

Application Number: 20/01718/FULR3

Description Erection of one 5G communication mast 22.5m in height with associated cabinets

At Waterside, Peartree Bridge, Milton Keynes

For Milton Keynes Council

Statutory Target: 11.09.2020

Extension of Time: 18.09.2020

Ward: Woughton and Fishermead

Parish: Woughton

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Planning Officer

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1.0 RECOMMENDATION

1.1 It is recommended that permission is granted subject to conditions set out in this report.

2.0 INTRODUCTION

The Site

2.1 The application site is a small area of flat ground next to a redway on an adopted highway verge between Waterside and Marlborough Street in Peartree Bridge, Milton Keynes. The site is located next to a garage used as a car wash on Waterside.

2.2 West of the application site is the hospital, approximately 125m away on the opposite side of Marlborough Street. To the south-east around 85m away is Milton Keynes Marina with surrounding residential dwellings and hotel/Inn; beside these is the Grand Union Canal. To the north-east lies the residential dwellings of Jeeves Close (the closest being approximately 65m) and beyond is the listed building, The Old Rectory and grounds, which may be included in the new conservation area

boundary (currently under review) and are a scheduled monument. To the far east of the site on the opposite side of the Grand Union Canal is the conservation area of Woughton on the Green which includes the scheduled remains of a medieval village and 10 listed buildings. There are also further residences 200m to the north-west on the other side of Marlborough Street, north of the hospital.

- 2.3 The site is designated as a transport corridor and an amber impact zone of Great Crested Newts but there are no other relevant constraints to the proposal.

The Proposal

- 2.4 The application proposes a 22.5m high 5G telecommunications mast and associated cabinets. The proposed equipment would be owned and operated by Milton Keynes Council as part of the MK:5G - Connecting Communities project and would be used to test 5G solutions.

Reason for referral to committee

- 2.5 The application has been referred to panel as this was requested by 5 different households objecting to the planning application on material grounds.

Scope of debate/decision

This application proposal is a full planning application and so all matters are to be considered.

3.0 RELEVANT POLICIES

National Policy

- 3.1 Planning (Listed Buildings and Conservation Areas) Act (1990)

Section 66 Listed Buildings
Section 72 Conservation Areas

- 3.2 National Planning Policy Framework (February 2019) (NPPF)

Paragraph 11 - Presumption in Favour of Sustainable Development
Section 4 - Decision-making
Section 10 - Supporting high quality communications

In addition, the Planning Practice Guidance is also a material consideration

The Development Plan

3.3 Neighbourhood Plan

The Woughton Community Neighbourhood Plan 2017 - 2031 forms part of the statutory development plan. The following Policy is relevant:

Policy WN4 Green Grid Squares

3.4 Plan:MK (March 2019)

Policy CT2 – Movement and Access

Policy CT9 - Digital Communications

Policy D1 - Designing a High Quality Place

Policy D5 - Amenity and Street Scene

Policy D8 - Mains and Telecommunications Services

Policy HE1 - Heritage and Development

3.5 Supplementary Planning Documents/Guidance

None relevant

3.6 Human Rights Act 1998

There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

3.7 Equality Act 2010

Due regard, where relevant, has been had to the Milton Keynes Council's equality duty as contained within the Equality Act 2010.

4.0 RELEVANT PLANNING HISTORY

4.1 Site to the south – 20/00876/FULR3

A previous application for the same telecommunications installation located c.124m to the south-east opposite the Milton Keynes Marina was withdrawn following recommendation by the planning officer because of adverse visual impact.



5.0 CONSULTATIONS AND REPRESENTATIONS

5.1 Woughton Community Council

Woughton Community Council raised a number of material planning concerns regarding:

- Impact on Street Scene/Character of the Area
- Impact of Heritage Assets
- Impact on biodiversity
- Health Concerns / affects

These issues have been considered in the report. The council also raised a number of procedural concerns that have been answered in the 'other matters' section of this report. A full response can be found in the appendix.

5.2 Campbell Park Paris Council

Committee resolved to make no comment.

5.3 Councillor Hannah O'Neill - Woughton and Fishermead

No comments received

5.4 Councillor Shammi Akter - Woughton and Fishermead

No comments received

5.5 Cllr Councillor Carole Baume - Woughton and Fishermead

No comments received

5.6 MKC Highways

No objection, subject to informative regarding technical approval for erecting a structure within the adopted highway.

5.7 MKC Conservation

Comments expected in update paper detailing response to a requested Landscape Visual Assessment on Designated Heritage Assets (pending).

5.8 MKC Ecology

No comments received

5.9 GCN Licensing Officer

No Objection

5.10 Neighbour/ Third Party Representations

Objections have been received from 38 addresses/neighbours. The material planning considerations raised are summarised below:

- Visual impact
- Health concerns / affects
- Highway Safety
- Impact on Heritage Assets
- Ecological Impact

These issues have been discussed in the report.

The following non-material concerns were raised that cannot be assessed as part of the planning decision.

- Concerns raised associating 5G with Covid-19
- Impact on house prices / property value
- The Impact of electro-magnetic emission on biodiversity and protected species
- The Impact of electro-magnetic emission on trees
- Impact of 5G on Society
- The purpose of the telecommunications installation other than providing 5G

6.0 **MAIN ISSUES**

Principle of development
Impact on Street Scene/Character of the Area
Impact on Green Grid Square
Impact on Heritage Assets
Highways Considerations
Impact on Ecology
Other Matters

7.0 **CONSIDERATIONS**

Principle of development

- 7.1 The principle of development for the proposed mast is considered acceptable under Paragraphs 112 of the National Planning Policy Framework (2019) (NPPF), which states that:

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

- 7.2 The principle for development is also considered to be acceptable under Policy CT9 of Plan:MK which seeks to ensure that telecommunications infrastructure is delivered within Milton Keynes. Justification for an above ground telecommunications service in general is provided through technical necessity following Policy D8 of Plan:MK as long as the proposal is designed and positioned to mitigate for visual impacts; these issues are discussed below.
- 7.3 A number of local residents and Woughton Community Council raised concerns that 5G masts should not be within a set distance of residential areas quoting an out of date MKC Telecommunications Systems Policy. There are currently no recommended separation distances for telecommunications development in either the NPPF (2019), Plan:MK (2019) or the Woughton Community Neighbourhood Plan 2017 – 2031.
- 7.4 In summary, the above demonstrates that the principle is established, however the development is subject to the material planning considerations set out in the succeeding sections of this report.

Impact on Street Scene/Character of the Area

- 7.5 The mast is of simple ‘pole’ form differing to the majority of 5G masts, which are more bulbous at the top. It is essentially a cylinder 0.5m in diameter rising to 22.5m without variation except for the two groups of antenna at the top and 1m below this which will hold up to 3 antennae each in maximum arrangement. While the height is 2.5m above the majority of 5G mast installations, there is simplicity of the design and the antenna are relatively small and unobtrusive on the structure.
- 7.6 While concerns were raised by representations and consultees that the mast is too tall for this area contrary development plan policies, the mast is not a building and the height in itself is not contrary to any policy. The height is therefore to be considered in relation to the surrounding context.
- 7.7 The mast is located on the east side of Marlborough Street (V8) which is typical of many transport corridors/grid roads in Milton Keynes. The closest building to the mast is a garage / car wash, and there are parked vehicles down the side of Waterside, as well as the connecting redway adjacent to Marlborough Street, none of which are considered visually sensitive. When looking along Marlborough Street the mast will not be excessively out of place, given the surrounding street furniture including the cluster of streetlights at the turn off into Waterside. The grey colour proposed matches the street furniture and will significantly minimise the visual impact of the structure.

- 7.8 The small number of associated cabinets which are of standard size for a telecommunications installation are not considered to detract from the character of the road verge next to the garage. From the south on Woodley Headland, west of Milton Keynes Marina, the mast will be visible in the background within a context of a large number of streetlights both large and small and, as such, the mast is not likely to be particularly noticeable from this direction.
- 7.9 The mast will have some visibility from the rear doors and balcony of No.17 / 18 Jeeves Close located c.65m to the north-east. Nevertheless, these dwellings also have windows overlooking a private garden that will look away from the mast and the views impacted are not considered particularly sensitive already facing a road junction, the car wash / garage and street signs of the V8. A tree on the corner of the area of woodland opposite the dwellings will also slightly obscure the mast from some angles and is likely to increase visual shielding as it grows. On balance, it is considered that the impact of the mast on these properties given the separation distance and design is acceptable. The properties opposite (No.15/16) have views towards the proposed mast that are shielded by a mature tree and as such no significant concerns are raised. The nearby dwellings of No. 13-14 and 19-20 do not directly face the proposed mast and will also retain an acceptable outlook.
- 7.10 To the north-east of these dwellings is a diagonal footpath running through Jeeves Close to Pear Tree Lane. Looking south-west from the latter, views down the path are towards the grid road and align with a street light. With the proposal constructed the path will align on the mast, but the change in this view is not considered to be significantly altered. East of Jeeves Close, the mast will be visible from the side of Pear Tree Lane bridge rising above the Jeeves Close dwellings. Nevertheless, visual attention is not drawn to this view naturally but rather directed either along Pear Tree Lane or down to the canal and the view is soon closed down by trees on the west bank. Taken as a whole, the visibility of the mast from the bridge is not considered harmful to character of the area.
- 7.11 Views towards the mast from the car park behind the Peartree Bridge Inn are not considered visually sensitive as these look towards a gated car park, the large roof of the garage and two hospital chimneys on the skyline. The mast is not considered out of place amongst these features. The principle elevation of the inn/hotel faces south across the marina and will not be significantly affected.
- 7.12 From the Grand Union Canal and tow path, which lies c.140-150m to the east, views of the mast will be intermittent and heavily shielded by trees along the canal and in the car park and trees at the entrance to Milton Keynes Marina. The buildings of 7-10 Jeeves Close, the Peartree Bridge Inn/hotel and the residential dwellings of 21-33 Woodley Headland will also hide the mast. There will be some visibility of the mast from the entrance to the marina but, given that hospital chimneys are already visible behind the marina workshop building, the mast will not make a significant difference to this view. Overall, the impact on the canal and tow path is considered acceptable.

- 7.13 From the rear of the residential dwelling of 21-33 Woodley Headland it will be possible to see the mast rising behind the marina workshop building. Nevertheless, these properties do not directly face the mast and hospital chimneys are already visible on the skyline. Overall, given the limited thickness of the mast and the 150-230m separation from these dwellings, it is considered that the impact on the outlook from these dwellings will be acceptable. From boats in the centre of the marina, the mast will have reduced visibility because these are low down in the landscape and surrounded by trees and marina buildings. From the south end of the marina, the mast will appear small and the trees around the edge of the former dominate the view. The mast will be over $\frac{1}{4}$ of a km distant at this point and any visibility of this through the trees is considered negligible.
- 7.14 There will be a high degree of visual shielding of the mast from the amenity open space to the north containing the dinosaur sculpture. This is due to the 90m wide band of trees opposite Jeeves Close. The trees here will provide similar protection of views toward the south from Waterside and from the stables next to The Old Rectory.
- 7.15 The residential properties to the north-west on the other side of Marlborough Street are located a long way from the mast and will not be impacted.
- 7.16 Views from designated heritage assets are described below in the heritage section.
- 7.17 In summary, while there is some close visibility of the mast from two nearby dwellings on Jeeves Close, the views effected are not considered visually sensitive and visibility of the mast from the south-west around the marina and canal is not considered excessive for the height and width of the mast given the grid road, garage and hospital backdrop. From other directions the visual impact is considered either minor or negligible. As such, for a telecommunications installation which is restricted in form, given the technology, and needs to be high to provide sufficient coverage, the appearance and positioning of the development is considered, on balance, an acceptable response to the surrounding context and not overbearing, thereby complying with Policies D1, D5 and D8 of Plan:MK.

Impact on Green Grid Square

- 7.18 Policy WN4 of the Woughton Community Neighbourhood Plan 2017 – 2031, identifies the site as part of a verge designated a 'Green Grid Square' shown on the accompanying policies map. The policy states that proposals that will enhance the environmental and recreational value and connectivity of the Network will be supported and proposals that will obstruct or otherwise harm the Network will not be supported. The supporting text states that:

'The majority of the network is formed by the verges and landscape buffers to the major roads around and through the area and is managed by the Milton Keynes Parks Trust. These assets will continue to play a vital role in:

- *Maintaining the visual distinctiveness of each Grid Square*
- *Helping reduce the risk of flooding*
- *Acting as a noise and air pollution buffer to the major roads*
- *Conserving biodiversity value and ecological connectivity*
- *Retaining the attractiveness of walking and cycling routes through the area*
- *Encouraging more active and healthy lifestyles*
- *In some cases, protecting open land of recreational and symbolic value to local people (and designated as a Local Green Space by Policy WN6)'*

7.19 As described in the preceding section, the proposal is not considered to impact the visual distinctness of the road verge. There will be no adverse impact on flooding or change to the way the Green Grid Square buffers noise and air pollution from the road and neither will there be any adverse impacts on biodiversity. There will be some visual impact on the redway, however the location of the mast is not considered visually sensitive as discussed in the preceding section and there will be no permanent impact on the redway itself. The space is not designated as a Local Green Space under the neighbourhood plan and has no recreational or symbolic value. In summary, the proposal is not considered to conflict with the designation of the verge a 'Green Grid Square' and the proposal is therefore found to be compliant with Policy WN4 of the Woughton Community Neighbourhood Plan 2017 – 2031.

Impact on Heritage Assets

- 7.20 When determining the application, the Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the settings of Listed Buildings and pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- 7.21 The Grade II listed property of The Old Rectory and grounds, which may be included in the new conservation area boundary (currently under review), lie 162m to the north-east. The grounds of The Old Rectory are also a scheduled ancient monument, though in this case the protection is for the moated grounds and fishpond, which is not affected by the proposal and therefore this designation is not discussed further. Views towards The Old Rectory and grounds from Marlborough Street and Waterside beside the proposed mast are obscured by residential dwellings of Jeeves Close and trees to the north. As such, there is considered to be no harm caused to the setting and significance of the listed building from this direction. In winter, when looking towards the mast from the west side of the principle elevation of The Old Rectory, there will be obscured visibility because of the trees in the grounds of the listed building and those on the north side of application site. The same obscured view of the mast would be seen when looking towards the mast from the west elevation of the listed building. It is considered that it is unlikely that the mast will be noticeable from either view at this time of year and there will be no visibility of this when the trees have leaves. From the grounds of the listed dwelling and potential new conservation area boundary the situation will be similar, though the dwellings of Jeeves Close will also obscure the mast. In

summary, the mast is found to cause no harm to the setting or significance of The Old Rectory and grounds or the conservation area boundary as it currently is designated.

- 7.22 Wroughton on the Green conservation area extends to the east of the canal encompassing 10 listed buildings and a scheduled ancient monument containing the remains of the medieval village. Of relevance to the current proposal are the three Grade II listed buildings at the west end of the conservation area closest to the application site and also the large central green containing the scheduled ancient monument. The latter has a distinctive rural character and is particularly sensitive to visual intrusion. The Grade II* listed church of St Marys is approximately 650m away from the proposal and its setting will not be significantly impacted at this distance.
- 7.23 The listed building of Frenches Farm / 18 The Green located approximately 200m east of the application site is surrounded by mature woodland which will obscure the mast from this distance. As such, the proposed mast will not harm the setting and therefore significance of this heritage asset. The listed dwellings of The Manor and North Cottage are located on slightly higher ground on the north, however views of the mast from these will also be shielded by trees which include those on the west side of the canal and those on Pear Tree Lane. No harm will be caused to the setting of these two heritage assets as a result.
- 7.24 From the open scheduled area on the west side of the conservation area the mast will not be visible above the belt of trees next to the canal. From a highly visually sensitive location to the east of this where views from the road 'The Green' first open out onto the scheduled area next to No.8 The Green and The Lodge the mast will also not protrude above the same tree belt. From the highest ground on the scheduled monument between the pond and St Marys church it will also not be possible to see the mast which will remain behind the tree belt. Other parts of the conservation area are not open, and views of the mast will be heavily obscured by trees. Views of the mast from the tow path beside the canal, which is within the conservation area boundary, have already been discussed above and are considered to cause no harm because these views will only be intermittent due to buildings and trees on the west side of the canal. In summary, the mast is considered to cause no harm to the significance of the conservation area and the setting of this will be preserved.
- 7.25 In summary, the mast is found to cause no harm to surrounding heritage assets and as a result the proposal is found to be compliant with Policy HE1 of Plan:MK.

Highway Considerations

- 7.26 The Council's Highways Officers had no objection to the proposal subject to an informative being placed on any decision notice regarding Technical Approval of Highway Structures. The proposal is therefore considered not to raise highway

safety concerns and the scheme is found to be compliant with Policy CT2 of Plan:MK.

Impact on Ecology

- 7.27 While the development is within an amber impact area for great crested newts, the development itself is very small in terms of footprint and is unlikely to impact GCN or habitats; the GCN Licensing Officer raised no concerns on this issue. As the development is located on a mown grass verge and is not within an area of ecological interest there are no ecological concerns raised because of the development. The Council's Ecologist did not raise any concerns. There is no impact on trees, a concern raised by representations.

Health Impacts

- 7.28 A large number of objections have been received from residents of the Borough to the principle of rolling out a 5G Network whilst the potential public health risks are unknown. Whilst these concerns are noted, there is no generally accepted scientific evidence that a 5G network. The proposed development, in particular, poses no threat to public health providing it complies with the emission levels set out by the International Commission on Non-Ionising Radiation Protection (ICNIRP).
- 7.29 In this case the applicants have submitted a declaration of conformity with the ICNIRP Public Exposure Guidelines dated 14th July 2020. Paragraph 116 of the NPPF states that Local Planning Authorities must determine applications on planning grounds only and should not question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.
- 7.30 It is, therefore, considered that based on the information submitted and the scope of assessment that can be undertaken in determining planning applications as set out in Government advice, a reason for refusal based on health grounds cannot be substantiated.

Other Matters

- 7.31 In answer to various development management issues raised by Woughton Community Council, the application has been published in the newspaper and 4 site notices were displayed around the site which was considered sufficient coverage. There is no specific requirement for the planning department to publish contact details of the applicant, but the department who made the application could (and still can be) contacted through the usual customer service channels of the Council. The Parks Trust are not mentioned in the application form; the address given is MK Highways.
- 7.32 Regarding IT issues with public access (mentioned above as 'planning portal'), IT are aware of intermittent issues and actively seeking to resolve these relating to

this service and we apologise for any inconvenience in relation to this. Those wanting to make a public representation were free to email the planning officer with objections at any time and indeed many representations were made in this way.

- 7.33 Some residents stated that the objections submitted in the previous withdrawn application should be taken into account in this application. As part of the development management process and associated regulations, only representations received relating to this application can be considered. All households who were consulted or made representations regarding the initial application (20/00876/FULR3) were re-consulted as part of this application.
- 7.34 Concerns were raised that it is unfair to make the planning application during the Covid-19 pandemic. The government has given clear instruction that Local Planning Authorities should not suspend functions of the planning department during the pandemic because of the adverse economic disruption this would cause.
- 7.35 Concerns were raised by several objectors about lack of a public consultation. While the NPPF states that evidence to justify the proposed development should include the outcome of consultations (pre-application) with organisations with an interest in the proposed development, the thrust of this section of the NPPF is aimed at the applicants consulting with schools, colleges, aerodromes, technical sites and military storage areas. Statutory public consultation as part of this planning application has been fully carried out.
- 7.36 In answer to questions about the impact of the Huawei withdrawal, changing antenna to similar versions of the same size if these conformed to ICNIRP guidelines could be carried out by a communications code operator (telecommunications service provider) under permitted development. Other alterations may require a further planning application.
- 7.37 Representations have been received from residents of the Borough raising concerns that Milton Keynes Council are the applicants as well as the decision maker. Planning regulations (Regulation 3 of The Town and Country Planning General Regulations 1992) allow for this to happen and the application has been dealt with in accordance with those regulations. The Council is therefore able to consider the application and issue a planning decision.
- 7.38 Regarding concerns over the Local Validation List requirements, the address or site name on the drawings does not impact the validity. While the name of the land owner is not given on the application form, the address given is MK Highways at Synergy Park who clearly own the adopted highway. The application is valid in this regard and the ownership certificate is correct. The Plans and Elevations supplied are scaled drawings showing all proposed installations and are valid; there is no requirement for 3D representations to make the application valid; the positioning of up to 6 antennae is clear on the plans and elevations. The trees shown on the elevation are the those in the centre and on the opposite side of Marlborough Street which appear at the same height in an orthographic elevation. The following

is not required for a telecommunications installation of this scale: A statement of community involvement, a sustainability statement, an economic statement, a noise assessment, a flood risk assessment. A transport assessment is not relevant.

- 7.39 In answer to other concerns: Strategic Environmental Assessments and Open Space Assessments relate to plan making and not determination of planning applications; The Health and Social Care Act (2012) is not relevant to planning decisions; the planning application does not relate to hazardous substances.

8.0 CONCLUSIONS

- 8.1 It is considered that the proposal would not have a significant detrimental impact upon the appearance or character of the area or to residents nor any adverse impact on heritage assets and a reason for refusal based on concerns about the impact of the development on public health could not be substantiated. The proposal complies with the development plan and relevant paragraphs of the National Planning Policy Framework, and it is therefore recommended that the planning application is approved subject to conditions.

9.0 CONDITIONS

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990.

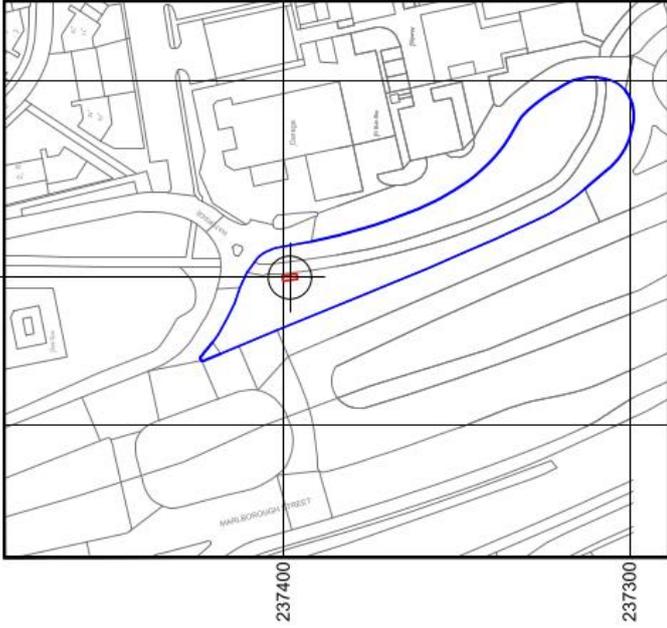
2. The galvanised finish of the mast hereby permitted shall be in matt mid-grey colour.

Reason: To ensure the development does not cause harm the character or appearance of the area in accordance with Policies D1 and D2 of Plan:MK.

<p>NOTES:</p> <ol style="list-style-type: none"> 1. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND PARTICULARS. 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. 3. DIMENSIONS TO SCALE. 4. DUCT ROUTES ARE SHOWN INDICATIVELY. ACTUAL ROUTES TO BE DETERMINED ON SITE. 5. ALL DISCREPANCIES TO BE REPORTED TO THE DESIGN ENGINEER. 		<table border="1"> <tr> <td>B1</td> <td>DRAWING UPDATED</td> <td>10/07/20</td> <td>KDEES</td> <td>IMV</td> </tr> <tr> <td>A1</td> <td>PLANNING DRAWING</td> <td>24/05/20</td> <td>KDEES</td> <td>IMV</td> </tr> <tr> <td>Issue</td> <td>Comment</td> <td>Date</td> <td>Drawn</td> <td>Checked</td> </tr> </table>	B1	DRAWING UPDATED	10/07/20	KDEES	IMV	A1	PLANNING DRAWING	24/05/20	KDEES	IMV	Issue	Comment	Date	Drawn	Checked		
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A1	PLANNING DRAWING	24/05/20	KDEES	IMV															
Issue	Comment	Date	Drawn	Checked															
<p>MKV INDICATES APPLICATION SITE  INDICATES MKCC OWNED LAND</p>		  																	
<p>Site Name & Address: MK-5 HOSPITAL WOODLEY HEADLAND PEARTREE BRIDGE MILTON KEYNES BUCKINGHAMSHIRE MK6 3BX</p>		<p>The SITE LOCATION</p>																	
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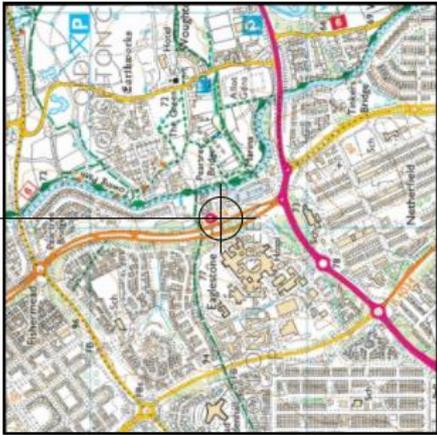
SITE LOCATION
(E:487045, N:237401)



SITE LOCATION PLAN

Ordnance Survey map extract
Grid Reference SP 87045 37401
 Based upon Ordnance Survey at 1:250,000 with the permission
 of the Controller of Her Majesty's Stationary Office.
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SITE LOCATION



GENERAL LOCATION PLAN

Ordnance Survey map extract
Grid Reference SP 87045 37401
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LOCATION PHOTOGRAPH

NOTES:
 1. DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND STANDARDS.
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 3. DRAWINGS TO SCALE.
 4. DOWN INDICATIVELY, ACTUAL ROUTES TO BE DETERMINED ON SITE.
 5. ALL DISCREPANCIES TO BE REPORTED TO THE DESIGN ENGINEER.
 AEXX INDICATES PROPOSED EQUIPMENT

Rev	Description	Date	Drawn	Approved
B1	DRAWING UPDATED	10/07/20	KDES	MV
A1	PLANNING DRAWING	24/06/20	KDES	MV



CATAPULT
 Satellite Applications



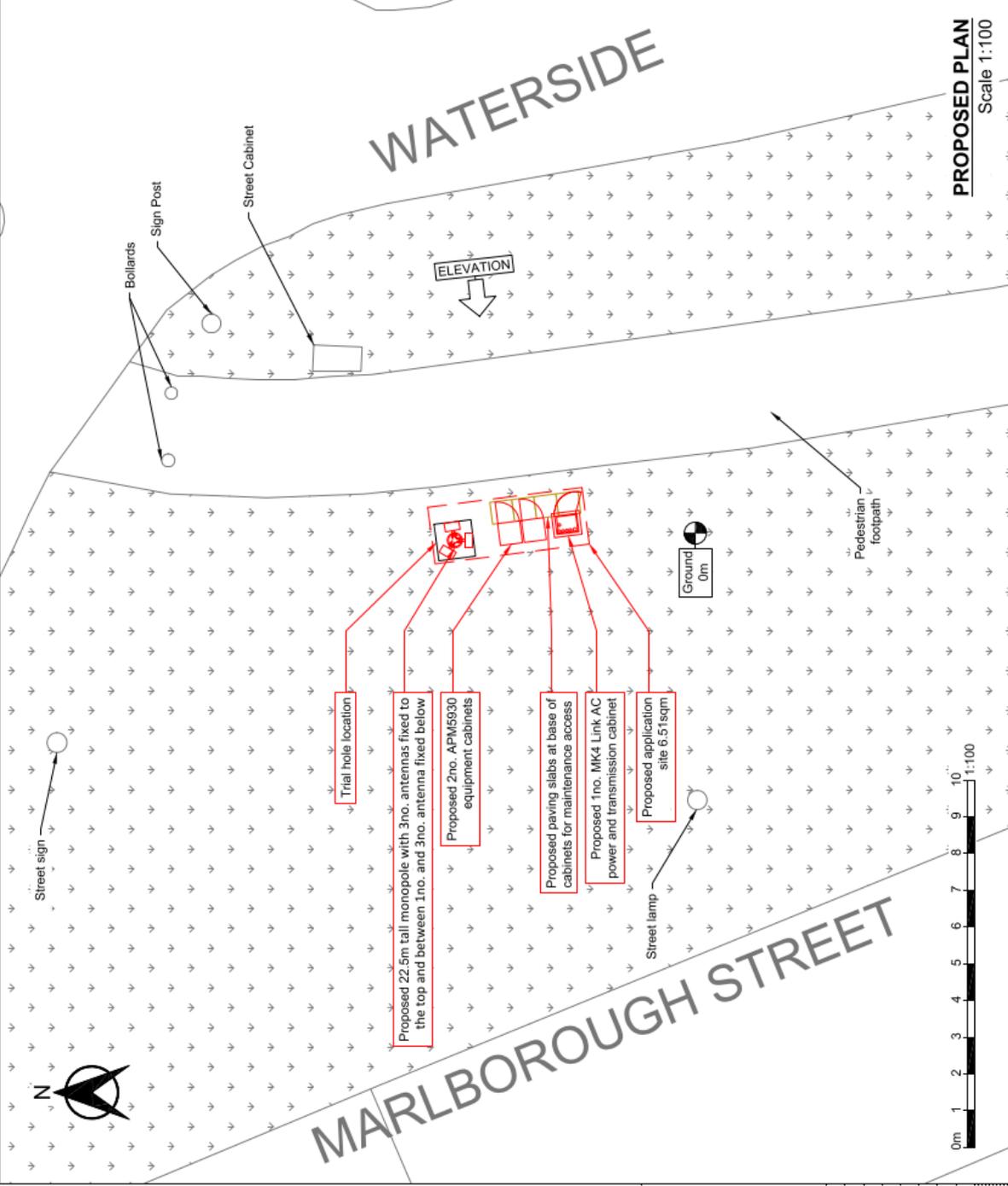
Site Name & Address:
 MK-5 HOSPITAL
 WOODLEY HEADLAND
 PEARTREE BRIDGE
 MILTON KEYNES
 BUCKINGHAMSHIRE
 MK6 3BX

**PROPOSED
 SITE PLAN**

NEW SITE

Drawing No:
 MK-5_B1_002

Rev	Description	Date	Drawn	Approved
B1	AS SHOWN	24/06/20	KDES	MV
	ITGC	24/06/20		



PROPOSED PLAN
 Scale 1:100

NOTES:
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KEY:  INDICATES PROPOSED EQUIPMENT

Issue	Comment	Date	Drawn	Checked	Approved
B1	DRAWING UPDATED	10/07/20	KDES	MV	MV
A1	PLANNING DRAWING	24/05/20	KDES	MV	MV



CATAPULT
 Satellite Applications



Site Name & Address:
 MK-5 HOSPITAL
 WOODLEY HEADLAND
 PEARTREE BRIDGE
 MILTON KEYNES
 BUCKINGHAMSHIRE
 MK6 3BX

PROPOSED SITE ELEVATION

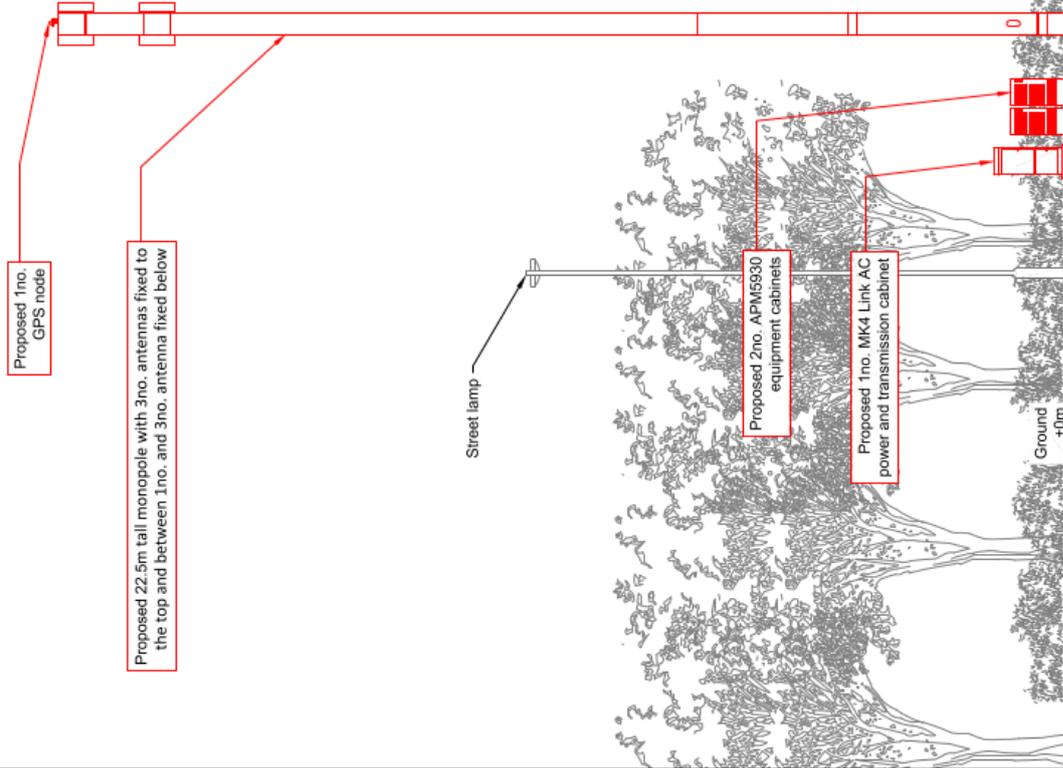
Purpose of Issue:
 PLANNING / INFORMATION

Drawing No:
 MK-5_B1_003

Scale of AS		Checked		Date	
AS SHOWN	TGC	10/07/20		10/07/20	
KDES	MV	10/07/20		10/07/20	

Sheet ID Ref: MK-5

-  Top of proposed monopole
+22.5m AGL
-  C/L of proposed antennas
+22m AGL
-  C/L of proposed antennas
+20.2m AGL



PROPOSED ELEVATION Scale 1:100

78310



A1.0 FULL CONSULTATIONS AND REPRESENTATIONS

A1.1 Woughton Community Council

I am writing in response to the above application, including the additional papers submitted on 11th May 2020. The original application was discussed at Full Council on 11th May, with the additional submission then considered as part of a wider discussion at the Planning, Licencing and Development Committee that took place on 18th May 2020. Due to the timing of this new application, we have been unable to take to committee, but this letter reflects the views of the council with the new application having been considered.

Woughton Community Council (WCC) has received several communications from local residents regarding the application, alongside representations at the Planning Committee mentioned above. There are several themes that run throughout these communications, principally that the consultation has been flawed and therefore the process in its entirety should restart. Some of these issues relate to the perception that this application, made by one department of Milton Keynes Council (Transport Innovation, the applicant) to another department of the same organisations (i.e. the Planning Department) has been made at a time where oversight, consultation and compliance with MKC 'rules' around publicity are unable to be met. There is no local paper being published, signage around the site has been limited and, with 'lock down', unlikely to be seen by many. The belief stated by some is that this is an abuse of process during an unprecedented time. Whilst this may not be by design, it is easy to see why this may be viewed as such.

The application form has limited contact information for the applicant (no phone number or email address), suggests that a tree survey may be required (although noted that ecology have no comment on this) and whilst not explicitly stated, the Parks Trust address is noted at the end of the application form as an 'owner or agricultural tenant'. Equally, MKC has an address but no names included anywhere on that part of the form. Whilst this may not be material, it reflects a laxity of approach that contributes to the views expressed above, that this is MKC doing what it wants without effective public consultation or oversight on a project that is known to be controversial.

In addition, several residents have reported issues with making submissions through the planning portal. The system that MKC uses is clunky at best and inoperable at worst – whilst we have, where made aware, encouraged people to email the planning department, but potentially others have been 'put off' by the system.

WCC would strongly encourage an extension to the consultation, preferably outside the current pandemic and using the correct signage, publicity and language.

The council recognises the new placement and thanks the applicant for compliance with the planning regulations. Whilst this is a significant improvement in terms of



this compliance, concerns remain that the proximity to workers within the car wash and other development within a closer radius continue to cause anxieties.

In terms of material considerations and / or planning rules, we would request that the following is considered (in effect, the same concerns as previously, with the exception of the breach of planning regulations):

The design, size and scope of this installation is not in keeping with the surrounds. The area is designed as an attractive, Canalside destination, suitable for leisure as well as the residential aspects. A 22 metre metal mast will undoubtedly have a detrimental impact on the visual aesthetics. As such, we would consider visual amenity and visual impact to be material considerations within this objection. Whilst unlikely to fall within the remit of legislation, impact on a listed building could also be considered.

As stated in a submission to WCC:

'The marina has great bio-diversity, and the impact on wildlife of the electromagnetism has not been considered. This area is of such concern that OFCOM are currently consulting on proposed measures to require compliance with international guidelines for limiting exposure to electromagnetic fields.'

We note that a previous site was dismissed due to bio-diversity concerns and would suggest that this site has similar issues for consideration. The impact on bio-diversity and ecology, one of the duties of WCC as a local council, is also a material consideration.

A number of residents have expressed concerns about the lack of clarity regarding the safety of 5G and as discussed in the MKC Telecommunications Systems Policy,

'..the Council recognises that a significant number of people have very real concerns that the equipment does pose a threat to health. In response, and to give the public greater confidence in their safety, the Council will use their powers as a landowner to resist those forms of telecommunications that cause the greatest concern'

The placement of this mast, the highest of the proposed 7 5G masts within this pilot scheme, in a residential area is at odds to this statement. This statement links to the '50 metre' statement above and combined, suggest that this application falls short of both letter and principle of the policy.

Additionally, the Woughton Neighbourhood Plan states that development should be limited in height to two or three stories (generally) with agreement that 4 stories may be acceptable within local centres. Assuming each storey is approx. 10 ft / 3 metres, this limits heights to between 6 – 12 metres. Allowing 25% in case storeys are especially high, 4 stories is a maximum of 15 metres. This application is for

22.4 metres. That equates to seven or eight stories high. Whilst it is accepted that this is not a 'building' as such, it is a development that sits significantly outside the plan.

WCC is eager to play a part in the development of new technology and understands the potential benefits of 5G. However, we object to this application, due to its placement, its non-compliance with policy (both MKC and WCC Neighbourhood Plan), the visual impact and amenity and the effect on bio-diversity and ecology.

Additionally, the issues raised by residents around the consultation should be considered. We thank you for your attention in this matter and look forward to hearing the outcome.

A1.2 Campbell Park Paris Council

Committee resolved to make no comment.

A1.3 Councillor Hannah O'Neill - Woughton and Fishermead

No comments received

A1.4 Councillor Shammi Akter - Woughton and Fishermead

No comments received

A1.5 Councillor Carole Baume - Woughton and Fishermead

No comments received

A1.6 MKC Highways

No Objection

Informative:

That the developer submits all necessary forms and information to MKC Streetworks in a timely manner and gains their approval for the same.
streetworkscoordination@Milton-keynes.gov.uk

That the developer adheres to the following relating to MKC structures:

Please be aware that Technical Approval of Highway Structures in accordance with BD2 will be required prior to installation works being granted. (MKC charges for this work)

Please provide the following initial documents to determine the level of Technical Approval:

- Design drawing for the mast & foundation
- Location/site plan

Further details will be requested pending confirmation by the Structures Team of the design check level required as follows:

- Design Calculations
- Design/Check Certificates (Cat 0 checks)
- Approval In Principle document for (Category 1 & above)
- Construction compliance certificates for all on completion

A1.7 MKC Conservation

Comments expected in update paper detailing response to a requested Landscape Visual Assessment on Designated Heritage Assets (pending).

A1.8 MKC Ecology

Is this a resubmission of application 20/00876/FULR3? If it is then our advice on that application still stands, and I have no ecological issues to raise.

A1.9 GCN Licensing Officer

No Objection

A1.10 Third Party/Neighbour Comments

Objections have been received from approximately 38 addresses/neighbours. The material planning considerations are summarised below:

- Visual impact
- Health concerns / affects
- Highway Safety
- Impact on Heritage Assets
- Ecological Impact

These issues have been discussed in the report.

The following non-material concerns were raised that cannot be assessed as part of the planning decision.

- Concerns raised associating 5G with Covid-19
- Impact on house prices / property value



- The Impact of electro-magnetic emission on biodiversity and protected species
- The Impact of electro-magnetic emission on trees
- Impact of 5G on Society
- The purpose of the telecommunications installation other than providing 5G