects. As a result a precautionary approach was adopted by Central Government. Local Authorities are not to implement their own precautionary policies.

Under the current precautionary approach it is the Government's view that 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. Operators must submit an ICNIRP compliance certificate with any application made for either Prior Approval or Planning Permission. The ICNIRP certificate must cover the whole installation.

However, the Government recognise that health considerations and public concern can, in principle, be material considerations in determining planning applications or prior approval for telecommunications development. PPG8 states that it is for the local planning authority to determine what weight to attach to such considerations in any particular case, but stresses that whether such matters are material is ultimately a matter for the courts. The Government's firm view is that the planning system is not the place for determining health safeguards and it remains Central Government's responsibility to decide what measures are necessary to protect public health.

The precautionary approach provides better control over telecommunications developments on or near school or college buildings. Where a mast is to be installed on or near a school or college, the local planning authority should consult the relevant body of the school or college concerned and should take into account any relevant views expressed. The operator is expected to discuss the proposed development with the relevant body of the school or college concerned before submitting any such application to the local planning authority.

In light of the revised PPG8, and the Government's commitment to the precautionary approach, the Council will seek to undertake public consultation on proposals for new telecommunications development under the Prior Approval or Planning Permission process. Any comments will be taken into account and will help the Council make judgement on the weight to be given to health concerns as well as other matters affecting public amenity, such as siting and design. Where the proposal is likely to

affect a school or college building then the Council will seek to consult with the relevant authority before making a decision. This will only be possible for those notifications where the Council is given 56 days to determine an application or for an application for full planning permission.

APPENDIX 1

REF	LOCATION	GRID REF.	DESCRIPTION	SIZE	USER / APPLICANT	APPLICATION NUMBER	IMP.	SUITABLE FOR SHARING
1	Edge End High School, Hibson Road, Nelson	856 368	Frame for antennae and satellite dishes	5m	Microtel	13/93/0191P	✓	Site is suitable for sharing, but no further development will be allowed until health implications are clearer.
2	Admiral Centre Car Park, Netherfield Road, Nelson	861 377	Tower with antennae and equipment cabin on roof	5m	Various	13/98/0319P 13/00/0287P 13/00/0541P	✓	Suitable for further antennae and dishes. A height restriction of 5m will apply.
3	Hubbs Tenement, Southfield Lane, Nelson	884 385	Telecom column and equipment cabin	15m	Orange	13/98/0428P	✓	Further antennae/dishes could make use of the existing mast. A further mast would be considered if required.
4	Holt House Playing Fields, Harrison Drive, Colne	881 408	Telecommunications pole for antennae and microwave dish	12m	Vodafone	13/94/0380P	✓	A Similarly designed mast could share this site. Mast sharing would be cumbersome and out of place.
5	10 Market Street, Colne	890 401	Mast for antennae	3m	Orange	13/93/0190P 13/00/0285P 13/99/0115P	✓	New masts would increase prominence on street scene. Small masts to the rear could be acceptable. Height restrictions will apply.
6	The Abattoir, Junction Street, Colne	871 391	Telecommunications mast	15m	Vodafone	13/95/0533P	✓	Industrial location with minimal visual intrusion. Site is suitable for similar masts. Slimline nature of existing mast does not lend itself to sharing.

REF = Reference
IMP = Implemented

REF	LOCATION	GRID REF.	DESCRIPTION	SIZE	USER / APPLICANT	APPLICATION NUMBER	IMP.	SUITABLE FOR SHARING
7	Market Arcade, Craddock Road, Colne	892 400	Mast and antennae	14.8 m	Mercury	13/97/0059P	✓	New mast development to rear acceptable if suitably designed. Height restrictions will be applied.
8	Colne Police Station, Craddock Road, Colne	891 400	Tower for antennae	22.5 m	BT	13/99/0427P	✓	Highly visible. Mast sharing will be appropriate if sensitively designed. Site sharing would be damaging to street scene.
9	Rooftop, 52 Market Street, Colne	892 400	Antennae and equipment cabin on rooftop	4.5m	BT Cellnet	13/99/0380P	✓	Site sharing is acceptable but any new development should be contained at the rear of the property.
10	Field No. 7464, Rear of Noyna Bungalow, Noyna Road, Foulridge, Colne	897 426	Radio base station	10m	Orange	13/95/0435P	✓	Prominent hilltop position but visibility is restricted by topography and rocky outcrop. Suitable for both mast and site sharing. Height restriction (10m).
11	Fire Station, Wellhouse Road, Barnoldswick	879 468	Antenna and dishes on training tower	2.5m	Orange	13/99/0090P 13/01/0288P	✓	The tower is not suitable for future additions.
12	Field No. 0023, Off Park Hill, Barnoldswick	881 460	Transceiver tower and equipment cabin	15m	Mercury	13/97/0069P	✓	The site is not suitable for further additions of antennae and/or dishes. The site is not suitable for an additional mast.

REF = Reference Number

IMP = Implemented

REF	LOCATION	GRID REF.	DESCRIPTION	SIZE	USER / APPLICANT	APPLICATION NUMBER	IMP.	SUITABLE FOR SHARING
13	Field No. 6140, Wheats House, Gisburn Old Road, Blacko	856 443	Telecommunications Tower	15m	Mercury	13/96/0641P	✓	The site will be considered for both mast and site sharing. Any development must be sensitively designed to minimise impact on the adjacent Open Moorland Area.
14	Field No. 5500, Barley Hill, Barley	825 406	Timber radio mast and antennae. Equipment cabin. TV Transmitter	20m and 9m	BT and Barley Parish Council	13/00/0264P 13/99/0098P	✓	Potential site for sharing, but consideration will be given to any impact on the AONB. Slimline mast preferable (as existing).
15	Field No. 0809, Folly Hall Farm, Kings Causeway,	861 360	Mast for antennae. Equipment cabin	15m	Mercury	13/96/0468P	✓	Suitable for both mast and site sharing. Prominent position obscured from view. Height restriction of 15 m.
16	Pendle Forest Transmitters Station, Heights Road, Fence	825 384	Transmitter with antennae and meter housing	40.5 m	Various	13/94/0454P 13/98/0448P 13/95/0432P 13/99/0560P 13/96/0413P 13/00/0144P 13/97/0169P 13/99/0609P	✓	Site sharing will be considered, but any development must be sensitively designed to reduce impact on the AONB.
17	Field No. 8789, Draught Gates Farm, Burnley Road, Trawden	908 378	Transmitting station and antennas	35m	Various	13/97/0107P 13/98/0297P 13/99/0608P	✓	Prominent site with exceptionally high mast which can house further antennae and dishes. A further mast would be considered.

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REF	LOCATION	GRID REF.	DESCRIPTION	SIZE	USER / APPLICANT	APPLICATION NUMBER	IMP.	SUITABLE FOR SHARING
18	Bentha Plantation, Skipton Road, Bracewell	879 502	Mast for antennas and equipment cabin	15m	Vodafone	13/98/0586P	✓	Excellent site for both mast and site sharing. Existing trees obscure the site entirely.
19	Riverside Mill, Crawford Street, Nelson	862 384	Attach dishes and antennae to chimneys. Erect cabin and compound at base	2m (at 41m above ground)	One 2 One Orange	13/01/0525P 13/01/0399P	✓	Antennae attached to existing chimney on industrial building. Suitable for the addition of further antennae and dishes.
20	Holmefield Mill, Gisburn Road, Barrowford	857 388	Mast for antennae and dish	15m	Vodafone	13/94/0248P 13/01/0039P	✓	Suitable industrial location for future mast and site sharing.
21	Field No. 6019, Emmott Lane, Laneshawbridge	915 411	Radio transmitter and kiosk	3m	North West Water	13/97/0668P	✗	No mast on site
22	Colne Sewage Works, Regent Street, Colne	873 394	Telecommunications mast with antenna and dishes. Equipment cabin	15m	Vodafone	13/00/0473P	✗	No mast on site
23	Field No. 0006, Trough Laithe Barn, Wheatley Lane Road, Barrowford	850 389	Mast for antennae and dishes	15m	BT Cellnet	13/00/0555P	✗	No mast on site

REF = Reference Number

IMP = Implemented

REF	LOCATION	GRID REF.	DESCRIPTION	SIZE	USER / APPLICANT	APPLICATION NUMBER	IMP.	SUITABLE FOR SHARING
24	Hollin Mill, Churchill Way, Brierfield	848 369	Attach 7 antennae at top of mill chimney	2m (at 32m above	One 2 One	13/01/0464P	X	No mast on site
25	Land adjacent to Junction Street, Brierfield	845 368	Erect 15m lattice tower with 6 antennae and equipment cabin	15m	BT Cellnet	13/01/0237P 13/01/0484P	X	No mast on site
26	Field No. 0040, Montford Road, Brierfield	839 363	Erect monopole mast, equipment cabin	15m	One 2 One	13/01/0485P	X	No mast on site

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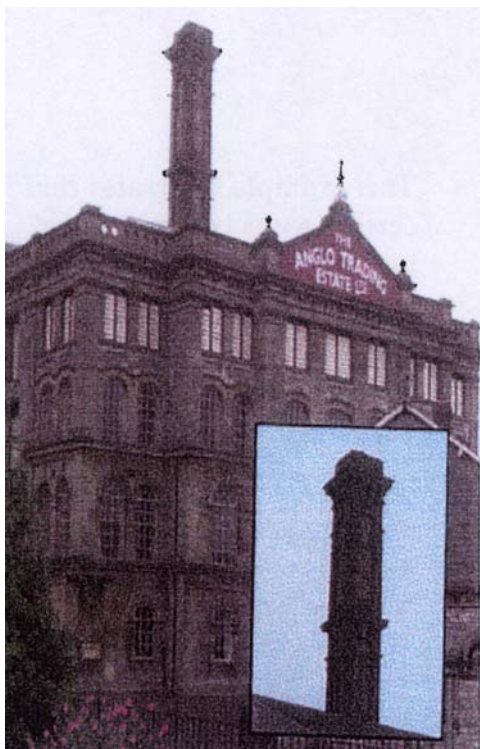
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APPENDIX 2

Examples of Good Design



Horton Tower - an example of a listed building being used as a radio base station. In this case it involved the restoration of a 400 year old folly which had been derelict since 1790. The rebuilding works cost in excess of £125,000 and involved an underground equipment room and a painted and colour coded antenna face mounted against the weathered brickwork.



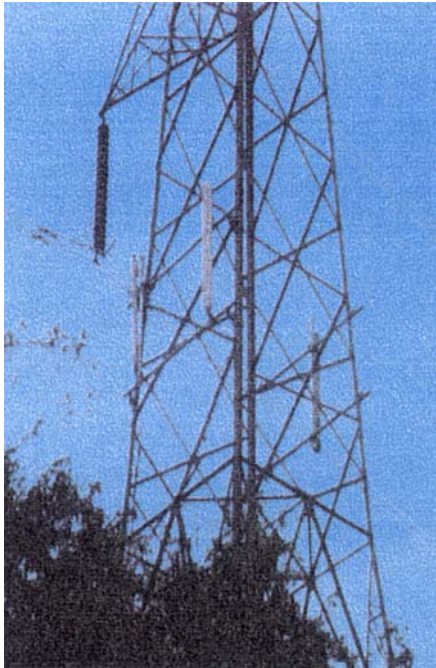
'Brick' painted antenna on a listed building.



Mast disguised as a tree.



This example illustrates that in certain cases two masts are preferable to one large structure.



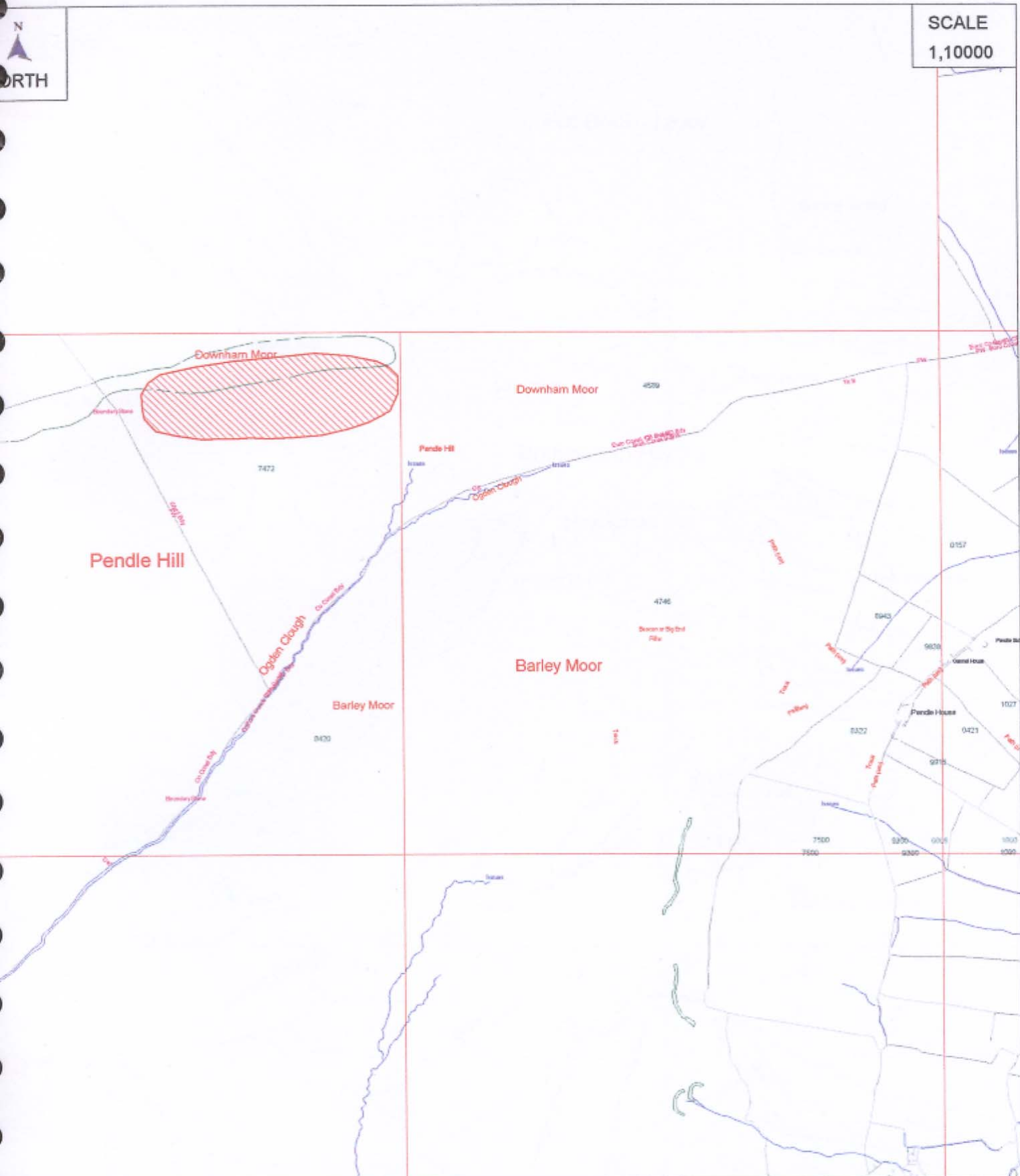
An example of three directional antennas on a National Grid pylon. Vodafone was the first cellular operator to reach agreement with National Grid to use their network of electricity pylons as support structures for Vodafone antenna systems. This opens up a new approach for positioning equipment in a less intrusive manner.



Example of a cross-polar directional antenna.

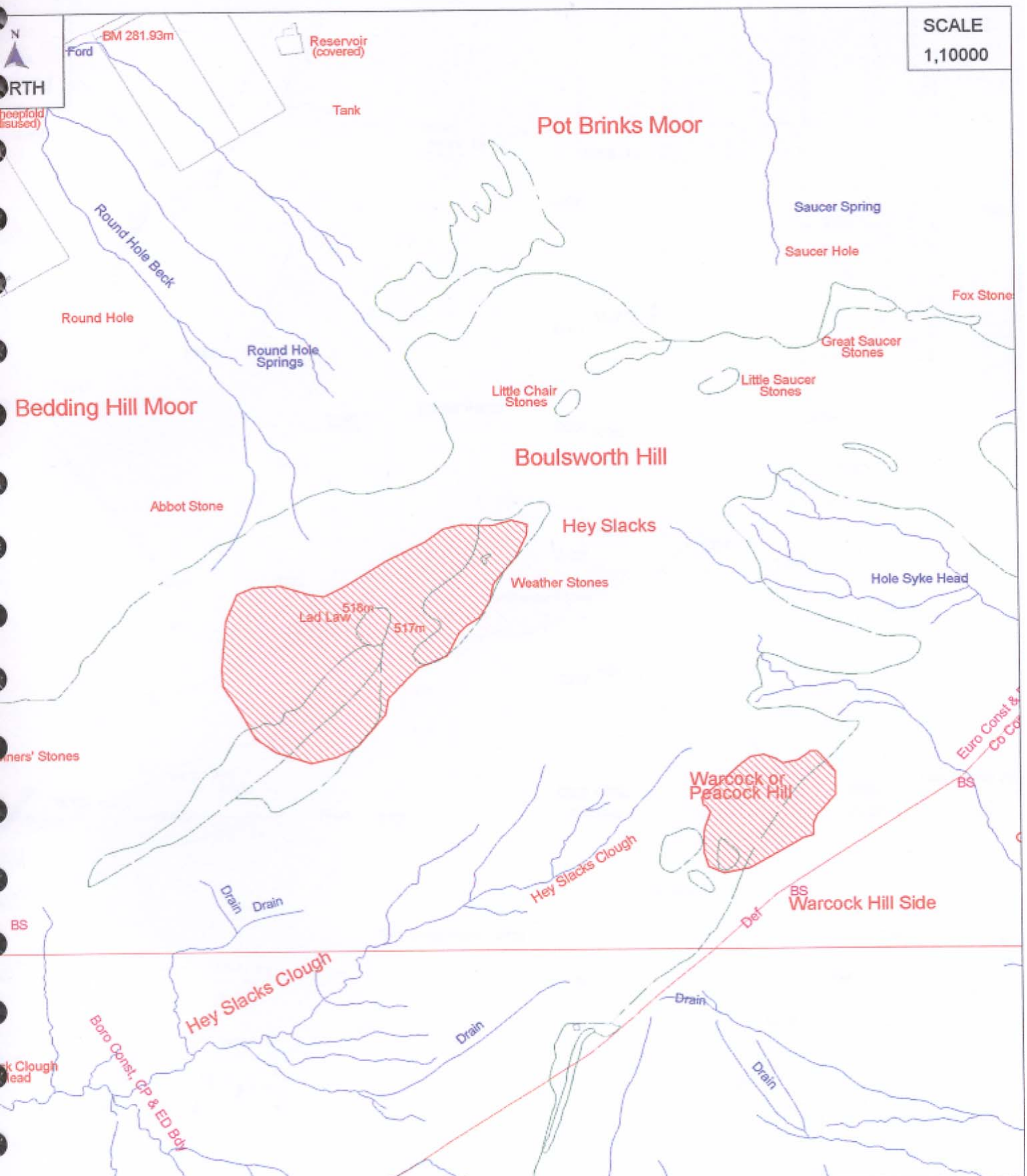
APPENDIX 3

Pendle Hill

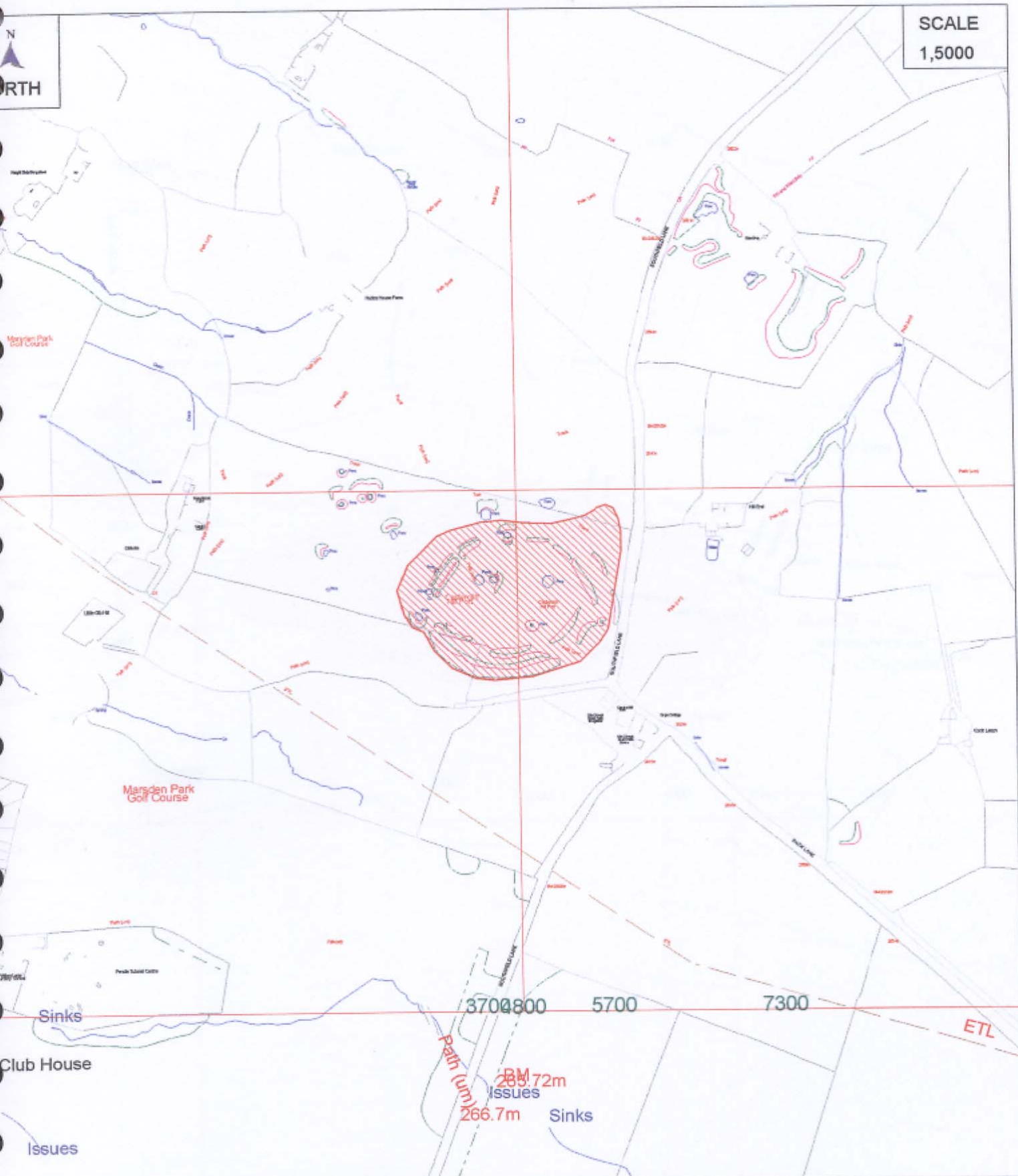


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Boulsworth Hill



Castercliff



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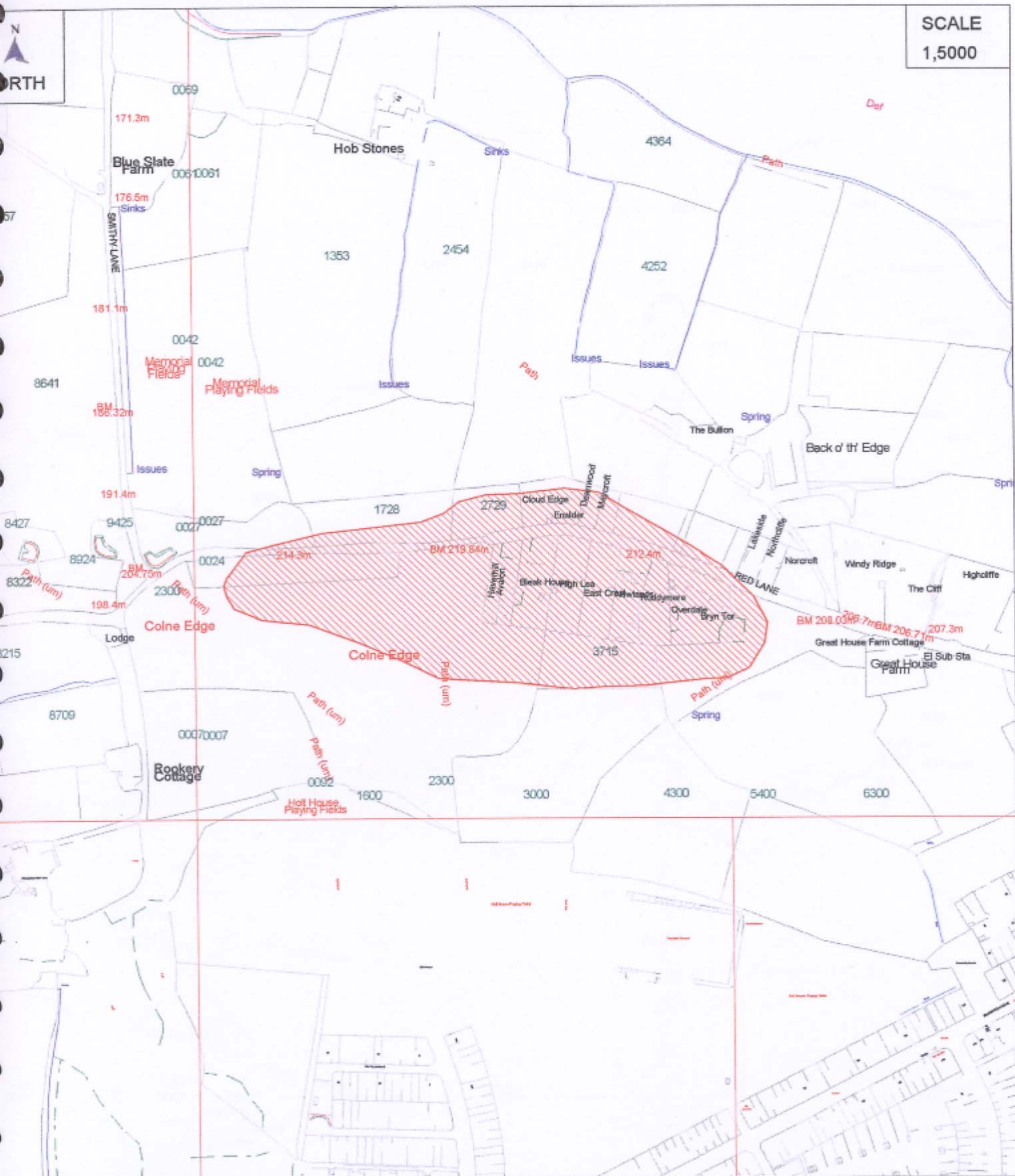
Plateau : Land above 270 metres



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Colne Edge

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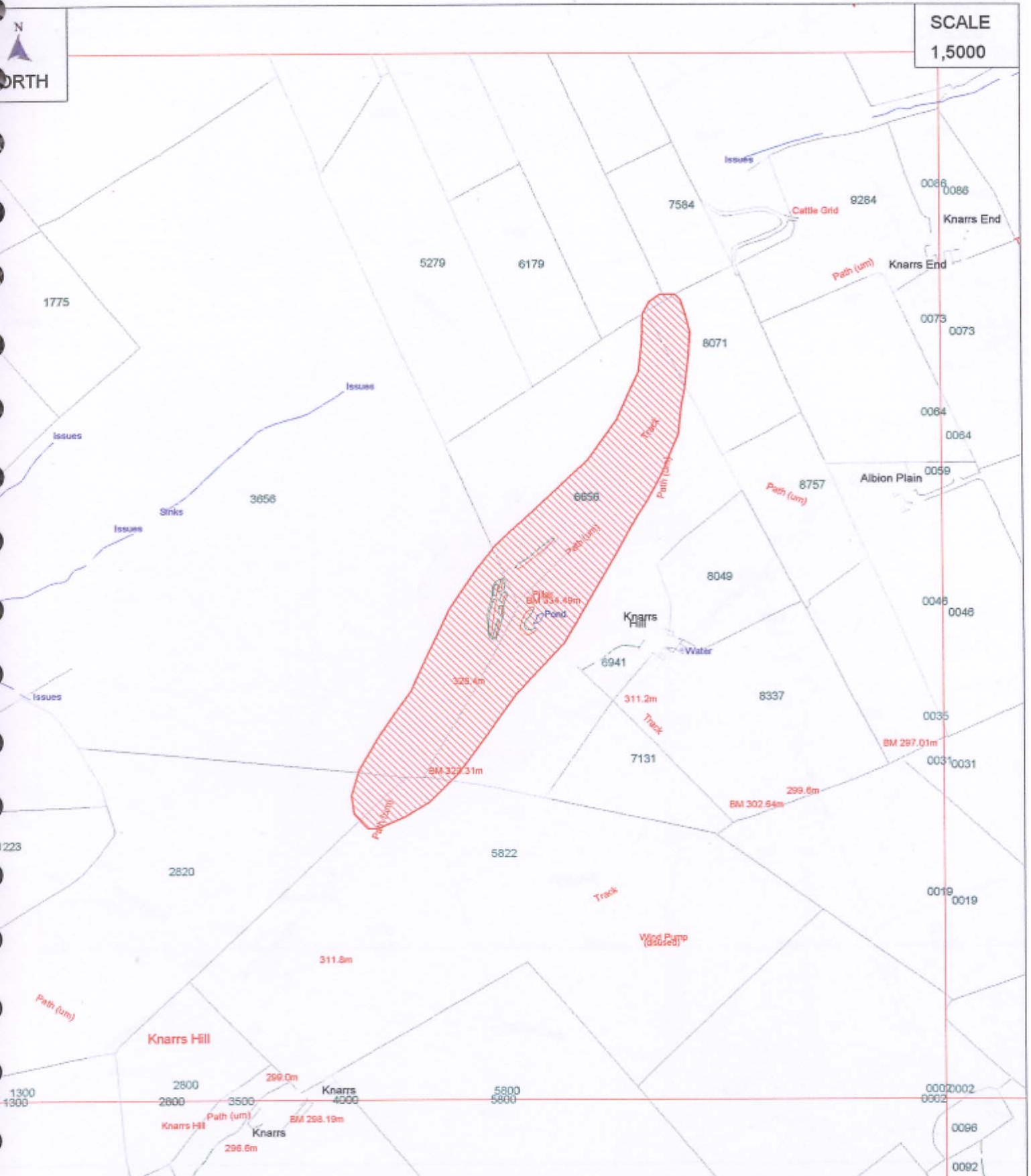


Plateau : Land above 210 metres

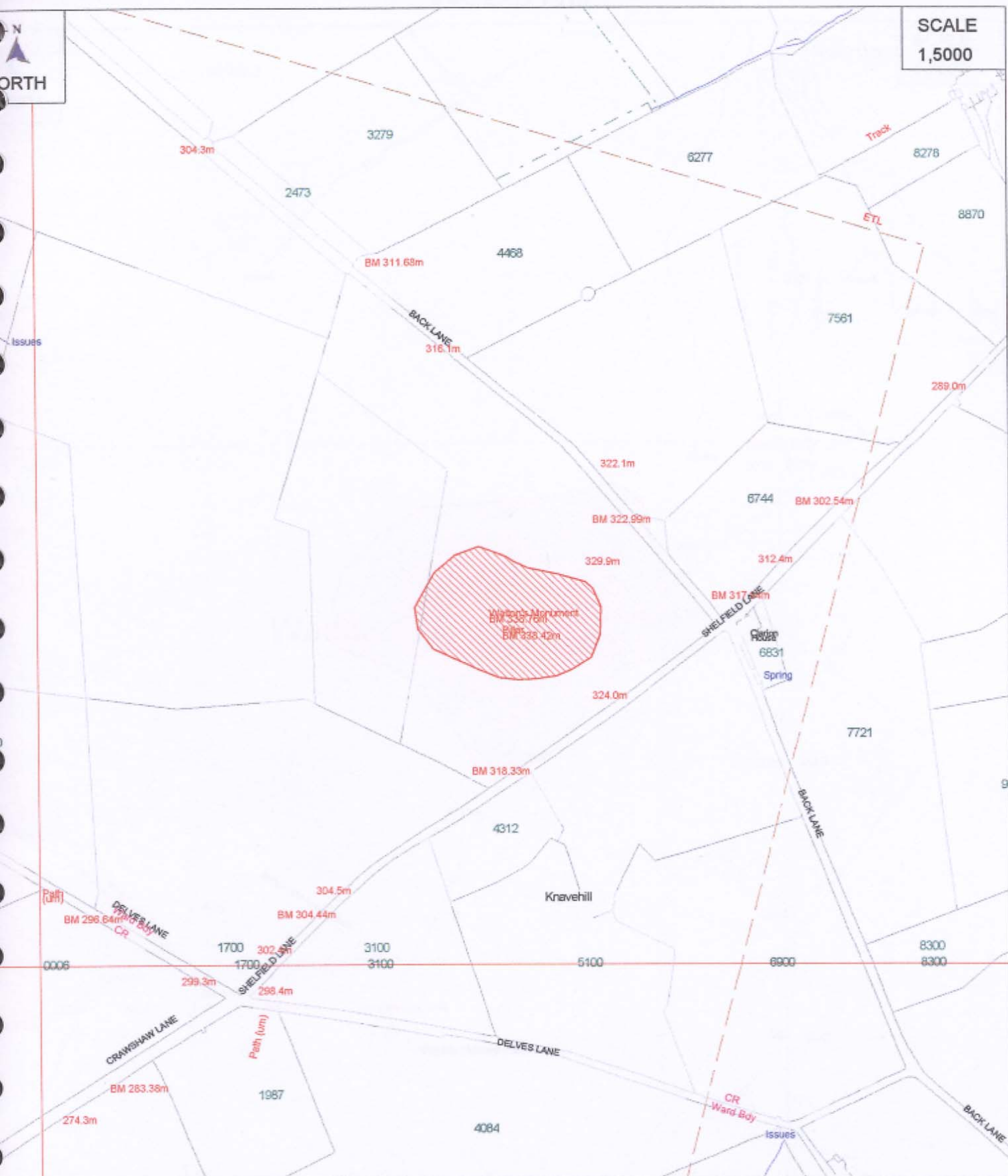
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Knarrrs Hill



Walton's Monument



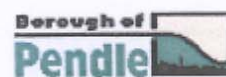
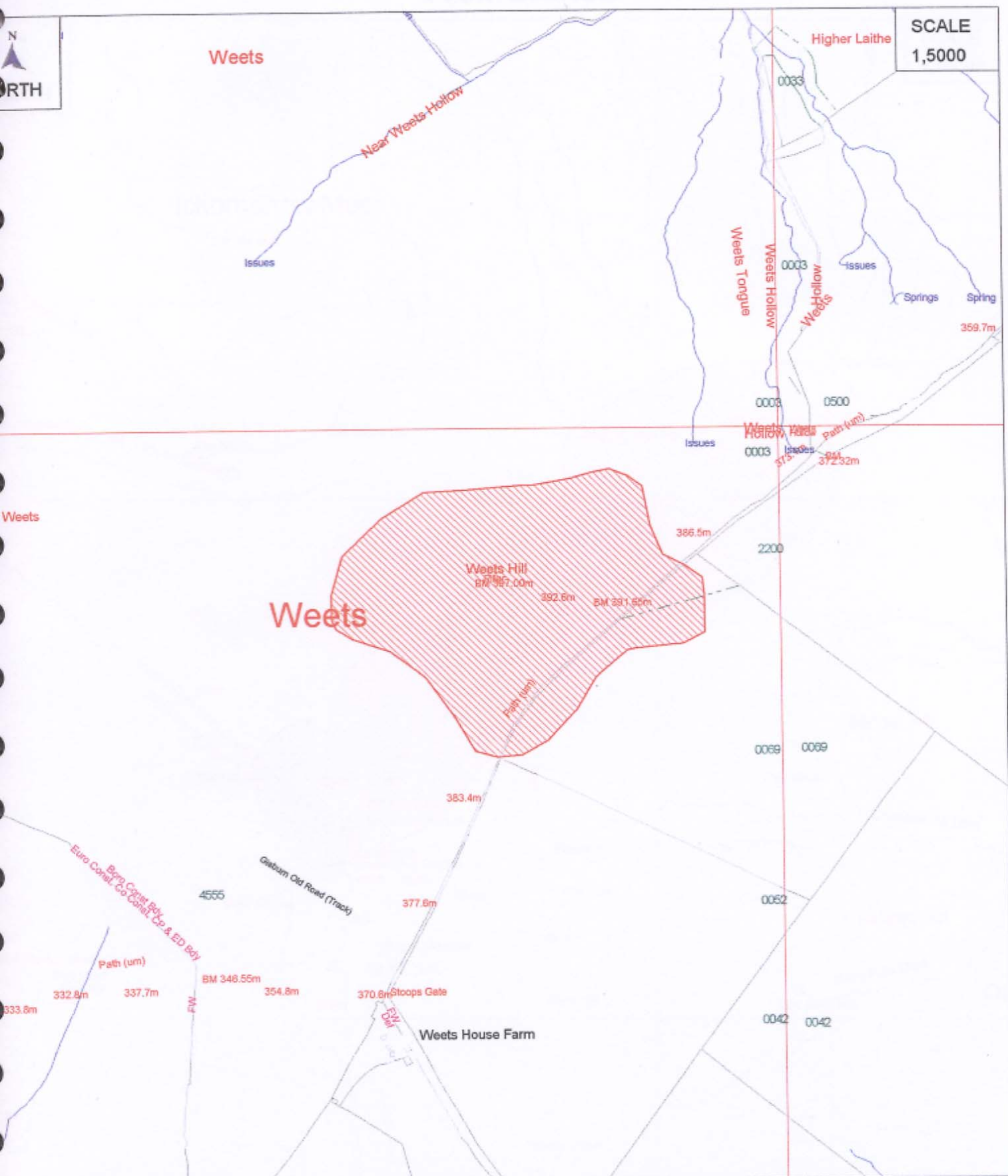
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 Plateau : Land above 330 metres



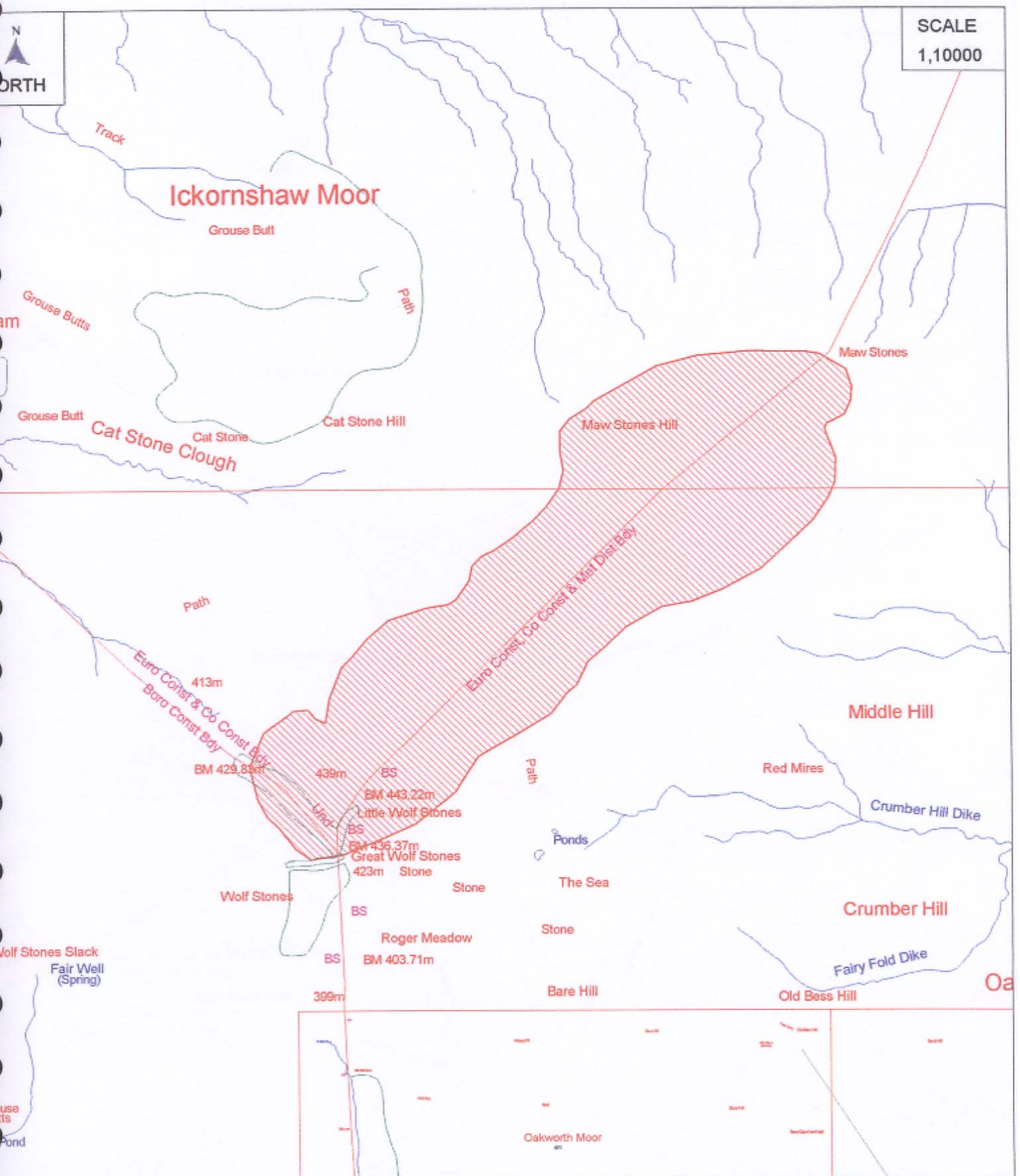
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