

Torpoint Town Council

From: Dianne Perry <dperry@perrywilliams.co.uk>
Sent: 27 November 2024 17:04
To: admin@torpointtowncouncil.gov.uk
Subject: NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT CS_125409_24, LAND AT TREVOL BUSINESS PARK, TREVOL ROAD, TORPOINT, CORNWALL, PL11 2TB (NGR:....
Attachments: CS_125409_24 Planning Drawings Rev 3A.pdf; General Background Information for Telecommunications Dev Jan 24.pdf; CS_125409_24 Parish Council Consultation Letter - Reg 5.pdf

Dear Torpoint Town Council

Please find attached a notification and plans in respect of the above proposals.

Kind regards

Dianne

Dianne Perry MRTPI AssocRICS
Director: Perry Williams Ltd

Tel: 07535 932374



Our ref: CS_125409_24

27th November 2024

Torpoint Town Council
admin@torpointtowncouncil.gov.uk

Killarney Telecommunications
Limited
2 Broughton Way
Widnes
Cheshire
WA8 8YX

Dear Torpoint Parish Council,

PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CS_125409_24, LAND AT TREVOL BUSINESS PARK, TREVOL ROAD, TORPOINT, CORNWALL, PL11 2TB (NGR: E241823,N55414)

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 Torpoint area and have identified this site as suitable for an equipment upgrade for EE/H3G. 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 EE/H3G's network improvement program, there is a specific requirement for an upgrade at this location to provide upgraded 4G 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_125409_24, LAND AT TREVOL BUSINESS PARK, TREVOL ROAD, TORPOINT, CORNWALL, PL11 2TB (NGR: E241823,N55414)

The site is needed to provide enhanced 2G & 4G coverage and capacity for EE/H3G as well as future proofing for 5G 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

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

improve increasing the demand for 4G technology. This upgraded site will ensure that EE/H3G will be able to utilise the same site and maintain and enhance their coverage in the area as well.

The preferred option is as follows:

CS_125409_24, LAND AT TREVOL BUSINESS PARK, TREVOL ROAD, TORPOINT, CORNWALL, PL11 2TB (NGR: E241823,N55414)

The proposed upgrade of an existing telecommunications base station comprising the relocation of 3 no antennas, relocation of 1 no dish, addition of 3 no antennas and internal upgrade of equipment cabin and ancillary development thereto.

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

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 mast 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_125409_24**).

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)

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

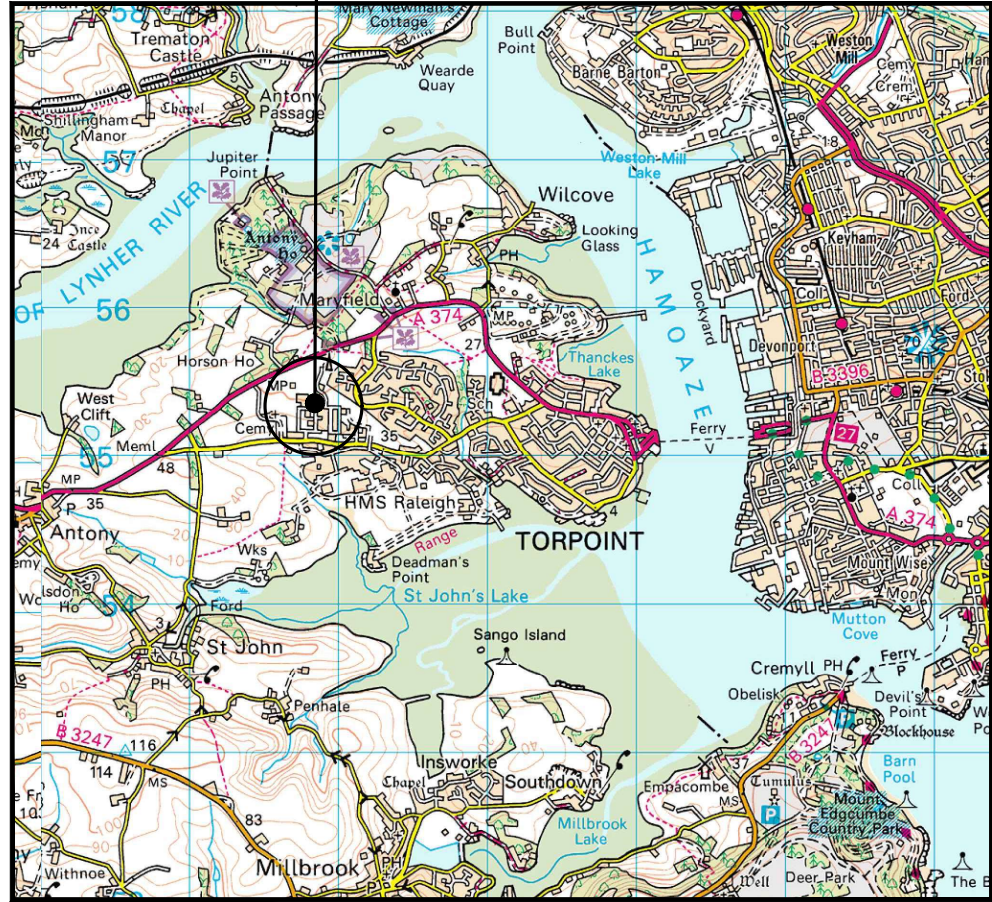
Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.

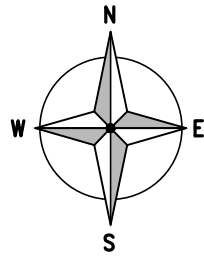
Registered in England & Wales No. 08087551.

VAT No. GB142 8555 06

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



SITE LOCATION



← = Right of Access
← = Public Access Route

055400

055300

241700

241800

digestion.pardon.nails

cushy.skills.oaks

SITE LOCATION

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 241823 N: 55414

DIRECTIONS TO SITE:
HEAD SOUTHWEST ON M5, CONTINUE ONTO
DEVON EXPY/A38 (SIGNS FOR
PLYMOUTH/TORQUAY/A380), KEEP RIGHT TO
STAY ON DEVON EXPY/A38, AT THE
ROUNDBOUT, TAKE THE 2ND EXIT ONTO
A38, AT CARKEEL ROUNDBOUT, TAKE THE
2ND EXIT AND STAY ON A38, AT THE
ROUNDBOUT, TAKE THE 1ST EXIT ONTO
A374, TURN RIGHT TOWARD TREVOL RD,
TURN LEFT AT THE 1ST CROSS STREET
ONTO TREVOL RD, TURN LEFT ONTO FISCARD
WAY, TURN LEFT. DESTINATION ON FRONT

1A	PLANNING ISSUE	EMF	SI	28/08/24
REV	MODIFICATION	BY	CH	DATE



Cell Name	Opt.
TREVOL BUSINESS PARK	-

Cell ID No				
CSID	-	VF	-	VMO2
12540924	-	80573	-	10951
✓ TM Cell ID	-	N/A	-	N/A
54764	-	-	-	-

Site Address / Contact Details	
TREVOL ROAD TORPOINT CORNWALL PL11 2TB	

Drawing Title:	SITE LOCATION MAPS
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Purpose of issue:	PLANNING	Dwg Rev:
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Drawing Number:	100	1A
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Surveyed By:	KTL	Original Sheet Size:	A3	Pack Issue:
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Drawn:	EMF	Date:	28/08/24	Checked:	SI	Date:	28/08/24	3A
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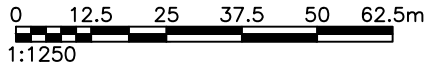


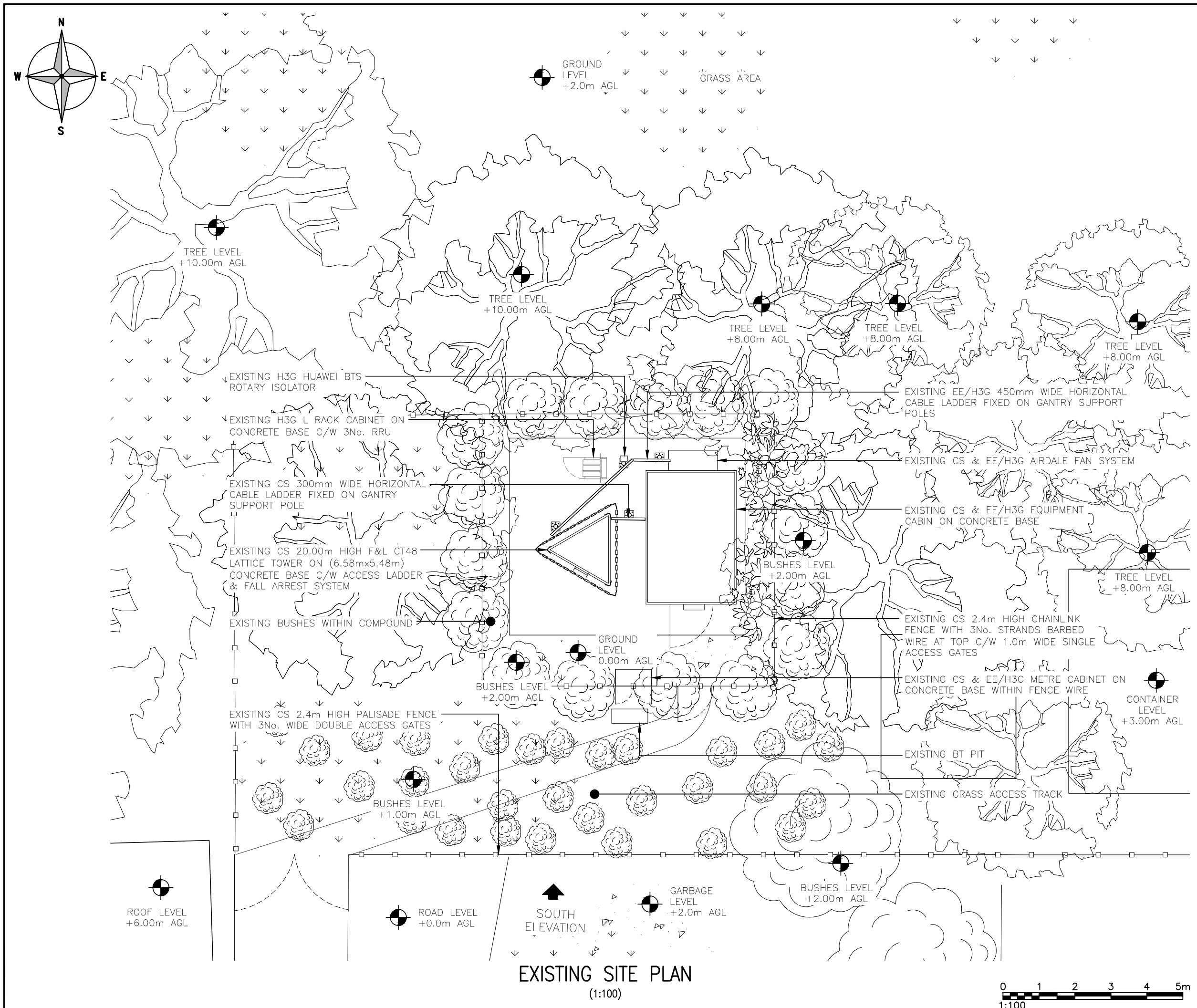
SITE PHOTOGRAPH

DETAILED SITE LOCATION

(Scale 1:1250)

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





ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 241823

N: 55414

NOTES:

1A

PLANNING ISSUE

EMF

SI

28/08/24

REV

MODIFICATION

BY

CH

DATE

Cell Name

Opt.

TREVOL BUSINESS PARK

-

Cell ID No

CSID

-

VF

-

VMO2

12540924

80573

10951

☒ TM Cell ID

-

N/A

-

N/A

54764

-

-

Site Address / Contact Details

TREVOL ROAD
TORPOINT
CORNWALL
PL11 2TB

Drawing Title:

EXISTING SITE PLAN

Purpose of issue:

PLANNING

Dwg Rev:

Drawing Number:

200

1A

Surveyed By:

KTL

Original Sheet Size:

A3

Pack Issue:

Drawn:

EMF

Date:

28/08/24

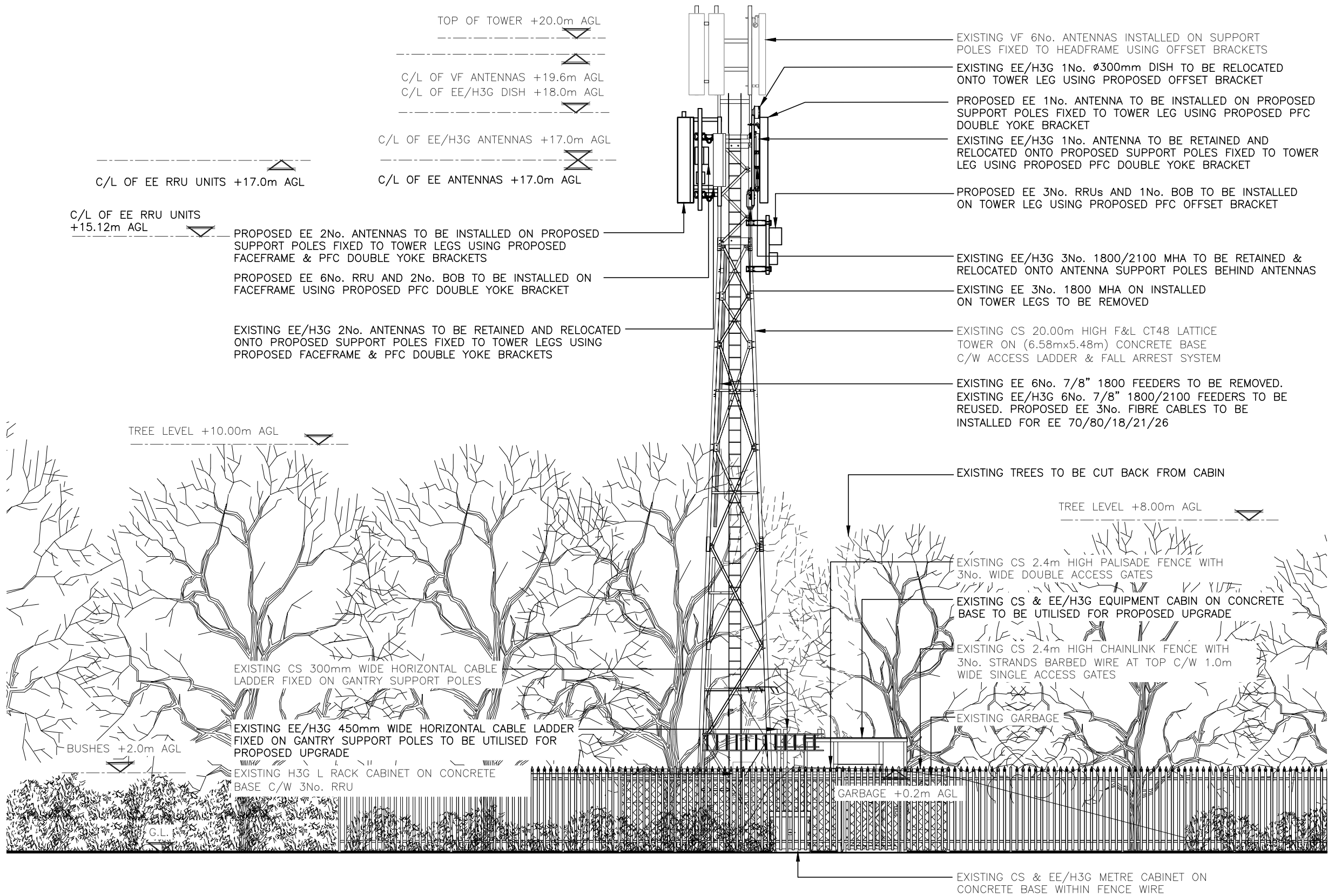
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SI

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28/08/24

3A



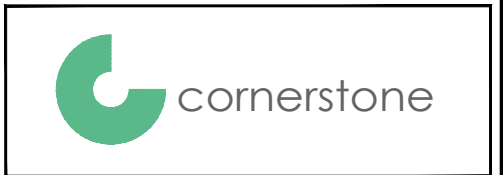
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 241823 | N: 55414

NOTES:

NOTE:
EXISTING OVERGROWN VEGETATION AND TREES WITHIN COMPOUND TO BE CUT BACK PRIOR TO UPGRADE WORKS COMMENCING

2A	AMENDMENT	EMF	SI	29/10/24
1A	PLANNING ISSUE	EMF	SI	28/08/24
REV	MODIFICATION	BY	CH	DATE



Cell Name	Opt.
TREVOL BUSINESS PARK	-

Cell ID No				
CSID	—	VF	—	VMO2
12540924		80573		10951
✓ TM Cell ID	—	N/A	—	N/A
54764		—		—

Site Address / Contact Details
TREVOL ROAD TORPOINT CORNWALL PL11 2TB

Drawing Title:					PROPOSED SITE ELEVATION					
Purpose of issue:				PLANNING				Dwg Rev:		
Drawing Number:				301				2A		
Surveyed By:			KTL			Original Sheet Size:			Pack Issue:	
Drawn:		Date:		Checked:		Date:		3A		
EMF		28/08/24		SI		28/08/24				



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 benefits of 5G.

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 wellbeing
- 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 on 19th December 2023, supports high-quality communications infrastructure and recognises it as a strategic priority.

Within paragraph 118 it states that:

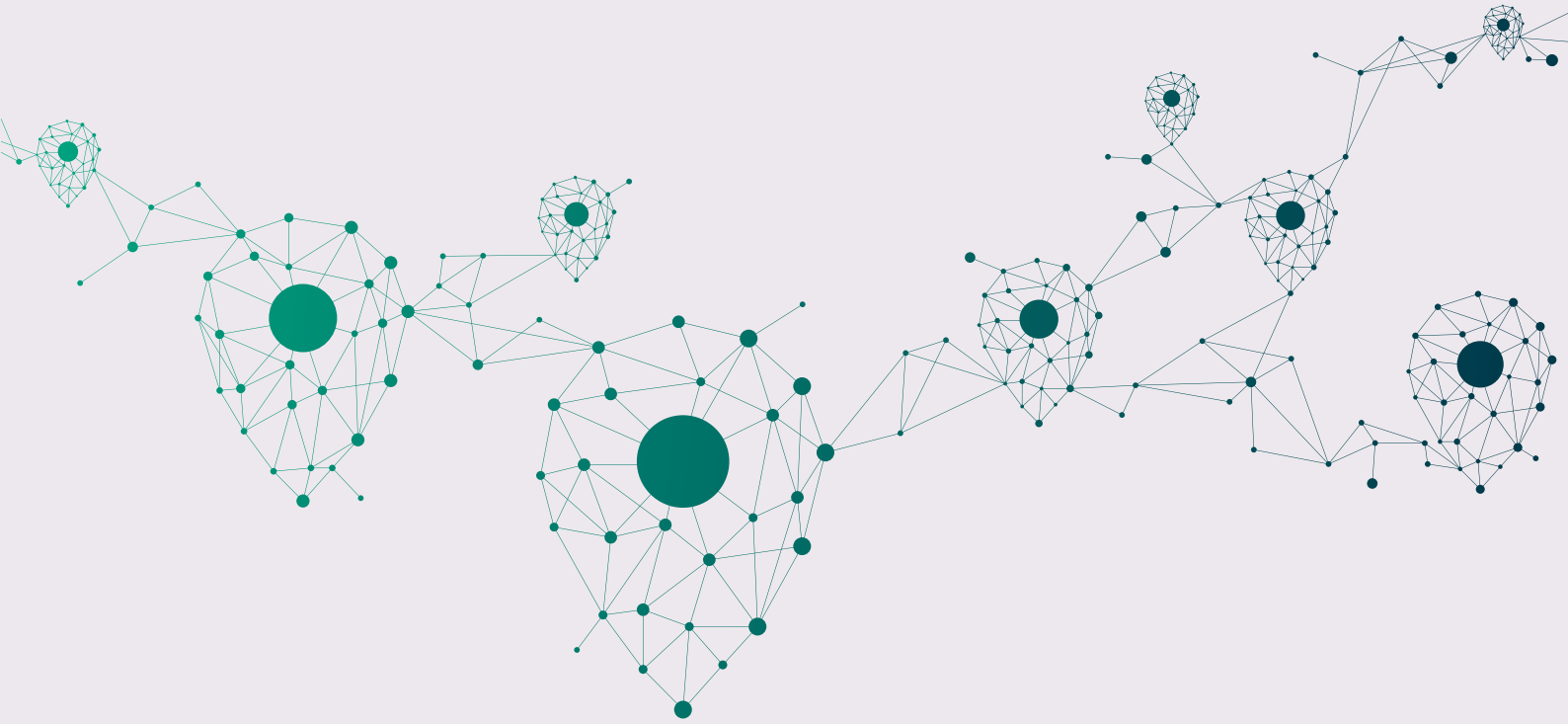
“Advanced, high-quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next-generation mobile technology (such as 5G) and full-fibre broadband connections.”

The NPPF goes on to state within Paragraph 122 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.”



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.



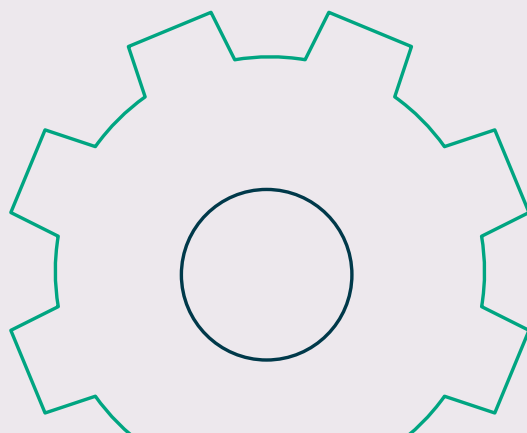
Further information.

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.



For further information or to contact Cornerstone,
please visit **www.cornerstone.network**

or write to us at:

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

