STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990 Part one

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on th application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under th Data Protection Act which you do not wish to be published on the council's website, please contact the council's plannin department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	
First name:	
Last name:	
Company (optional):	VODAFONE
Unit:	
House number:	
House suffix:	
House name:	C/O AGENT
Address 1:	
Address 2:	
Address 3:	
Town:	
County:	
Country:	
Postcode:	

08/01009/

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	MONO CONSULTANTS LTD
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	96-98 KING STREET
Address 2:	LONDON
Address 3:	W6 0QW
Town:	
County:	
Country:	
Postcode:	W6 0QW

- 9 MAY 2008 - S M D

3. Description of the Proposal

Please describe the proposed development, including any change of use:

INSTALLATION OF 1 NO. RADIO EQUIPMENT CABINET AND REMOVAL OF THE EXISTING VODAFONE UMTS ANTENNAS TO BE REPLACED WITH 3NO. TRI-BAND 2G/3G ANTENNAS.

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): N/A (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☐ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): N/A (date must be pre-application submission)

$Date: 2007/08/22 15:20:03 $ $Revision: 1.24 $

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name:

Address 1: ALTON TOWERS

Address 2: ALTON

Address 3: STAFFORDSHIRE

Town:

County:

Postcode (optional): ST10 4DB

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: 409513 Northing: 343276

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: MR. S. WILLIAMS

Reference: CS 36311

Date (DD/MM/YYYY): 18/04/08
(must be pre-application submission)

Details of pre-application advice received?

IN A TELEPHONE CONVERSATION, MR S WILLIAMS ADVISED THAT THE PROPOSAL TO UPGRADE THE EXISTING MAST WOULD BE SUPPORTED IN PRINCIPLE. FURTHER WRITTEN CONSULTATION WAS UNDERTAKEN ON 18/04/08.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☑ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☑ No

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☑ No

If Yes, please provide details:

—

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☑ No

If Yes, please provide details:

—

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

—

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

—

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	N/A		☐	☐	
Roof	"		☐	☐	
Windows	"		☐	☐	
Doors	"		☐	☐	
Boundary treatments (e.g. fences, walls)	"		☐	☐	
Vehicle access and hard-standing	"		☐	☐	
Lighting	"		☐	☐	
Others (please specify)	"		☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☑ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWING NO.S 36311/P/001; 002; 003; 004, DESIGN AND ACCESS STATEMENT, SITE SPECIFIC SUPPLEMENTARY INFORMATION, ICNIRP CERTIFICATE.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles		N/A	
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains sewage
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

N/A

Are you proposing to connect to the existing drainage system? [ ] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

N/A

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

[ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

N/A

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

EXISTING TELECOMMUNICATIONS MAST

Is the site currently vacant? [ ] Yes [x] No

If Yes, please describe the last use of the site:

—

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate) N/A

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [ ] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

—

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total proposed residential units *(A + B + C + D) =*

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Tota
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Tota
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Tota
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total existing residential units *(E + F + G + H) =*

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

$Date: 2007/08/22 15:20:03 $ $Revision: 1.24 $

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐		N/A		
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐	N/A		
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) N/A

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

INSTALLATION OF 1 NO. RADIO EQUIPMENT CABINET AND REMOVAL OF THE EXISTING VODAFONE ANTENNAS TO BE REPLACED WITH 3 NO. TRI-BAND 26/36 ANTENN

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

N/A

Please provide the maximum annual operational throughput of the following waste streams:	
Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (tonnes): Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY)

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the da 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 year left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
THE TUSSAUDS GROUP	C/O SIMON NATHAN, SILVERGLADE,	07 MAY 2008
	LEATHERHEAD ROAD, CHESSINGTON, SURREY, KT9 2QL	

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
—	MONO CONSULTANTS LTD	07/05/2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date o this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant: —

Or signed - Agent: MONO CONSULTANTS LTD

Date (DD/MM/YYYY): 07/05/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:	☑	The correct fee:	☑
		3 copies of a design and access statement:	☑
3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	☑	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	☑
3 copies of other plans and drawings or information necessary to describe the subject of the application:	☑	3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	☑

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant: —

Or signed - Agent: MONO CONSULTANTS LTD

Date (DD/MM/YYYY): 07/05/2008 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	c/o AGENT	

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
0208	7356100	107

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☐ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address:

08/01005/ - 9 MAY 2008

DESIGN AND ACCESS STATEMENT

This Design and Access Statement is provided in conjunction with the Supplementary Information Template, drawings and supporting material that is submitted with this planning application.

This statement is submitted pursuant to Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended) [and Regulation of 3A of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)][1].

In accordance with the Code of Best Practice on Mobile Phone Network Development[2], and published Government guidance, this proposal was drawn up having regard to the need for good design.

In particular:

- Considerations of design and layout are informed by the context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology all help to determine the character and identity of the development.
- The scale, massing and height of proposed development have been considered in relation to that of adjoining buildings; the topography, the general pattern of heights in the area; and views, vistas and landmarks.

The following general design principles have been taken into account in respect of this proposed telecommunications development:

- A proper assessment of the character of the area concerned.
- That the design shows an appreciation of context;

---

[1] Delete as appropriate.
[2] Paragraphs 120-126.

SITE CONDITIONS, TECHNICAL CONSTRAINTS, LANDSCAPE FEATURES AND CAPACITY REQUIREMENTS

Introduction

It needs to be borne in mind that the proposed development is for a mobile telecommunications installation. Hence, access is deliberately restricted, where appropriate, for the security of the installation.

Pre Application Discussions and Negotiations

Local Planning Authority

In a telephone conversation on 17th April 2008, Mr S Williams (planning officer) advised that the proposal to upgrade the mast at Alton Towers would be supported in principle by the council. Further written consultation was undertaken with the Local Planning Authority on 18th April 2008 this time enclosing copies of plans showing the proposed development for comments. No response was received at the time of this application.

Community Consultation

Written consultation was undertaken with the Alton District Councillor Cllr Arthur Forrester and with Farley Parish Council. No response was received at the time of this application.

Planning Policy Framework

Section 70 of the Town and Country Planning Act 1990 sets out that regard should be had to the provisions of the development plan, so far as material to the application, and to any other material considerations. We consider that the main considerations are therefore:

- The Staffordshire and Stoke-on-Trent Structure Plan 1996-2011(Adopted March 2001)
- Staffordshire Moorlands Local Plan(Adopted September 1998)
- Planning Policy Guidance(PPG) 8- Telecommunications, 2001
- Code of Best Practice 2002

Due to the guidance in PPG8, which sets out the peculiar nature of telecommunications development, we would consider that the telecommunications policy should be given greater weight when assessing telecommunications installations, rather than the more generic development policies. In this case, the relevant telecommunications policy is set out below.

Staffordshire Moorlands Local Plan

Policy F7 -Telecommunications

Large masts and antennae will be permitted where the facility has a minimal visual impact and does not have a significant adverse impact on the amenity of surrounding land uses. This is of particular importance in relation to conservation areas and in open countryside, or where there is clear evidence that radio interference will result. Exceptionally, such facilities may be permitted in less suitable locations where an applicant can demonstrate that there are no technically feasible alternatives.

In the scale of the existing mast, we believe the proposal is minimal and will have little or no effect on the visual effect of the local area. The cabinet would be painted olive green to resemble the existing cabinets within the compound thereby minimising the visual impact of the proposal. No other alternative sites have been considered in this particular case as an upgrade of the existing mast was considered the most suitable option that would minimise the impact on the environment whilst meeting the coverage needs of Vodafone.

We consider that the proposed installation would be in accordance with the above policy.

Planning Policy Guidance 8 – Telecommunications

PPG 8 – Telecommunications

PPG8-Telecommunications 2001 sets out the specific and current national policy on this type of development. As emphasised above, PPG8 clearly acknowledges the benefits of modern telecommunications and recognises the constraints imposed by the nature of such development. An indication of the importance the government attaches to telecommunications can be gauged from the first paragraph of the Appendix '*Modern telecommunications are an essential and beneficial element in the life of the*

local community and in the national economy (Paragraph 1, Appendix, PPG8).' It also highlights the importance of material considerations and specifically the significance of proposed development as part of a national network.

Paragraph 6, explains that the planning authorities should not question the need for the telecommunications system which the proposed development is to support.

Paragraph 7, advises that each telecommunications system has different antenna types, siting needs and other characteristics. *'Planning Authorities should have regard to any technical constraints on the location and proposed development.'*

Paragraph 19-21, the guidance deals with mast sharing and states that in order to limit visual intrusion, the Government attaches considerable importance to keeping the number of masts to a minimum in order to limit visual intrusion. It also states that 'the sharing of masts and sites is strongly encouraged where that represents the optimum environmental solution in a particular case' (Paragraphs 19 and 20 - PPG8). In this particular case the proposal utilises an existing mast and would prevent the need for a new mast in the locality.

We consider that the proposed installation would be in accordance with PPG8 and is in keeping with the character and appearance of the area and its surroundings. The applicant would encourage your Council to consider this application within this context.

Design Component

The proposal is for an upgrade of the existing Vodafone base station at Alton Towers, Staffordshire. The upgrade is required to provide 2G coverage from an existing 3G only Vodafone site to the business centre and park at Alton Towers. The proposal would comprise the installation of 1no. RBS 2106 radio equipment cabinet and ancillary development thereto. The cabinet would measure approximately 1.300m in length with a depth of 0.940m and a height of 1.614m and would be coloured olive green (BS 12 B 27). This would ensure that the proposal blends into the existing landscape.

The existing antennas will be removed and replaced with 3No. Tri-band 2G/3G antennas. Please note that the height of the mast will not be increased.

Scale and Amount of Development

The operators are seeking to install the smallest equipment possible whilst ensuring that the required coverage is provided to the operator.

Landscaping

The cabinet would be installed on the existing reinforced concrete base within the existing compound therefore no provision has been given to this matter.

Access

Access to the development is by definition limited to the operator and its authorised agents. Access to the compound containing the base station will be obtained via Wootton Lane located north of the Alton Towers car park 'B'.

Health and Safety

ICNIRP Compliance

Paragraphs 29-31 and 82-101 of PPG8 provide advice to local planning authorities on the matter of health considerations with respect to making planning decisions about telecommunications development.

The Independent Expert Group on Mobile Phones (IEGMP) in its report of 11 May 2000 recommended that a precautionary approach to the use of mobile phone technologies and that emissions from mobile phone base stations should meet the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for public exposure.

The revised PPG8 reiterates the Government's earlier position that:

> "... it is the Government's firm view that the planning system is not the place for determining health guards. In the Government's view, if a proposed mobile phone base station meets ICNIRP guidelines for public

exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further health aspects and concerns about them." (Paragraph 30)

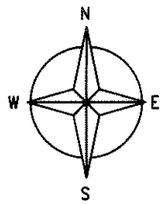
PPG8 goes on to say:

"In the Government's view, local planning authorities should not implement their own precautionary policies e.g. by way of imposing a ban or moratorium on new telecommunications development or insisting on minimum distances between new telecommunications development and existing development." (Paragraph 31)

Please refer to the site-specific Vodafone ICNIRP compliance statement attached at Production 6.

Conclusion

In light of the points made in this statement, and in view of the appellant's technical requirements, it is considered that the proposal constitutes a sensitively designed development, which would have a negligible impact on the character and appearance of the surrounding area. Furthermore, the proposal would ensure the future provision of a high level of 2G and 3G Services to the local area without compromising the existing environmental quality of the area. For the reasons set out above, we consider that this application should be approved.

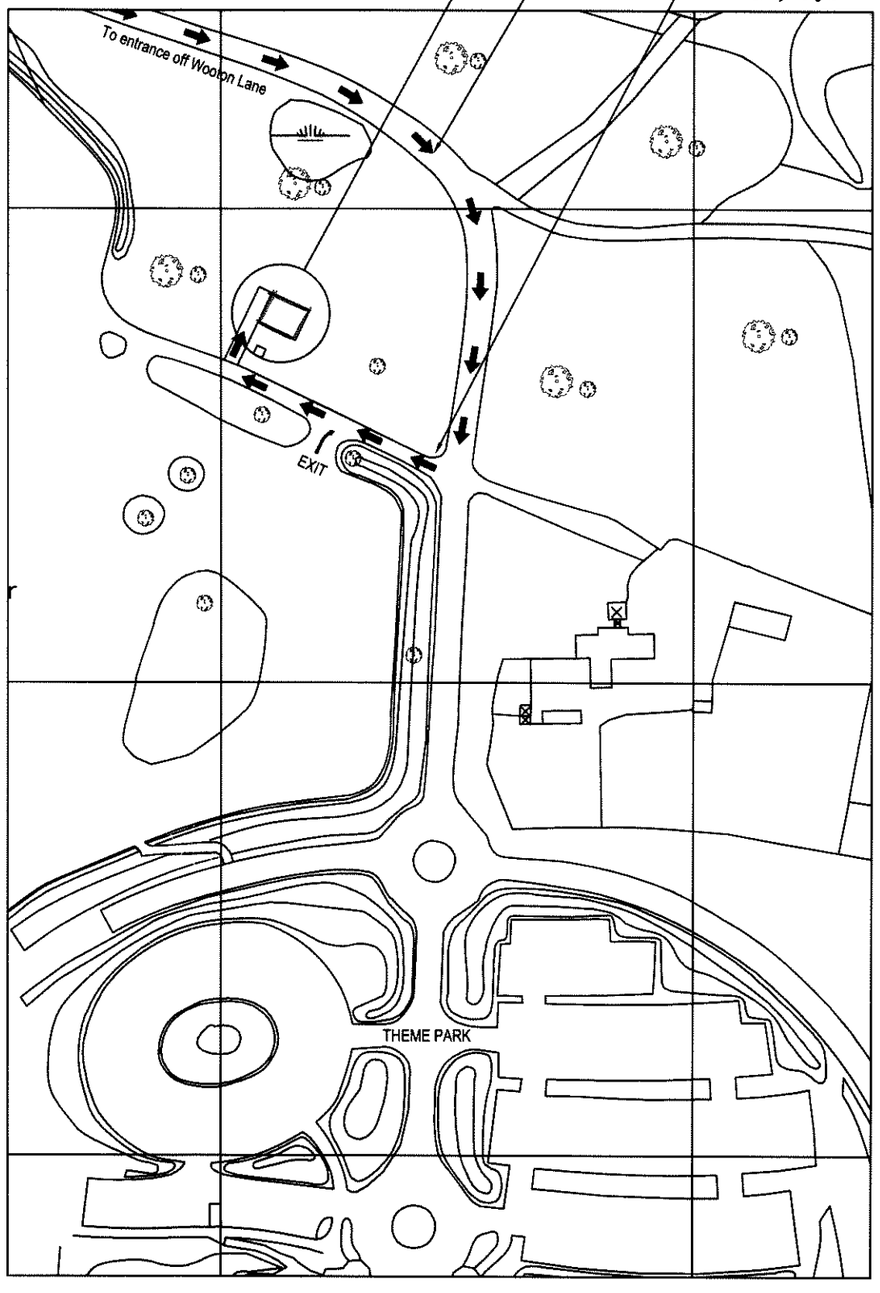




GENERAL LOCATION PLAN

(Scale 1:50000)

Reproduced from the Ordnance Survey maps with permission of the Controller of H.M. Stationary Office. Crown Copyright.
Mono Consultants Limited licence no. ES100017753
Promap licence no. A152065A0001



N.G.R. – E408513, N343276

SITE LOCATION PLAN

(Scale 1:1250)

08/01009/ ROTTIL 9 MAY 2008 - SMB

GENERAL NOTES

Use written dimensions only, do not scale from drawing. Use latest revision of all referenced information.

Directions to site

Leave the M1 at junction 24 and take the A50 heading west to Uttoxeter. Leave A50 heading north on the B5030 turn left onto the B5032 and follow signs for Alton Towers. Enter the theme park via the main entrance and follow signs for the hotel. The site is located to the north of Alton Towers car park 'B'.

NOTE:
For all matters relating to Local Authority Planning please contact:
Chris Baker
Mono Consultants
Tel: 07884 474929

Rev	Date	Description	Drawn	Chkd

mono#
MONO CONSULTANTS LIMITED
Packwood House
Guild Street
Stratford-upon-Avon
CV37 6RP
t. 44 (0)1789 290099
f. 44 (0)1789 290088
www.monoconsultants.com

vodafone

Drg Status
PLANNING

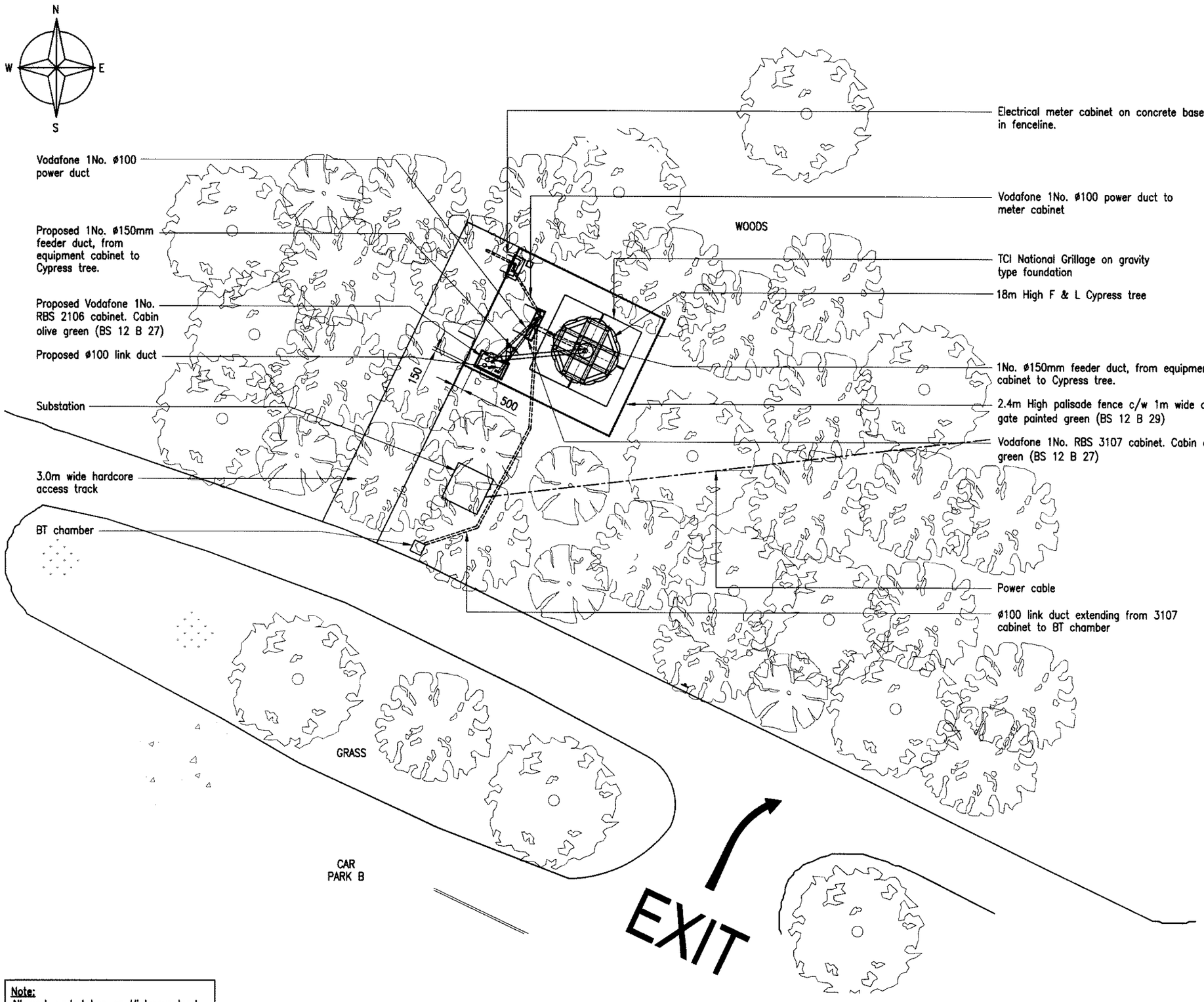
Nominal No. & Name
36311 – ALTON TOWERS

Site Name & Address
ALTON TOWERS
ALTON
STAFFORDSHIRE
ST10 4DB

Drawing Title
SITE LOCATION MAPS

Scale	AS SHOWN	Date	13.03.08
Drawn By	RW	Checked By	AW
Drawing Number	36311/P/001	Revision	

ORIGINAL DRAWING SIZE A3



PROPOSED SITE PLAN
(Scale 1:200)

08/01809/ - 9 MAY 2008 - S K D

Note:
All work undertaken on Highways land to be done in accordance with the new Roads & Streetworks Act 1991. (c.22)

GENERAL NOTES

Use written dimensions only, do not scale from drawing. Use latest revision of all referenced information.

TOWER DETAILS:

Height: 18.0m
Type: Francis & Lewis Cypress Tree
Colour: N/A

CABINET DETAILS:

Ref : 1No. Ericsson RBS 2106 cabinet
Dimensions : 1300 L x 940 B x 1614 H
Material : Steel
Colour : Green (NCS 8010-G 10Y)

POWER SUPPLY ROUTE:

'REC' supply – spur taken from existing Vodafone meter cabinet or 3G Cabinet

NOTE:
For all matters relating to Local Authority Planning please contact:
Chris Baker
Mono Consultants
Tel: 07884 474929

Rev	Date	Description	Drawn	Chkd

mono
MONO CONSULTANTS LIMITED
Packwood House
Guild Street
Stratford-upon-Avon
CV37 6RP
t. 44 (0)1789 290099
f. 44 (0)1789 290088
www.monoconsultants.com

vodafone

Drg Status
PLANNING

Nominal No. & Name
36311 – ALTON TOWERS

Site Name & Address
ALTON TOWERS
ALTON
STAFFORDSHIRE
ST10 4DB

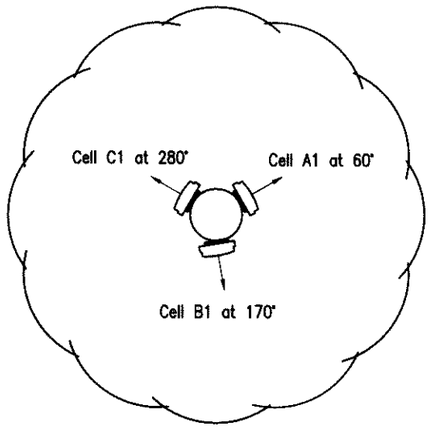
Drawing Title
PROPOSED SITE PLAN

Scale	AS SHOWN	Date	13.03.08
Drawn By	RW	Checked By	AW

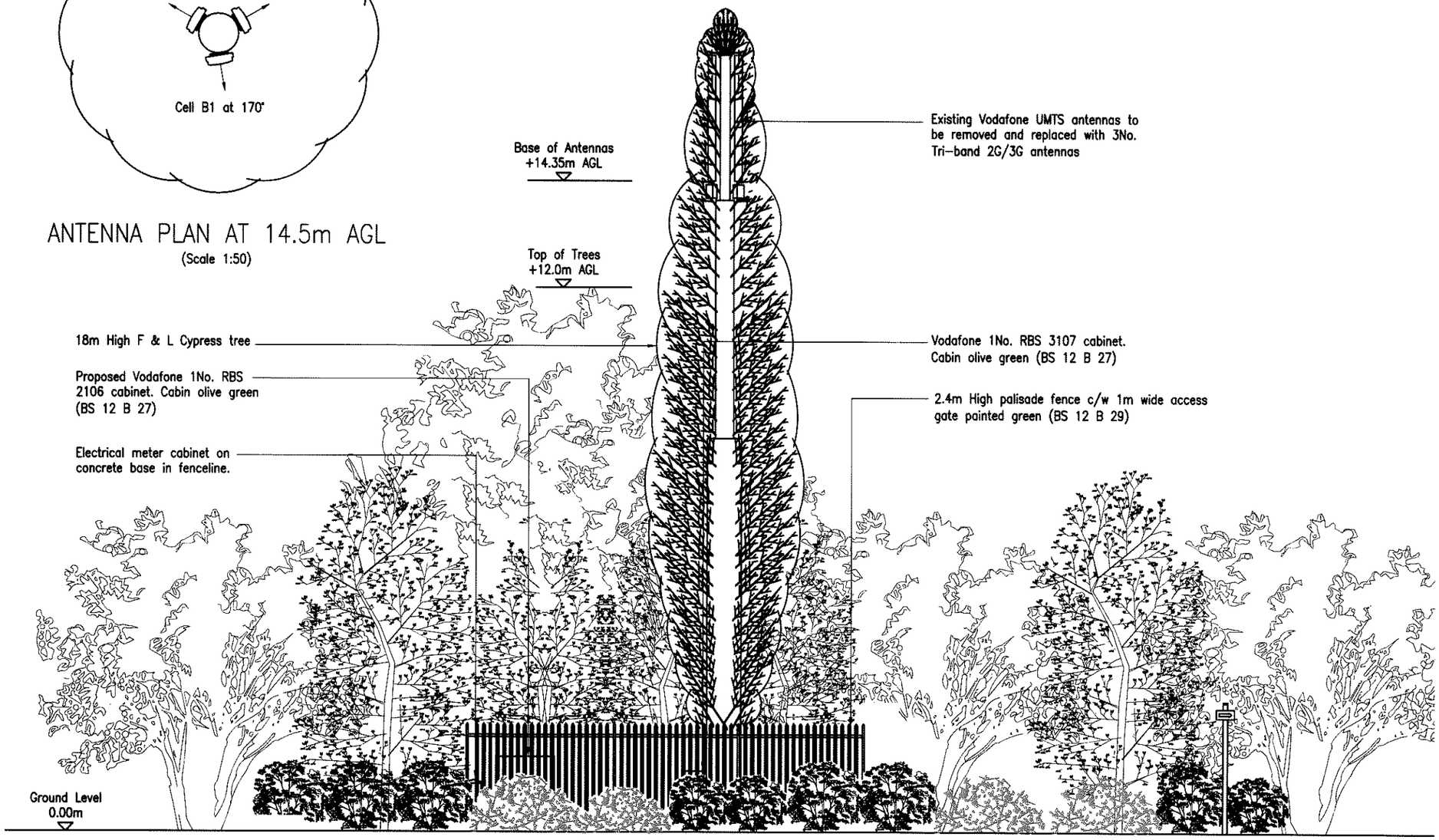
Drawing Number
36311/P/002

Revision

ORIGINAL DRAWING SIZE A3



ANTENNA PLAN AT 14.5m AGL
(Scale 1:50)



PROPOSED SOUTH-WEST ELEVATION
(Scale 1:100)

Note:
All work undertaken on Highways land to be done in accordance with the new Roads & Streetworks Act 1991. (c.22)

Information on Significant Residual Risks

Construction	Maintenance	Decommissioning
On the basis of information available to the designer at the time of design production, there are no unobvious, unusual or difficult to manage significant risks associated with this design	On the basis of information available to the designer at the time of design production, there are no unobvious, unusual or difficult to manage significant risks associated with this design	On the basis of information available to the designer at the time of design production, there are no unobvious, unusual or difficult to manage significant risks associated with this design

GENERAL NOTES

Use written dimensions only, do not scale from drawing. Use latest revision of all referenced information.

Proposed Antenna Schedule

Cell	Description	Func.	Ht.	Brg	Feeders Type	Feeders L'gth
A1	305-475	2G/3G	14.35	60°	LCF 7/8-50	28m
B1	305-475	2G/3G	14.35	170°	LCF 7/8-50	28m
C1	305-475	2G/3G	14.35	280°	LCF 7/8-50	28m

Bearings to EGN. Height measured to base of antenna. Feeder lengths shown are approximate.

NOTE:
For all matters relating to Local Authority Planning please contact:
Chris Baker
Mono Consultants
Tel: 07884 474929

Rev	Date	Description	Drawn	Chkd

mono#
MONO CONSULTANTS LIMITED
Packwood House
Guild Street
Stratford-upon-Avon
CV37 6RP
t. 44 (0)1789 290099
f. 44 (0)1789 290088
www.monoconsultants.com

vodafone

Drg Status
PLANNING

Nominal No. & Name
36311 - ALTON TOWERS

Site Name & Address
ALTON TOWERS
ALTON
STAFFORDSHIRE
ST10 4DB

Drawing Title
PROPOSED SITE ELEVATION

Scale	AS SHOWN	Date	13.03.08
Drawn By	RW	Checked By	AW

Drawing Number
36311/P/003

Revision

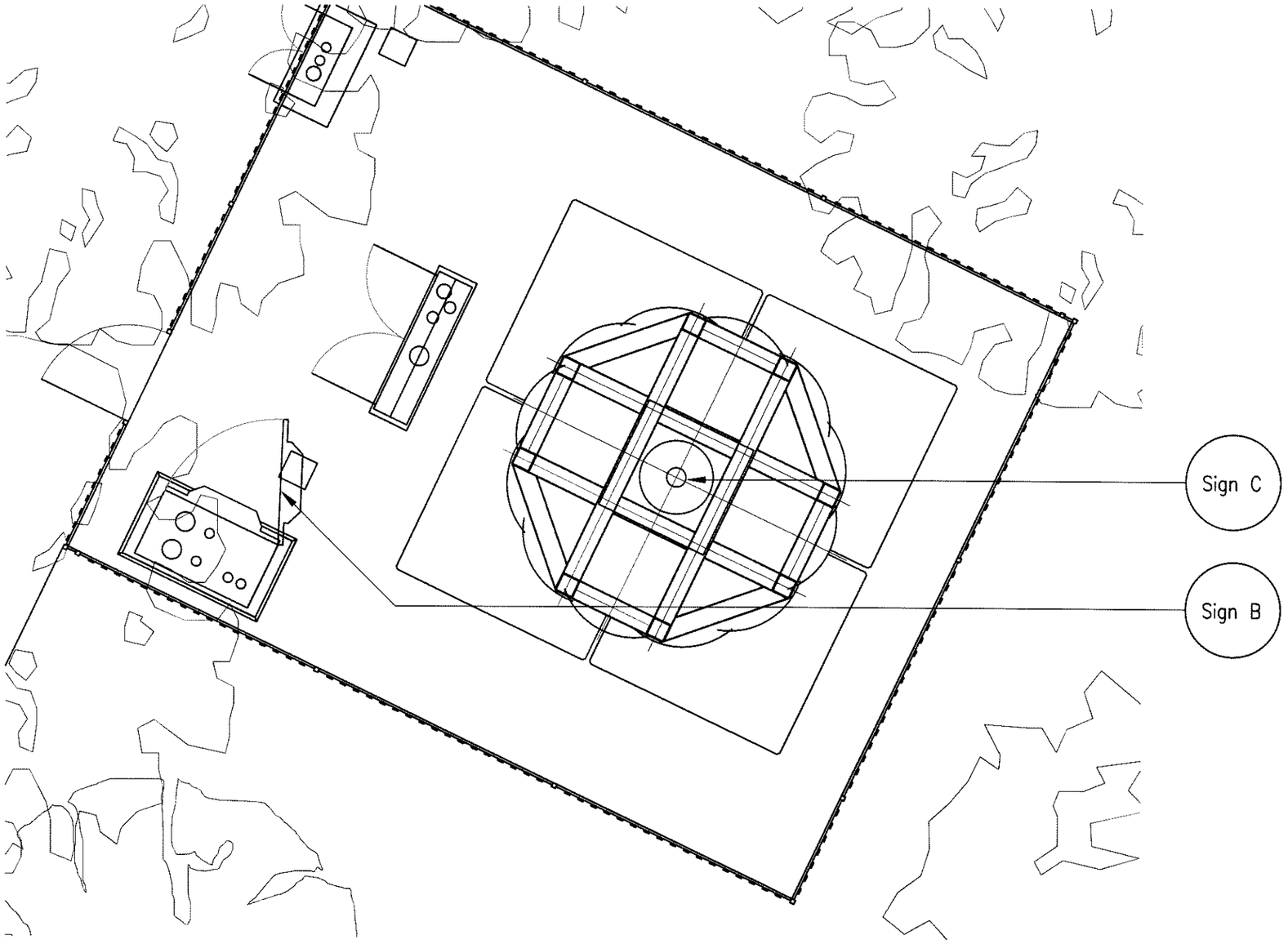
ORIGINAL DRAWING SIZE A3

08/01009/ - 9 MAY 2008 -

N
W E
S

VODAFONE SIGNAGE DETAILS

Sign Type	Sign Description	Quantity	Sign Location	Part No.
B	Warning Sign	1	Inside the equipment cabinet door	305–427
C	Antenna Sign	3	On the front of the antenna	800–334



SIGNAGE DETAILS

Note:
All work undertaken on Highways land to be done in accordance with the new Roads & Streetworks Act 1991. (c.22)

GENERAL NOTES

Use written dimensions only, do not scale from drawing. Use latest revision of all referenced information.

NOTES

1) For details of sign layout, dimensions etc... see Vodafone document No. H&SP 450 "Radio Base Station Radio Frequency Emission Hazard Signage Design and Apllication Requirements"

NOTE:
For all matters relating to Local Authority Planning please contact:
Chris Baker
Mono Consultants
Tel: 07884 474929

Rev	Date	Description	Drawn	Chkd

MONO CONSULTANTS LIMITED
Packwood House
Guild Street
Stratford-upon-Avon
CV37 6RP
t. 44 (0)1789 290099
f. 44 (0)1789 290088
www.monoconsultants.com

Drg Status
PLANNING

Nominal No. & Name
36311 – ALTON TOWERS

Site Name & Address
ALTON TOWERS
ALTON
STAFFORDSHIRE
ST10 4DB

Drawing Title
SIGNAGE DETAILS

Scale	AS SHOWN	Date	13.03.08
Drawn By	RW	Checked By	AW

Drawing Number
36311/P/004

Revision

ORIGINAL DRAWING SIZE A3

08/01389/ - 9 MAY 2008 -