

# Kendal Town Council

Town Hall, Highgate, Kendal LA9 4ED  
www.kendaltowncouncil.gov.uk



27 September 2021

To Members of the Planning Committee

|                             |                         |
|-----------------------------|-------------------------|
| Cllr J Cornthwaite          | Cllr D Rathbone (Chair) |
| Cllr P Gibson               | Cllr C Rowley           |
| Cllr H Ladhams (Vice chair) | Cllr K Teasdale         |
| Cllr D Miles                | Cllr G Vincent          |

You are summoned to a meeting of Kendal Town Council Planning Committee on Monday 4 October 2021 at 6.30pm, at the Town Hall, Highgate, Kendal. Details of the meeting can be found on the Town Council's website at [www.kendaltowncouncil.gov.uk](http://www.kendaltowncouncil.gov.uk).

**Distributed to other members of the Council for information only.**

Yours faithfully

Chris Bagshaw  
Town Clerk

## AGENDA

### Public Participation

Any member of the public who wishes to ask a question, make representations or present a deputation or petition at this meeting should apply to do so before the commencement of the meeting. Information on how to make the application is available on the Council's Website - <http://www.kendaltowncouncil.gov.uk/kendal-town-council/statutory-information/guidance-on-public-participation-at-kendal-town-council-meetings/> or by contacting the Town Clerk on 01539 793490.

- 1. Apologies**  
To receive and accept any apologies. If accepted, apologies will be considered to be for reasons approved by the council under the terms of local government act 1972, s85.
- 2. Declarations of Interest**  
To receive declarations by members and/or co-optees of interests in respect of items on this agenda.
- 3. Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)**  
To consider whether there are any agenda items during consideration of which the press and public should be excluded.
- 4. Minutes from the Last Meeting**  
To receive the minutes of the meeting on 20 September, and affirm them as a true record.
- 5. Planning Process and Issues**

To consider any planning process or related issues arising from the Council's interaction with the Planning Authorities. These may include items for reference, training, or guidance following feedback from previous applications.

**6. Kendal Town Council Flood Relief Scheme Working Group**

To receive any update

**7. Planning Applications** (*see attached schedule*)

To consider the following planning applications received from South Lakeland District Council and Cumbria County Council.

The Committee will consider planning applications received and published by local planning authorities up to the date of the meeting. Where the publication of the application is after the initial publication of the agenda, items will be added up to the day of the meeting where necessary to meet planning consultation timeframes. A full list of applications likely to be considered can be obtained by checking the local planning authority websites:

<https://applications.southlakeland.gov.uk/fastweb/welcome.asp> <https://planning.cumbria.gov.uk/Search/Results>

**8. Permitted Development Notification**

To consider proposed upgrades to the following telecommunications installations under permitted development rights.

(a) Proposed upgrade of the existing base station at Unit 1, Parkside Business Park, Parkside Crescent

(b) Proposed upgrade of the existing base station site off Oxenholme Road, Oxenholme

Note: The developer is required to give the Planning Authority 56 days notice of 'Prior Approval' before carrying out works on installations that fall within certain parameters. In this case it is to installations on existing antennae below 20m. The Planning Authority can only consider a very narrow range of factors which might cause them to require Planning Consent.

# Kendal Town Council

Town Hall, Highgate, Kendal LA9 4ED  
www.kendaltowncouncil.gov.uk



## Notes from the non-statutory Working Group meeting of the Planning Committee meeting held on Monday, 20 September 2021 at 6.30pm via Zoom.

|                             |         |                         |         |
|-----------------------------|---------|-------------------------|---------|
| Cllr J Cornthwaite          | Present | Cllr D Rathbone (chair) | Present |
| Cllr P Gibson               | Present | Cllr C Rowley           | Present |
| Cllr H Ladhams (vice chair) | Present | Cllr K Teasdale         | Present |
| Cllr D Miles                | Absent  | Cllr G Vincent          | Present |

**In attendance:** Councillor S Long, Chris Bagshaw (Town Clerk), Ian Gordon (Democratic Services Assistant). Graham Harrison (member of public), Jon Robinson (member of public)

### **P57/21/22 Apologies**

None Received.

### **P58/21/22 Declarations of Interest**

None

### **P59/21/22 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)**

No issues were considered for exclusion.

### **P60/21/22 Minutes of the Previous Meeting**

The Council received the minutes of the previous planning committee meeting held on 6 September 2021

**Resolved:** To accept them as a true record.

### **P61/21/22 Planning Process Issues**

The Clerk raised two issues. A date had been offered by SLDC Planning Officers to discuss the new Local Plan. The Committee agreed the 30th September was preferable. The Clerk reported that Cllr Chaffey, SLDC Portfolio holder for Planning hoped to be present. The Clerk informed members that the District Council also planned a drop -in session on the same subject, for members of the public, at the Town Hall on Monday 18 October, 3-7pm.

**Resolved:** That the Town Clerk make the necessary arrangements to meet with Planning officers, having agreed an agenda with members first.

**Resolved:** That members of the Environment and Highways Committee also be invited to this meeting.

### **P62/21/22 Kendal Town Council Flood Relief Scheme.**

Councillor Cornthwaite gave a verbal report on the meeting held on 15 September. Notes of meeting will be circulated to members at the next Planning Committee meeting. The next meeting will be on 20 October and Stuart Mounsey and Doug Coyle of CCC have been invited together with Paul Quinn, an academic from Newcastle University, who will make a presentation about upper reaches.

**P63/21/22      Planning Applications**

The Committee considered the Planning Applications shown in Appendix 1.

**Resolved:** To submit the recommendations in Appendix 1 to the Planning Authority.

The meeting closed at 19.23



## Kendal Town Council

## Appendix 1

## Applications for Planning Committee 20 September 2021

| No | App No/Type                  | Address/<br>Proposed Development  | Comments<br>to SLDC | Observations/Recommendations   |
|----|------------------------------|---|---------------------|--|
| 1  | <a href="#">SL/2021/0850</a> | <b>The New Bacon House, Station Yard, Station Road</b><br>Two storey side extension over existing yard and attached to existing building  | 27 September        | <b>No material objections</b> but wish to underline the need for net biodiversity gain such as a bird box or similar.  |
| 2  | <a href="#">SL/2021/0858</a> | <b>4 Carus Gardens</b><br>First floor extension over part existing garage roof terrace  | 27 September        | <b>No material objections.</b> However, a specific net bio diversity gain is required on the overall site to be specified along the lines of re-wilding especially wild flower meadow or increased tree provision.   |
| 3  | <a href="#">SL/2021/0862</a> | <b>57 Bleaswood Road, OXENHOLME</b><br>Single storey rear extension, conversion & alterations of garage and creation of parking bay   | 27 September        | <b>No material objections.</b>   |
| 4  | <a href="#">SL/2021/0863</a> | <b>14 Yeats Close</b><br>Single storey rear extension & alterations including new pedestrian access gate to the rear boundary fence   | 27 September        | <b>No material objections.</b>   |
| 5  | <a href="#">SO/2021/0001</a> | <b>Land adjacent to River Mint and Kent extending from adjacent to Lakeland Distribution Centre to Helsington Mills.</b><br>Environmental Impact Assessment scoping opinion for proposed revisions to the Kendal Flood Risk Management Scheme approved under reference <a href="#">SL/2018/0925</a> | 29 September        | <b>No Material Objections.</b> The committee agrees to the scoping outline in the application for the flood relief measures as outlined in the amendments to the scheme. The committee were pleased to see the glass panels along Aynam Road. The committee noted the proposed re-siting of the drinking fountain which should be recommended after consultation with all Council members. The Clerk will circulate to council members seeking their thoughts on the matter. |

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| <b>6</b> | EU/2021 | <p><b>Low Fellside. Proposed Amendment to Exempted Vehicle Types.</b></p> <p>Cumbria County Council has submitted a proposed redesign of the vehicle barrier on Low Fellside to allow South Lakeland District Council lorries to pass through, avoid the need to reverse to service the properties on the street</p> |  | <p>The Committee heard that the problem of reversing bin lorries presented an unnecessary risk to pedestrian and operatives. The simple change to the bollards would allow lorries to pass through the blockage. The committee supported this proposal, but were concerned about the style, quality and durability of the new posts, in the context of the Conservation Area. They were also concerned that the new bollards should remain the property and liability of the highway authority and that this should not be allowed to default to the Town Council.</p> |

**Kendal Town Council****Appendix 1****Applications for Planning Committee 4 October 2021**

| <b>No</b> | <b>App No/Type</b>                  | <b>Address/<br/>Proposed Development</b>  | <b>Comments<br/>to SLDC</b> | <b>Observations/Recommendations</b> |
|-----------|-------------------------------------|---|-----------------------------|-------------------------------------|
| <b>1</b>  | <a href="#"><u>SL/2019/0743</u></a> | <b>Land North of Meadowbank Business Park,<br/>Shap Road</b><br>Hybrid application: 1. Full Application for motor dealership (sui generis) including workshops, access roundabout, spine road and internal compartmentation area access junctions. 2. Outline Planning Application all matters reserved, apart from access, for employment business park (indicatively B1/B2 6400m2 & B8 2500m2). | 7 October                   |                                     |
| <b>2</b>  | <a href="#"><u>SL/2021/0883</u></a> | <b>61 Scafell Drive</b><br><b>Single storey front, side and rear extension</b>  | 5 October                   |                                     |
| <b>3</b>  | <a href="#"><u>SL/2021/0828</u></a> | <b>13 Valley Drive</b><br>Erection of a 1 meter front boundary wall with pillar height not exceeding 1.5 meters   | 7 October                   |                                     |
| <b>4</b>  | <a href="#"><u>SL/2021/0769</u></a> | <b>79 Helmside Road, Oxenholme</b><br>Creation of new driveway  | 13 October                  |                                     |
| <b>5</b>  | <a href="#"><u>SL/2021/0891</u></a> | <b>4a Merced Building, Parkside Business Park</b><br>6 non-illuminated fascia signs, 1 ownership plaque and 3 A0 poster display signs   | 13 October                  |                                     |
| <b>6</b>  | <a href="#"><u>SL/2021/0907</u></a> | <b>11 Red Tarn Road</b><br>Demolition and rebuilding of the existing garage to allow for the repair of a broken water main beneath the building by United Utilities.  | 14 October                  |                                     |

|          |                              |   |            |  |
|----------|------------------------------|---|------------|--|
| <b>7</b> | <a href="#">SL/2021/0899</a> | <b>111 Windermere Road</b><br>Replacement windows & front door  | 19 October |  |
| <b>8</b> | <a href="#">SL/2021/0906</a> | <b>9 Wildman Street</b><br>Change of use & internal alterations of mixed retail, workshop and domestic accommodation to single dwelling over 3 floors dwelling (Use Class C3) | 20 October |  |

Our ref: CTIL 128932\_23

27<sup>th</sup> September 2021

Kendal Town Council

Galliford Try Telecoms  
Crab Lane, Fearnhead  
Warrington, WA2 0XR  
[www.gallifordtry.co.uk](http://www.gallifordtry.co.uk)

Dear Councillors

**PROPOSED UPGRADE OF (CTIL 128932\_23) THE EXISTING BASE STATION AT UNIT 1 PARKSIDE BUSINESS PARK, PARKSIDE CRESCENT, KENDAL, CUMBRIA, LA9 7EN (NGR: 352047/491855)**

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 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 the upgrade of this existing base station at this location to provide improved network services.

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:

- (CTIL 128932\_23) PARKSIDE BUSINESS PARK,

**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

- Mast, Antenna and Equipment upgrade works in order to provide improved network services for Vodafone network customers.

A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

- THE EXISTING BASE STATION AT UNIT 1 PARKSIDE BUSINESS PARK, PARKSIDE CRESCENT, KENDAL, CUMBRIA, LA9 7EN (NGR: 352047/491855)
- The replacement of the existing 15m mast and associated antennas with a 20m monopole mast complete with 6 antennas, two associated radio equipment cabinets and development works thereto

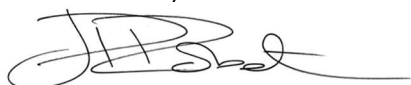
The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Telefonica 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 – CTIL 128932\_23)

Yours faithfully



**John-Paul Robertson**

Consultant Planner

[John-Paul.Robertson@gallifordtry.co.uk](mailto:John-Paul.Robertson@gallifordtry.co.uk)

Mob: 07775910135

(For and on behalf of Cornerstone)

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


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VAT No. GB142 8555 06

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



DIRECTIONS TO SITE:  
FROM M6 J36, TAKE THE A590 NORTH. AFTER 3.3 MILES CONTINUE ON A591 AND FOLLOW FOR 2.1 MILES, TAKE SLIP ROAD, CONTINUE ON A6 NORTH AT THE END OF THE ROAD TURN LEFT ON TO A65. FOLLOW A65 FOR 0.2 MILES AND THEN TURN RIGHT ONTO PARKSIDE ROAD THEN TAKE THE 1ST RIGHT ONTO PARKSIDE CRESCENT WHICH IS SIGNPOSTED PARKSIDE BUSINESS PARK. SITE IS LOCATED 100m ON THE LEFT HAND SIDE TO THE REAR OF DM GOULD WHOLESALE BUILDING.

NOTES:

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|-----|---------------------|-----|----|----------|
| A   | Issued for Approval | SPD | DS | 24.08.21 |
| REV | MODIFICATION        | BY  | CH | DATE     |



WOLVEY - HINCKLEY - LEICESTERSHIRE - LE10 3JF  
Tel: +44 (0)1455 222792 Fax: +44 (0)1455 222758



CTIL - VENDOR SWAP

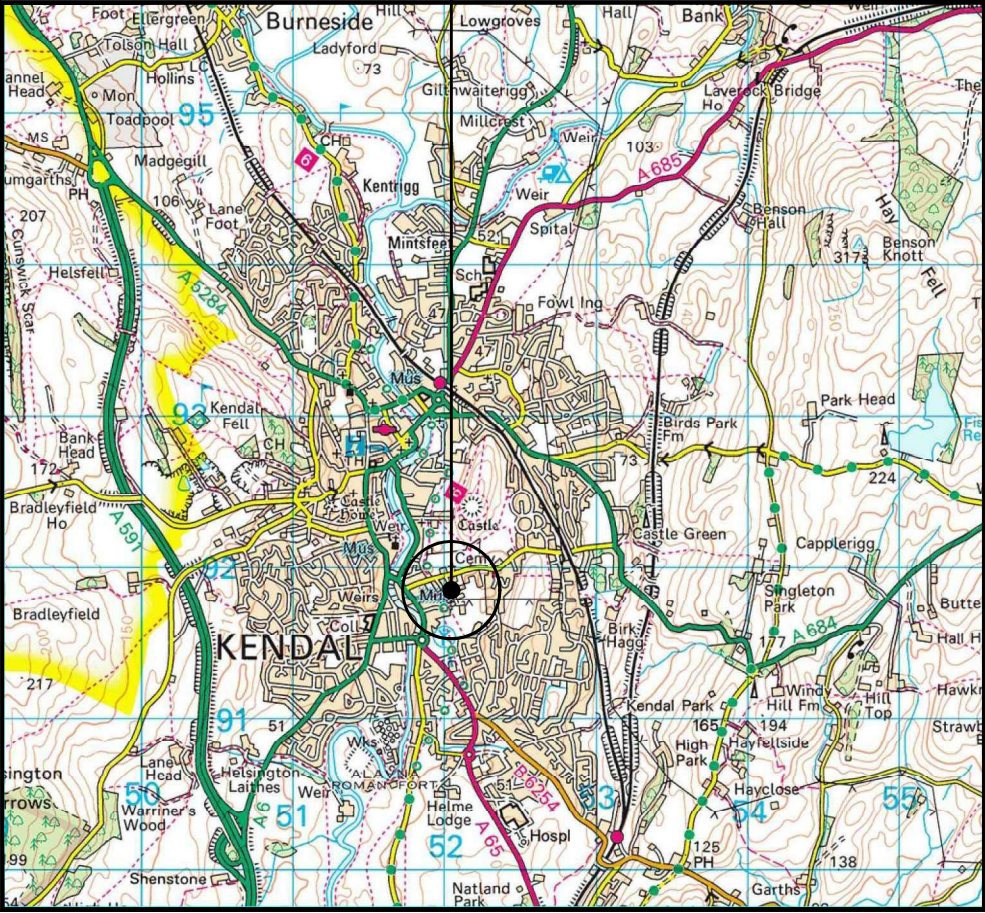
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| KENDAL SOUTH (CORNERSTONE) | A    |

| Cell ID No |        |          |
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| CTIL       | TEF    | VF       |
| 12893223   | 037884 | 37021_16 |

| Site Address / Contact Details   |  |  |
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| UNIT 1 PARKSIDE BUSINESS PARK<br>PARKSIDE CRESCENT<br>KENDAL<br>CUMBRIA<br>LA9 7EN |  |  |

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| Drawing Title:<br>SITE LOCATION MAPS |                   |                            |                   |             |
| Purpose of issue:<br>PLANNING        |                   |                            |                   | Dwg Rev:    |
| Drawing Number:<br>100               |                   |                            |                   | A           |
| Surveyed By:<br>SH                   |                   | Original Sheet Size:<br>A3 |                   | Pack Issue: |
| Drawn:<br>SPD                        | Date:<br>24.08.21 | Checked:<br>DS             | Date:<br>24.08.21 | C           |

SITE LOCATION



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Scale

SITE LOCATION

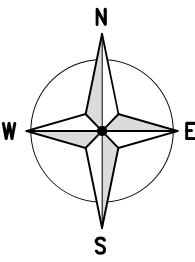
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Ordnance Survey map extract  
based upon Landranger map series  
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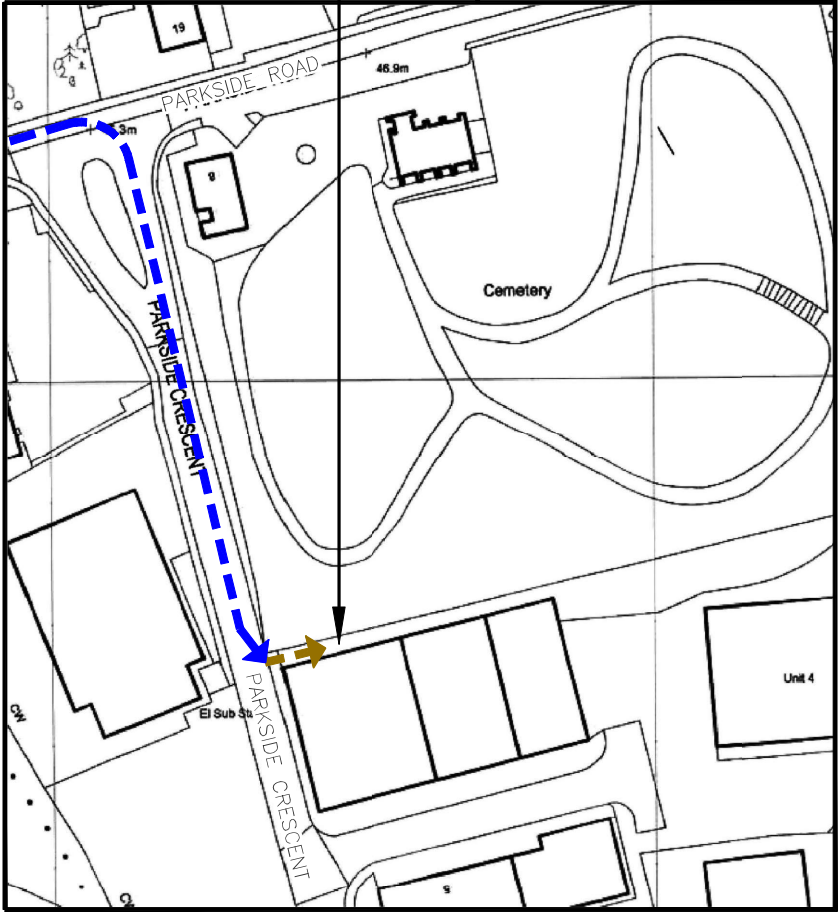


SITE PHOTOGRAPH

The drawings comply with Vodafone Standard ICNIRP guidelines.  
Designed in accordance with CTIL document: SDN0009 'ICNIRP Compliance Summary'



SITE LOCATION



491900

352000

352100

DETAILED SITE LOCATION

(Scale 1:1250)

Based upon Ordnance Survey map extract  
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ORIGINAL SCALE AT A3 - 1:1250

ALL DIMENSIONS IN METRES



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| CONCESSION REQUIRED | NO |
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NOTES:  
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| 12893223   | 037884 | 37021_16 |

## Site Address / Contact Details

UNIT 1 PARKSIDE BUSINESS PARK  
PARKSIDE CRESCENT  
KENDAL  
CUMBRIA  
LA9 7EN

Drawing Title: EXISTING SITE PLAN

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| Purpose of issue: | PLANNING | Dwg<br>Rev: |
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ELEVATION "A"

GRASS  
AREA

TREE HEIGHTS  
+12.0m AGL

ELEVATION "B"

ROOF APEX LEVEL  
+8.0m AGL

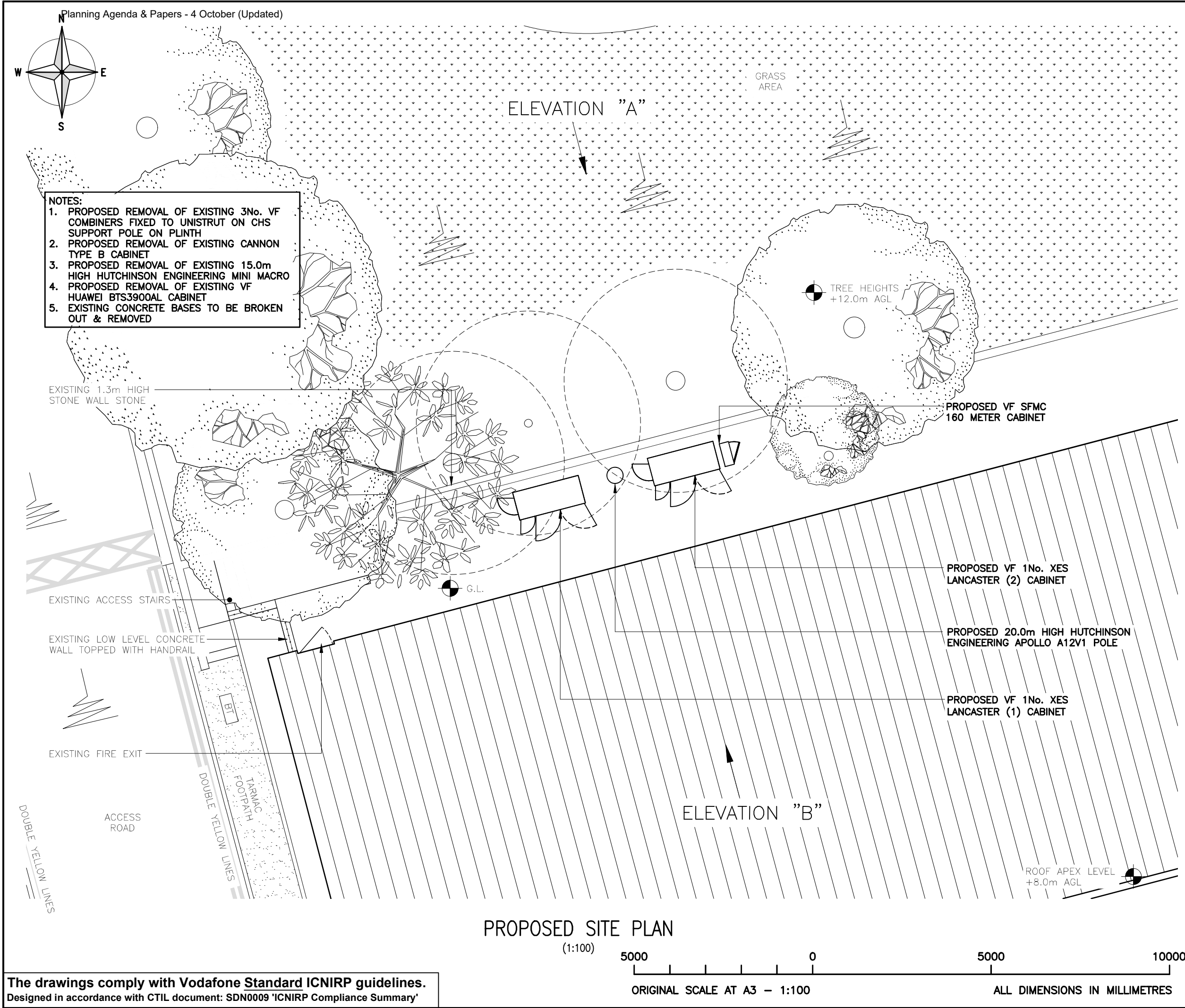
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ORIGINAL SCALE AT A3 - 1:100 ALL DIMENSIONS IN MILLIMETRES

ALL DIMENSIONS IN MILLIMETRES





ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE


Page 13 of 34

|                     |           |           |
|---------------------|-----------|-----------|
| N.G.R               | E: 352047 | N: 491855 |
| CONCESSION REQUIRED |           | NO        |


NOTES:

1. TREE OMMITED FOR CLARITY

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|-----|--------------------------------|-----|----|----------|
| B   | Amendment to Cabinet Positions | SPD | DS | 31.08.21 |
| A   | Issued for Approval            | SPD | DS | 24.08.21 |
| REV | MODIFICATION                   | BY  | CH | DATE     |



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CTIL - VENDOR SWAP

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| Drawing Title:<br>PROPOSED SITE PLAN   |                            |                |
| Purpose of issue:<br>PLANNING  |                            | Dwg Rev:       |
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| 12893223   | 037884 | 37021_16 |

Site Address / Contact Details

UNIT 1 PARKSIDE BUSINESS PARK  
PARKSIDE CRESCENT  
KENDAL  
CUMBRIA  
LA9 7EN

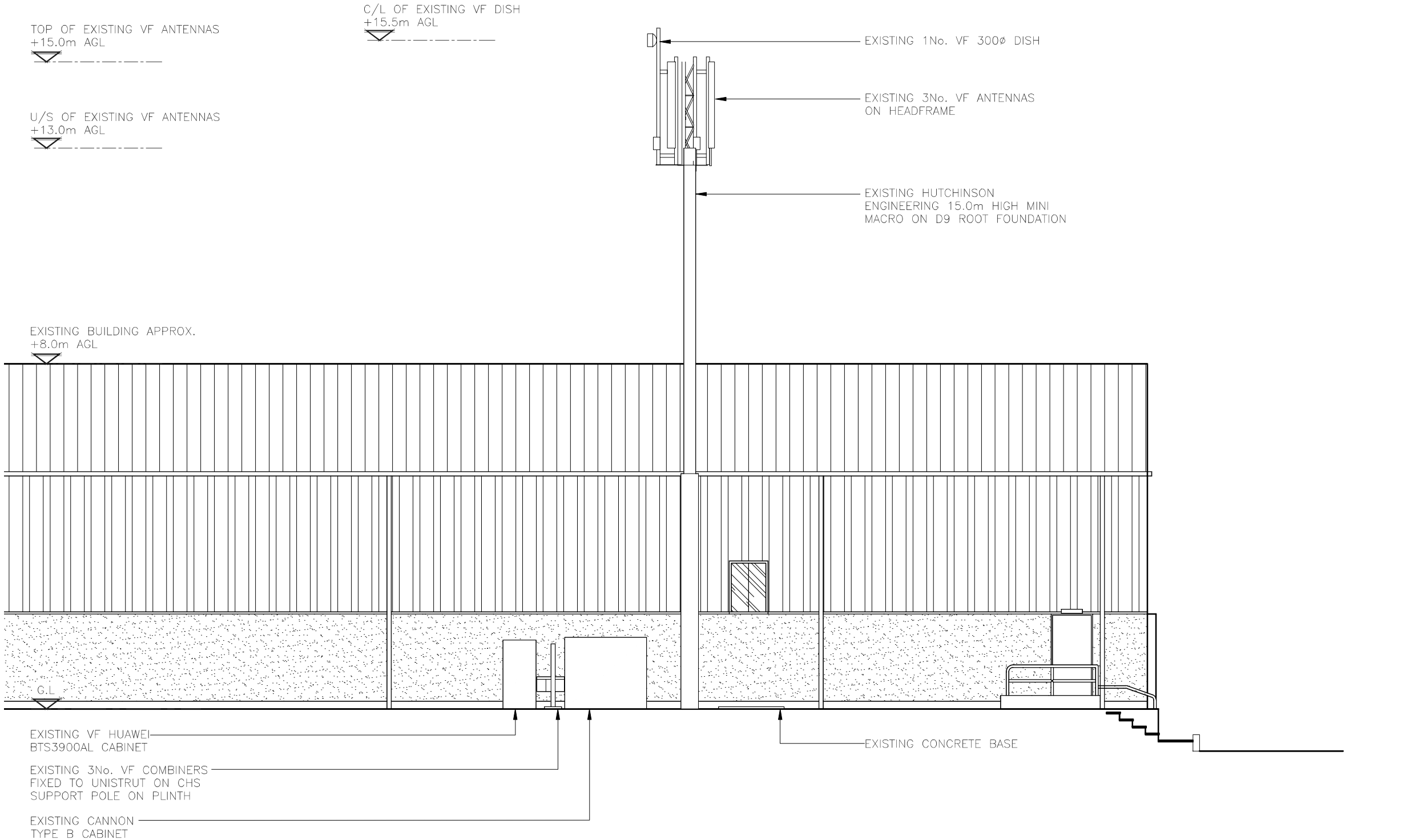
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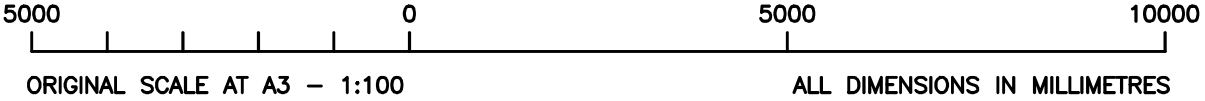
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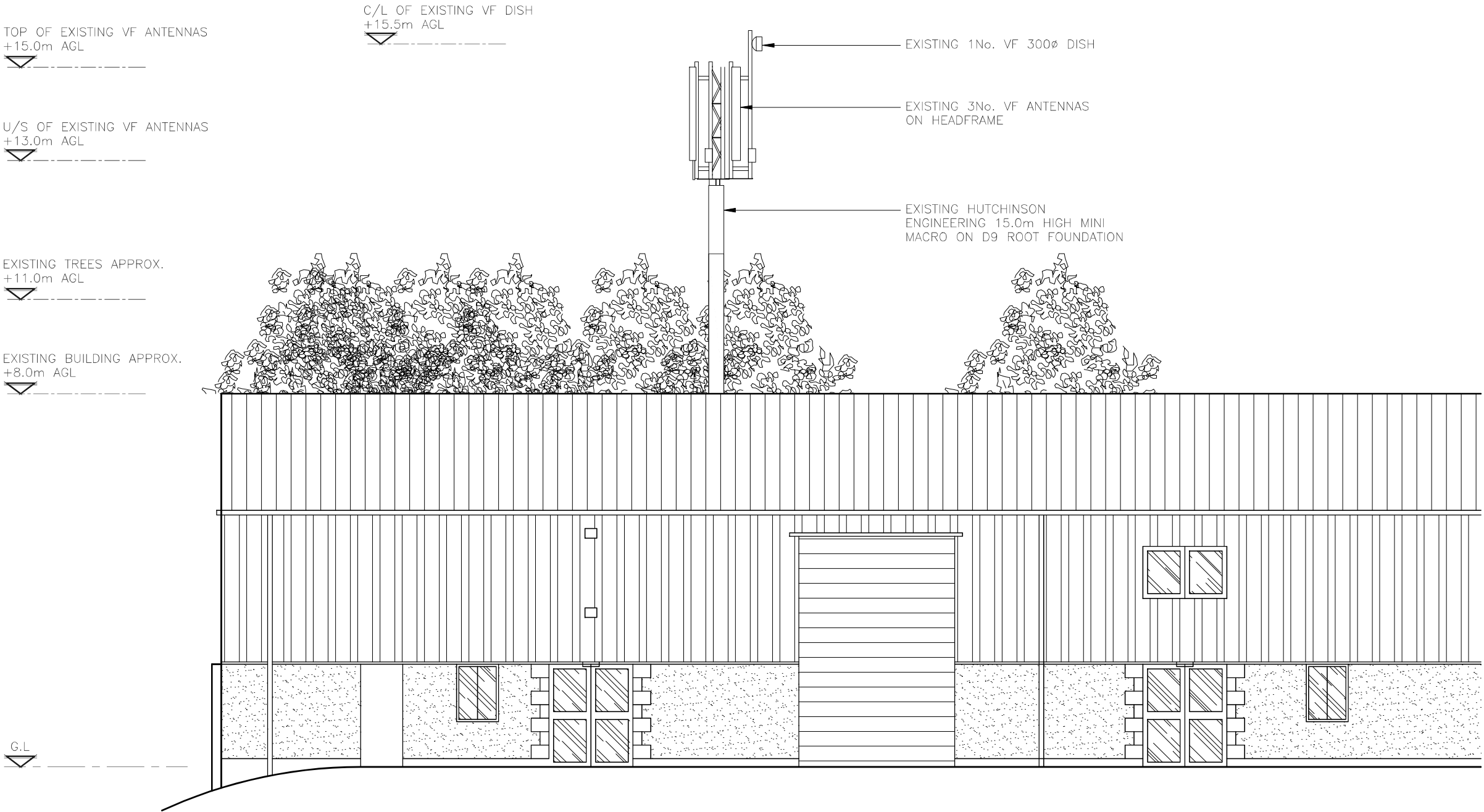
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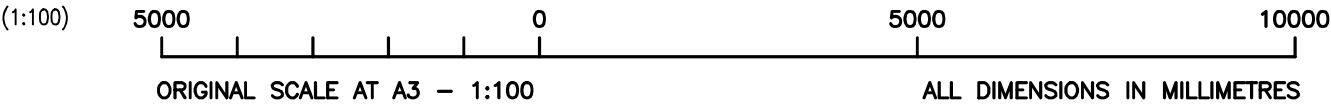
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NOTES:  
1. TREE OMMITED FOR CLARITY



EXISTING SITE ELEVATION "B"



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| A   | Issued for Approval | SPD | DS | 24.08.21 |
| REV | MODIFICATION        | BY  | CH | DATE     |



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Tel: +44 (0)1455 222792 Fax: +44 (0)1455 222758



CTIL - VENDOR SWAP

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| 12893223   | 037884 | 37021_16 |

Site Address / Contact Details

UNIT 1 PARKSIDE BUSINESS PARK  
PARKSIDE CRESCENT  
KENDAL  
CUMBRIA  
LA9 7EN

Drawing Title:  
EXISTING SITE ELEVATION "B"

Purpose of issue: PLANNING Dwg Rev:

Drawing Number: 301 A

Surveyed By: SH Original Sheet Size: A3 Pack Issue:

Drawn: SPD Date: 24.08.21 Checked: DS Date: 24.08.21 C

NOTES:  
1. TREE OMMITED FOR CLARITY

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|---|--------------------------------|-----|----|----------|
| B | Amendment to Cabinet Positions | SPD | DS | 31.08.21 |
| A | Issued for Approval            | SPD | DS | 24.08.21 |

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| REV | MODIFICATION | BY | CH | DATE |
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CTIL - VENDOR SWAP

|                            |      |
|----------------------------|------|
| Cell Name                  | Opt. |
| KENDAL SOUTH (CORNERSTONE) | A    |

|            |        |          |
|------------|--------|----------|
| Cell ID No |        |          |
| CTIL       | TEF    | VF       |
| 12893223   | 037884 | 37021_16 |

Site Address / Contact Details  
UNIT 1 PARKSIDE BUSINESS PARK  
PARKSIDE CRESCENT  
KENDAL  
CUMBRIA  
LA9 7EN

Drawing Title:  
PROPOSED SITE ELEVATION "A"

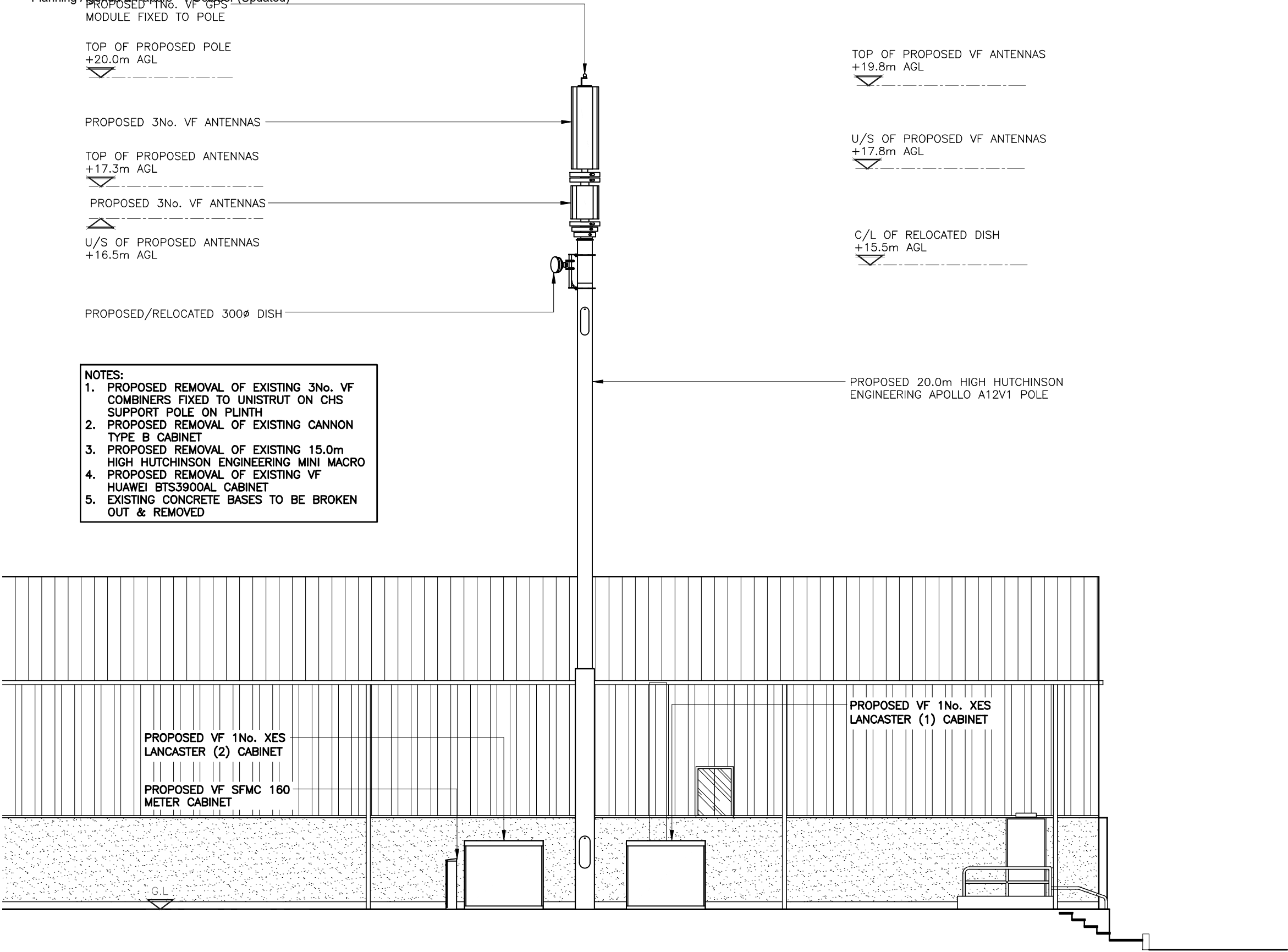
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| Purpose of issue: | Dwg Rev: |
| PLANNING          |          |

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| 302             |   |

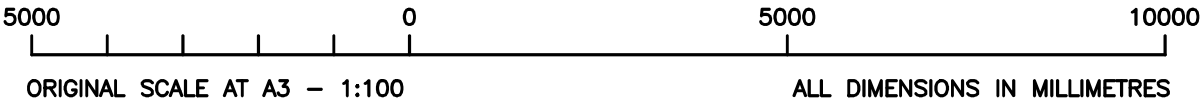
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| Drawn: | Date:    | Checked: | Date:    |   |
| SPD    | 24.08.21 | DS       | 24.08.21 | C |

- NOTES:
1. PROPOSED REMOVAL OF EXISTING 3No. VF COMBINERS FIXED TO UNISTRUT ON CHS SUPPORT POLE ON PLINTH
  2. PROPOSED REMOVAL OF EXISTING CANNON TYPE B CABINET
  3. PROPOSED REMOVAL OF EXISTING 15.0m HIGH HUTCHINSON ENGINEERING MINI MACRO
  4. PROPOSED REMOVAL OF EXISTING VF HUAWEI BTS3900AL CABINET
  5. EXISTING CONCRETE BASES TO BE BROKEN OUT & REMOVED

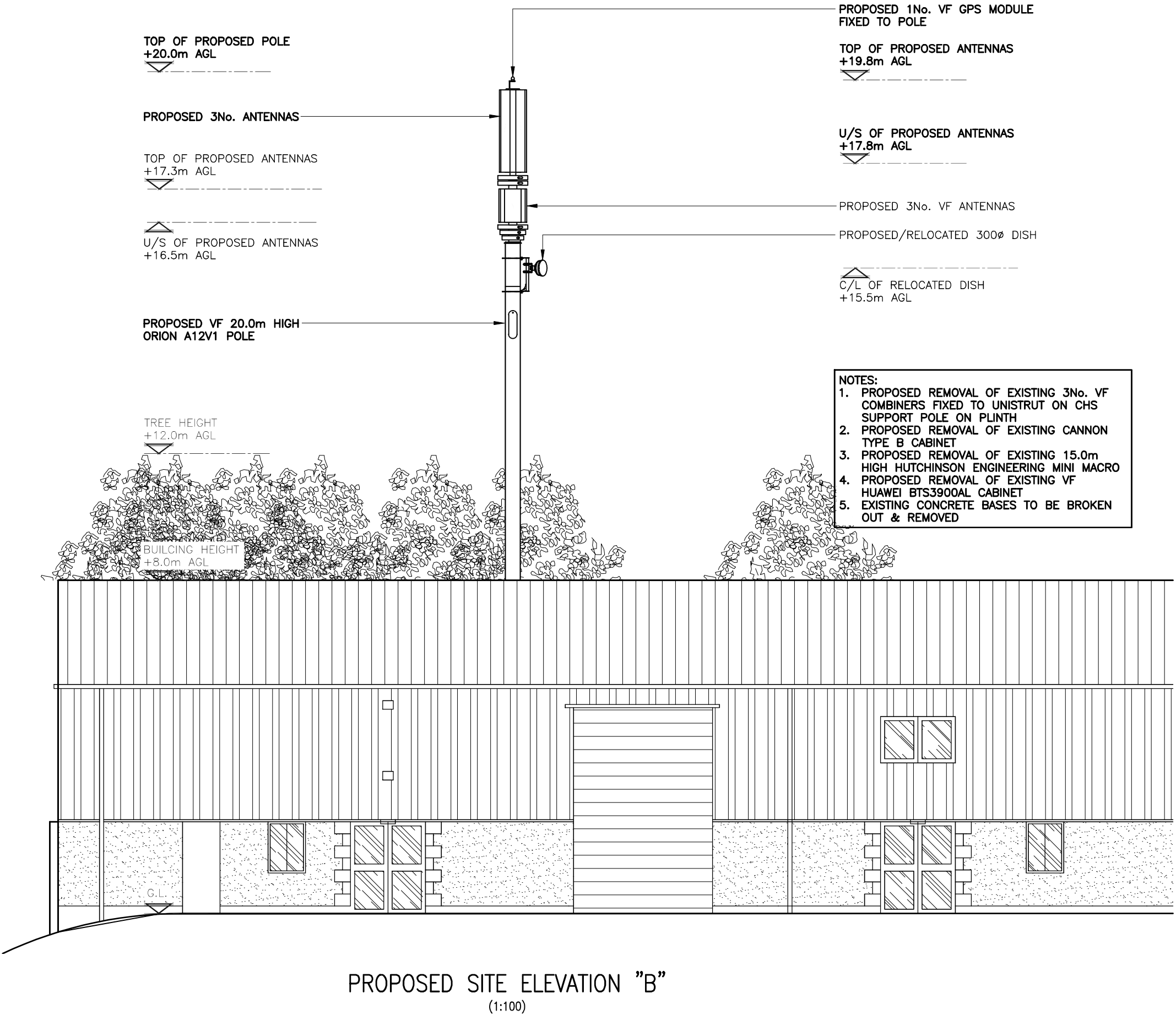


PROPOSED SITE ELEVATION "A"  
(1:100)



The drawings comply with Vodafone Standard ICNIRP guidelines.  
Designed in accordance with CTIL document: SDN0009 'ICNIRP Compliance Summary'





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|-----|---|---------------------|-----|----|----------|
| REV | A | Issued for Approval | SPD | DS | 24.08.21 |
|     |   | MODIFICATION        | BY  | CH | DATE     |



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CTIL - VENDOR SWAP

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|----------------------------|------|
| Cell Name                  | Opt. |
| KENDAL SOUTH (CORNERSTONE) | A    |

|            |        |          |
|------------|--------|----------|
| Cell ID No |        |          |
| CTIL       | TEF    | VF       |
| 12893223   | 037884 | 37021_16 |

Site Address / Contact Details

UNIT 1 PARKSIDE BUSINESS PARK  
PARKSIDE CRESCENT  
KENDAL  
CUMBRIA  
LA9 7EN

Drawing Title:  
PROPOSED SITE ELEVATION "B"

|                   |          |          |
|-------------------|----------|----------|
| Purpose of issue: | PLANNING | Dwg Rev: |
| Drawing Number:   | 303      | A        |

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| Drawn:          | Date:    | Checked: | Date:    | C                    |       |
| SPD             | 24.08.21 | DS       | 24.08.21 |                      |       |

Our ref: CTIL 128899\_21

27<sup>th</sup> September 2021

Kendal Town Councillors

Galliford Try Telecoms  
Crab Lane, Fearnhead  
Warrington, WA2 0XR  
[www.gallifordtry.co.uk](http://www.gallifordtry.co.uk)

Dear Councillors

**PROPOSED UPGRADE OF (CTIL 128899\_21) THE EXISTING BASE STATION SITE OFF OXENHOLME ROAD, OXENHOLME, KENDAL, CUMBRIA, LA9 7HF (NGR: 353175/490167)**

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 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 the upgrade of this existing base station at this location to provide improved network services.

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:


- (CTIL 128899\_21) OXENHOLME ROAD

**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

- Antenna and Equipment upgrade works in order to provide improved network services for Vodafone network customers.

A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

- THE EXISTING BASE STATION SITE OFF OXENHOLME ROAD, OXENHOLME, KENDAL, CUMBRIA, LA9 7HF (NGR: 353175/490167)
- The replacement of three Vodafone antennas upon the existing support framework and enabling ancillary development works thereto.


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 Telefonica 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 – CTII 128899\_21)

Yours faithfully



**John-Paul Robertson**

Consultant Planner

[John-Paul.Robertson@gallifordtry.co.uk](mailto:John-Paul.Robertson@gallifordtry.co.uk)

Mob: 07775910135

(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

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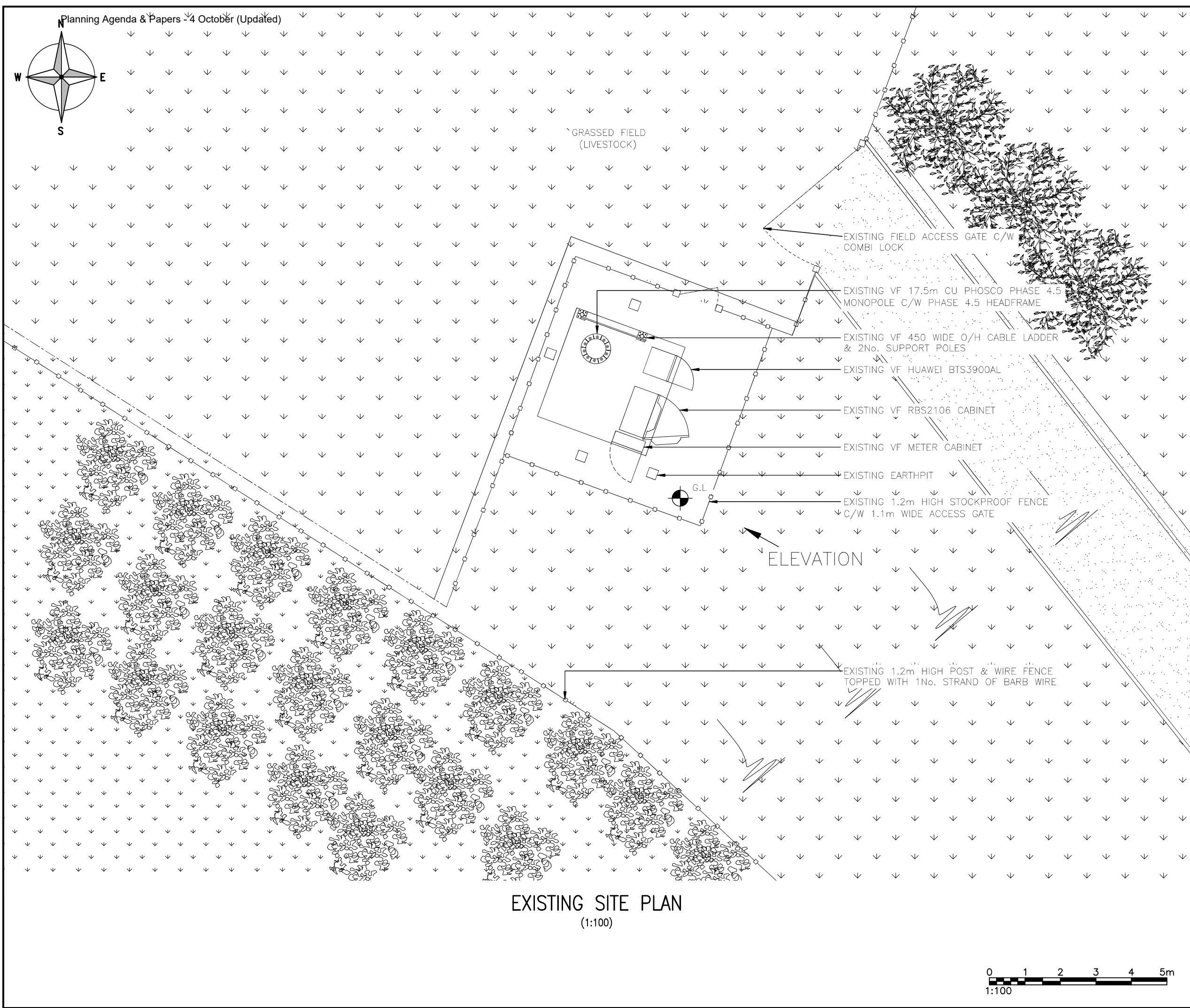
VAT No. GB142 8555 06

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









ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

Page 21 of 34

N.G.R E: 353175 N: 490167

CONCESSION REQUIRED NO

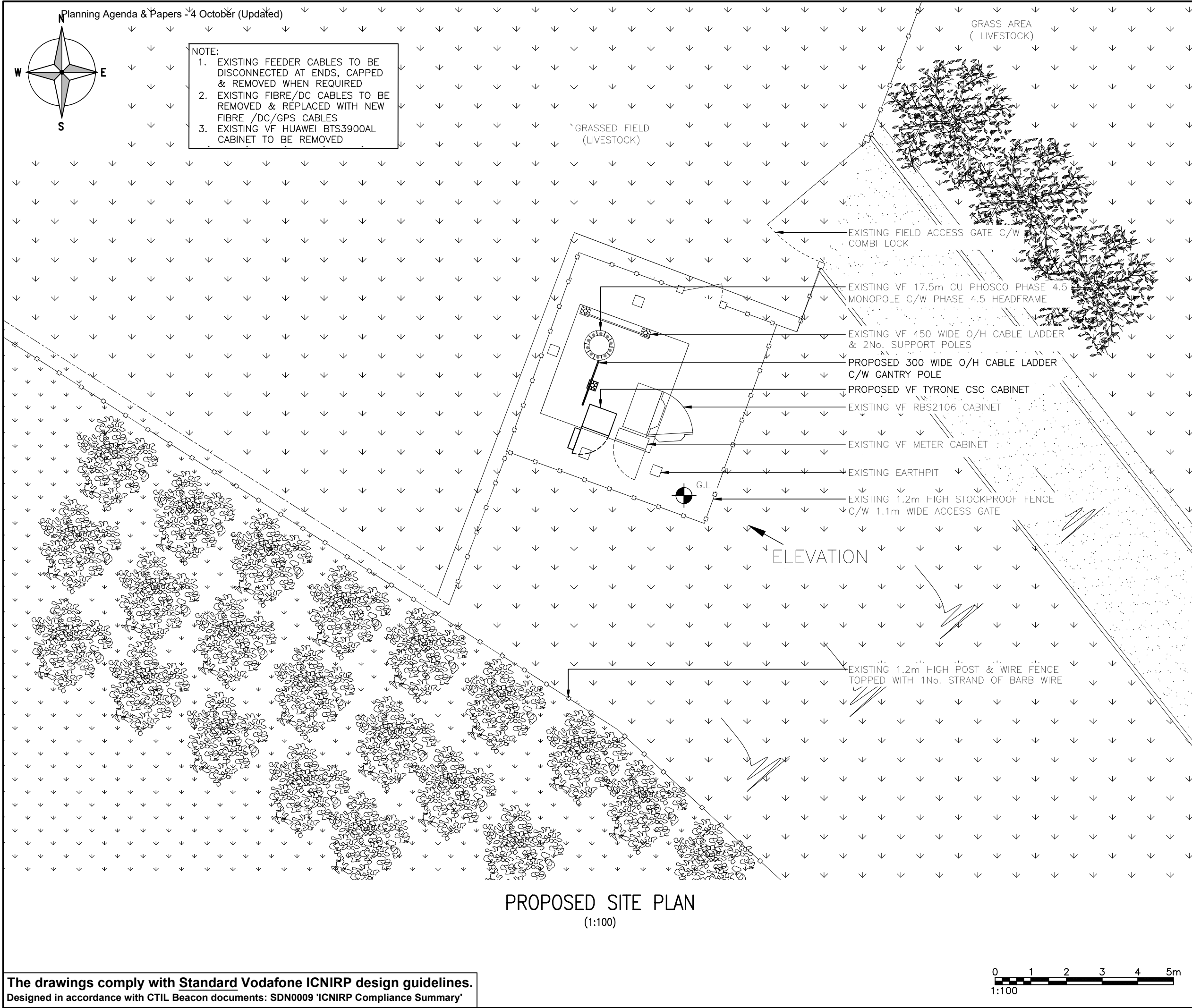
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|-----|---------------------|-----|----|----------|
| A   | Issued for Approval | SPD | DH | 25.08.21 |

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Tel: +44 (0)1455 222792 Fax: +44 (0)1455 222758

CTIL - VENDOR SWAP

| Cell Name   |          |                      | Opt.        |
|---|----------|----------------------|-------------|
| OXENHOLME   |          |                      | A           |
| Cell ID No  |          |                      |             |
| CTIL  | TEF      | VF                   |             |
| 12889921  | 046449   | 37823_22             |             |
| Site Address / Contact Details                                |          |                      |             |
| OFF OXENHOLME RD<br>OXENHOLME<br>KENDAL<br>CUMBRIA<br>LA9 7HF |          |                      |             |
| Drawing Title:  |          |                      |             |
| EXISTING SITE PLAN  |          |                      |             |
| Purpose of issue:   |          |                      | Dwg Rev:    |
| PLANNING  |          |                      | A           |
| Drawing Number:   |          |                      | Pack Issue: |
| 200   |          |                      | A           |
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| SPD   | 25.08.21 | DH                   | 25.08.21    |



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

Page 22 of 34

N.G.R E: 353175 N: 490167

CONCESSION REQUIRED NO

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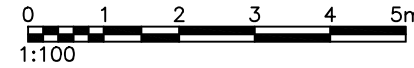
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| A   | Issued for Approval | SPD | DH | 25.08.21 |
| REV | MODIFICATION        | BY  | CH | DATE     |

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Tel: +44 (0)1455 222792 Fax: +44 (0)1455 222758

CTIL - VENDOR SWAP

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| Cell Name   |                   |                            | Opt.              |
| OXENHOLME   |                   |                            | A                 |
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| CTIL  | TEF               | VF                         |                   |
| 12889921  | 046449            | 37823_22                   |                   |
| Site Address / Contact Details                                |                   |                            |                   |
| OFF OXENHOLME RD<br>OXENHOLME<br>KENDAL<br>CUMBRIA<br>LA9 7HF |                   |                            |                   |
| Drawing Title:<br>PROPOSED SITE PLAN                          |                   |                            |                   |
| Purpose of issue:<br>PLANNING                                 |                   |                            | Dwg Rev:          |
| Drawing Number:<br>201  |                   |                            | A                 |
| Surveyed By:<br>PP  |                   | Original Sheet Size:<br>A3 | Pack Issue:       |
| Drawn:<br>SPD   | Date:<br>25.08.21 | Checked:<br>DH             | Date:<br>25.08.21 |

The drawings comply with Standard Vodafone ICNIRP design guidelines.  
Designed in accordance with CTIL Beacon documents: SDN0009 'ICNIRP Compliance Summary'



EXISTING 2No. VF Ø300mm TRANSMISSION  
DISHES FIXED TO HEADFRAME

EXISTING 4No. VF ANTENNAS ON CU  
PHOSCO 4.5 HEADFRAME

EXISTING VF 17.5m CU PHOSCO PHASE 4.5  
MONOPOLE C/W PHASE 4.5 HEADFRAME

EXISTING VF 450 WIDE O/H CABLE  
LADDER & 2No. SUPPORT POLES

EXISTING VF HUAWEI BTS3900AL CABINET

EXISTING VF RBS2106 CABINET

EXISTING VF METER CABINET

EXISTING 1.2m HIGH STOCK PROOF  
FENCE C/W 1.1m WIDE ACCESS GATE

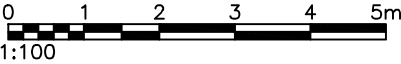
TOP OF EXISTING MONOPOLE +17.5m A.G.L.

C/L OF EXISTING DISHES ED1 & ED2 +17.0m A.G.L.

TOP OF EXISTING ANTENNA +16.2m A.G.L.

U/S OF EXISTING ANTENNA +14.2m A.G.L.

EXISTING SITE ELEVATION  
(1:100)



|     |                     |     |    |          |
|-----|---------------------|-----|----|----------|
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| A   | Issued for Approval | SPD | DH | 25.08.21 |
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CTIL - VENDOR SWAP

|           |      |
|-----------|------|
| Cell Name | Opt. |
| OXENHOLME | A    |

| Cell ID No |        |          |
|------------|--------|----------|
| CTIL       | TEF    | VF       |
| 12889921   | 046449 | 37823_22 |

Site Address / Contact Details

OFF OXENHOLME RD  
OXENHOLME  
KENDAL  
CUMBRIA  
LA9 7HF

|   |                   |                            |                   |                |
|---|-------------------|----------------------------|-------------------|----------------|
| Drawing Title:<br>EXISTING SITE ELEVATION |                   |                            |                   |                |
| Purpose of issue:<br>PLANNING             |                   |                            |                   | Dwg<br>Rev:    |
| Drawing Number:<br>300                    |                   |                            |                   | A              |
| Surveyed By:<br>PP                        |                   | Original Sheet Size:<br>A3 |                   | Pack<br>Issue: |
| Drawn:<br>SPD                             | Date:<br>25.08.21 | Checked:<br>DH             | Date:<br>25.08.21 | A              |



- NOTE:
1. EXISTING FEEDER CABLES TO BE DISCONNECTED AT ENDS, CAPPED & REMOVED WHEN REQUIRED
  2. EXISTING FIBRE/DC CABLES TO BE REMOVED & REPLACED WITH NEW FIBRE /DC/GPS CABLES
  3. EXISTING VF HUAWEI BTS BTS 3900AL CABINET TO BE REMOVED

PROPOSED VF 1No. GPS MODULE FIXED TO TOP OF HEADFRAME

EXISTING 2No. VF Ø300mm TRANSMISSION DISHES FIXED TO HEADFRAME

PROPOSED REMOVAL & REPLACEMENT OF EXISTING 4No. VF ANTENNAS WITH 4No. NEW ANTENNAS, & 4No. DCDU'S ON EXISTING CU PHOSCO 4.5 HEADFRAME

PROPOSED VF 10No. ERS UNITS ON MAFI 6030 BRACKETS TO FIXED TO NEW CU PHOSCO RRU POLES

EXISTING VF 17.5m CU PHOSCO PHASE 4.5 MONOPOLE C/W PHASE 4.5 HEADFRAME

PROPOSED FIBRE/DC/GPS CABLES TO RISE INTERNALLY UP MONOPOLE

EXISTING VF 450 WIDE O/H CABLE LADDER & 2No. SUPPORT POLES

EXISTING VF RBS2106 CABINET

PROPOSED VF 300 WIDE O/H CABLE LADDER C/W GANTRY POLE

PROPOSED VF TYRONE CSC CABINET

EXISTING VF METER CABINET

EXISTING 1.2m HIGH STOCK PROOF FENCE C/W 1.1m WIDE ACCESS GATE

TOP OF EXISTING MONOPOLE +17.5m A.G.L.

C/L OF EXISTING DISHES ED1 & ED2 +17.0m A.G.L.

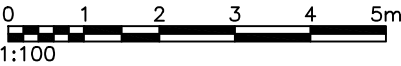
TOP OF PROPOSED ANTENNA +16.2m A.G.L.

U/S OF PROPOSED ANTENNA +15.6m A.G.L.

U/S OF PROPOSED ANTENNA +14.1m A.G.L.

PROPOSED 2No. VF FILTERS & 2No. VF COMBINERS TO BE FIXED TO HEADFREME

PROPOSED SITE ELEVATION  
(1:100)



The drawings comply with Standard Vodafone ICNIRP design guidelines.  
Designed in accordance with CTIL Beacon documents: SDN0009 'ICNIRP Compliance Summary'

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 353175 N: 490167

CONCESSION REQUIRED | NO

NOTES:

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CTIL - VENDOR SWAP

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| Cell Name | Opt. |
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|------------|--------|----------|
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| CTIL       | TEF    | VF       |
| 12889921   | 046449 | 37823_22 |

Site Address / Contact Details

OFF OXENHOLME RD  
OXENHOLME  
KENDAL  
CUMBRIA  
LA9 7HF

|   |                   |                            |                   |             |
|---|-------------------|----------------------------|-------------------|-------------|
| Drawing Title:<br>PROPOSED SITE ELEVATION |                   |                            |                   |             |
| Purpose of issue:<br>PLANNING             |                   |                            |                   | Dwg Rev:    |
| Drawing Number:<br>301                    |                   |                            |                   | A           |
| Surveyed By:<br>PP                        |                   | Original Sheet Size:<br>A3 |                   | Pack Issue: |
| Drawn:<br>SPD                             | Date:<br>25.08.21 | Checked:<br>DH             | Date:<br>25.08.21 | A           |

# **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 February 2019, supports high-quality communications infrastructure and recognises it as a strategic priority.

### Within paragraph 112 it states that:

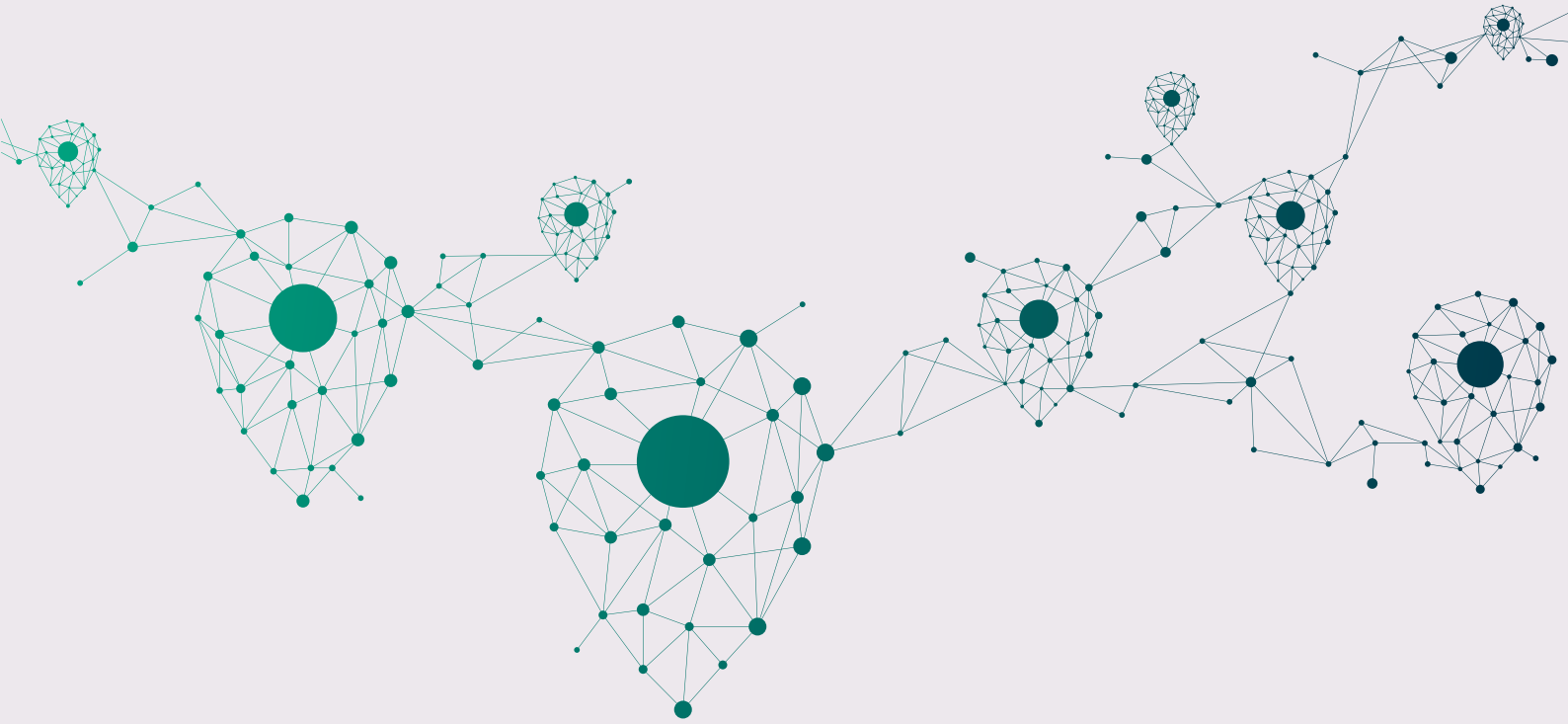
“Advanced, high-quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next-generation mobile technology (such as 5G) and full-fibre broadband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

### The NPPF goes on to state within Paragraph 116 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 Best Practice on Mobile Network Development 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.



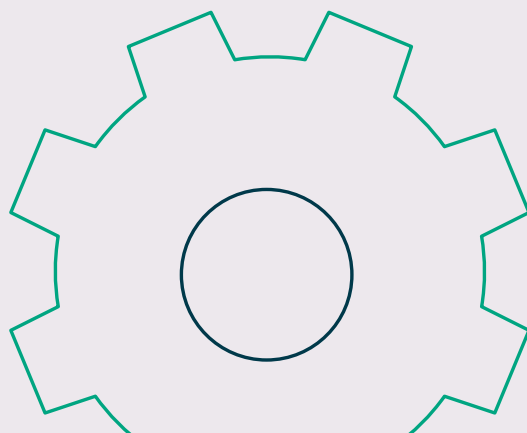
# Further information.

**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](http://www.cornerstone.network)**

or write to us at:

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