

**AGENDA FOR THE PLANNING AND PLACE COMMITTEE
THURSDAY 29th JUNE 2017 AT THE GUILDHALL TOTNES**

You are hereby SUMMONED to attend the Planning and Place Meeting, which is to be held in the Guildhall, Totnes on **Thursday 29th June 2017 at 4pm** for the purpose of transacting the following business:

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	
	<i>The Committee will adjourn for the following items:</i>	
	A period of 15 minutes will be allowed for members of the public to ask questions or make comment regarding the work of the Committee or other items that affect Totnes.	
	<i>The Committee will convene to consider the following items:</i>	
2	To approve the minutes of the meeting of 8 th June 2017.	Minutes enclosed.
3	To elect a deputy Chair.	
4	<p>To note the following tree works decisions:</p> <p>Works to Trees in a Conservation Area:</p> <p>4.1) Grant of Conditional Consent - 0725/17/TCA – T1: Walnut – lateral crown reduction by approx 2m, cuts to be no more than 75mm diameter, crown thin by approx 10% to remove crossing branches and epicormic growth. 1 Cistern Street, Totnes, TQ9 5SP.</p>	<p>Application available on the SHDC website – www.southhams.gov.uk</p> <p>Document enclosed.</p>
5	<p>To make recommendations on the following planning applications:</p> <p>5.1) 2021/17/COM Application for prior notification of proposed development by telecommunications code system operators for 17.5M shrouded monopole, 2no. microwave dishes and 2no. equipment cabinets. Highways Land off Babbage Road, Totnes.</p> <p>5.2) 1865/17/ADV – Advertising consent for rebranding of external sign work (resubmission of 0708/17/ADV). Morrisons, Coronation Road, Totnes, TQ9 5GN.</p> <p>5.3) 1837/17NMM – Non-material minor amendment application to relocate of customer entrance door following grant of planning consent 0088/17/VAR. Morrisons Filling Station, Station Road, Totnes, TQ9 5HW.</p> <p>5.4) 0613/17/FUL – Change of use from 2 storey garage/store room to 2 storey dwelling. Mannamead, 2a Sparrow Road, Totnes, TQ9 5PR.</p>	<p>Applications available on the SHDC website – www.southhams.gov.uk</p> <p>Document enclosed.</p>

	<p>5.5) 2103/17/POD – Prior approval for a proposed change of use of a building from office use (Class B1(a)) to a dwellinghouse (Class C3). Rear of 24 Fore Street, Totnes, TQ9 5DX.</p> <p>5.6) 1970/17/LBC – Listed building consent to change the colour of paintwork to doors and windows. The Town Mill, Coronation Road, Totnes, TQ9 5DF.</p> <p>5.7) 1886/17/VAR – Variation of condition 2 (approved plans) of planning consent 2621/15/FUL (erection of 1 no dwelling) for changes to location of building, external material, removal of sun space, reduced roof glazing to allow for solar panels and reduced eaves and verge line. Land Adjacent, Weir Nook, Weirfields, Totnes.</p> <p>5.8) 1928/17/NMM – Non-material amendment application following grant of planning permission 56/2567/14/F. Printers Pie, South Street, Totnes</p> <p>5.9) 1464/17/HHO – Householder application to build a retaining wall to level part of the back garden. Greeba, Bridgetown Hill, Totnes, TQ9 5BN.</p>	
<p><u>NOTE: Cllrs JH and RV observe and do not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.</u></p>		
6	To note the SHDC Development Management Briefing Paper for June 2017.	Document enclosed.
7	To note the Slapton Line Partnership public consultation in July inviting suggestions on how to protect the Slapton Line and A379 road from lowering beach levels and storm damage.	Document enclosed.
8	<p>To note the following event requests received by SHDC:</p> <p>7.1) Totnes Young People’s Street Theatre, Shady Gardens, 1st July 2017.</p> <p>7.2) Family Fun Dog Show, Longmarsh green space, 8th July 2017.</p> <p>7.3) Totnes 10K race and 1 mile fun run, Borough Park, 6th August 2017.</p> <p>7.4) Beer, Wine and Food Festival, Borough Park, 19th August 2017.</p>	Documents enclosed.
9	To note the proposed date of the next meeting – 20th July 2017 at 4pm in the Guildhall.	



Sara Halliday
Administrator

**MINUTES OF THE PLANNING AND PLACE COMMITTEE
THURSDAY 8TH JUNE 2017 AT THE GUILDHALL TOTNES**

Present: Councillors Hendriksen (Chair), Hart-Williams, Paine, and Sermon.

In Attendance: Sara Halliday (Administrator), and public.

Apologies: None.

Not Present: Councillors Hodgson and Vint.

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	None.
	<i>The Committee will adjourn for the following items:</i>	
	A period of 15 minutes will be allowed for members of the public to ask questions or make comment regarding the work of the Committee or other items that affect Totnes.	None.
	<i>The Committee will convene to consider the following items:</i>	
2	To approve the minutes of the meeting of 27 th April 2017.	Agreed.
3	To note or make recommendations on tree works decisions and orders: Works to Trees in a Conservation Area: 3.1) 1617/17/TCA – T1: Ash – remove x2 stems overhanging highway. The Manor House, Coronation Road, Totnes, TQ9 5DF	No objections.
<u>NOTE: Cllrs JH and RV observe and do not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.</u>		
4	To make recommendations on the following planning applications: 4.1) 1453/17/PAD and 1483/17/POD – Prior notification of proposed demolition of single storey wing to South East of Parkers Barn and proposed change of use of a building from Office Use (Class B1a) to residential (C3) comprising 26 flats. Parkers Barn, Parkers Way, Totnes, TQ9 5UF. 4.2) 1455/17/LBC – Listed building consent for details of compressible filler board and sealant to be installed at the Steam Packet Inn to ensure the continuation of a flood defence scheme throughout Totnes. The Warehouse (Graham Reeves), St Peter’s Quay, Totnes, TQ9 5EW. 4.3) 1607/17/ARC and 1458/17/ARC – Application for approval of details reserved by conditions 9 (details of exterior finishes), 5 (wall finish) and 10 (landscape scheme) of planning consent 3282/16/FUL. River Dart (Railway Crossing North	Applications available on the SHDC website – www.southhams.gov.uk Cllrs are supportive of this application and the intended end use of the residential development. No objections. No objections.

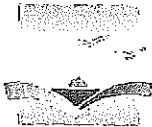
<p>end) to Baltic Wharf (South end).</p> <p>4.4) 1716/17/FUL – Conversion of former shop storage into a self-contained cottage. The Barn, Leechwell Street, Totnes, TQ9 5SN.</p> <p>4.5) 1493/17/HHO and 1493/17/LBC – Householder application and listed building consent for extension in rear courtyard, remodelling of existing kitchen/utility area, reopening of original door onto Bank Lane, provision of additional en suite bathrooms, installation of conservation area roof lights, reinstatement of railings and gate to front. 4 Bank Lane, Totnes, TQ9 5EH.</p> <p>4.6) 1234/17/HHO – Householder application for replacement and enlargement of existing doors, windows and porch, addition of roof dormer and additional balcony. 3 Hancocks Cottages, Fore Street, Totnes, TQ9 5TT.</p> <p>4.7) 1704/17/NMM – Non material amendment to planning consent 56/0586/13/F for realignment of parking spaces adjacent to Plots 32-41 and erection of centralised bin storage facility. Follaton Oak, Plymouth Road, Totnes.</p> <p>4.8) 1603/17/HHO – Householder application for installation of a flue for a woodburner. Blue Island, Northgate, Totnes, TQ9 5NX.</p> <p>4.9) 1642/17/LBC – Listed building consent for repairs and re-slating to include new felt and battens to rear roof. 18a High Street, Totnes, TQ9 5RY.</p> <p>4.10) 1682/17/LBC – Listed building consent for installation of remedial wall ties. 5 Coldharbour, Bridgetown, Totnes, TQ9 5BJ.</p> <p>4.11) 1745/17/CLP – Lawful development certificate for proposed demolition of existing porch and replacement with a larger porch/conservatory. 8 Springhill Road, Totnes, TQ9 5RD.</p> <p>And to note the following planning applications (where the deadline for comment has now expired):</p> <p>4.12) 1056/17/ADV and 1057/17/LBC – Advertisement and listed building consent for external non illuminated fascia and projecting</p>	<p>No objections.</p> <p>No objections.</p> <p>No objections.</p> <p>No objections.</p> <p>No objections.</p> <p>No objections.</p> <p>No objections.</p> <p>Objection, based on insufficient information provided for the Committee to make a decision.</p> <p>Noted.</p>
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	<p>sign, window vinyl graphics and associated works. 44 Fore Street, Totnes, TQ9 5RP.</p> <p>4.13) 1240/17/FUL – Erection of detached wooden classroom. Windmill House, Ashburton Road, Totnes, TQ9 5JT.</p>	Noted.
5	To consider the SHDC consultation on parking permit proposals.	It was AGREED that Cllrs would review the Totnes car parking tariff financial modelling information received from SHDC and discuss the options at the next meeting in order to make a recommendation to Full Council in July.
6	To consider the pre-application consultation on behalf of Vodafone Ltd and Telefonica UK for a proposed new base station installation in Babbage Road, Totnes, to improve 2G/3G and 4G coverage in the area.	Noted. It was AGREED that further information on the height of the mast was to be sought as part of the pre-application consultation process.
7	To note the authorisation of Order Section 247 for the stopping up of Highway at 5A The Plains, Totnes TQ9 5DR.	Noted.
8	To note the latest DCC Devon local flood risk management strategy update.	Noted.
9	To note the Campaign for the Protection of Rural England South Hams May/June update.	Noted.
10	To note the following event requests:	
	10.1) Totnes and Bridgetown Royal Rowing Regatta, 1-2 July 2017.	Noted.
	10.2) Follaton Travel Fun Day, 1 July 2017.	Noted.
11	To note the date of the next meeting – 6 th July 2017 at 4pm in the Guildhall.	It was AGREED to hold the next meeting on 29 th June to take forward the action set out in Item 5 (above).

ENDED 5:05PM

CHAIR

ITEM 41.



South Hams
District Council

South Hams District Council

Town and Country Planning

(Tree Preservation) (England) Regulation 2012

Tree in Conservation Area : GRANT of Conditional Consent

Application No.: 0725/17/TCA

Proposal: T1: Walnut - Lateral crown reduction by approx. 2m, cuts to be no more than than 75mm diameter, crown thin by approx 10% to remove crossing branches and epicormic growth.

Location: 1 Cistern Street, Totnes, TQ9 5SP

Applicant/Agent:

Mrs Gillian Broaders
Devon Tree Services
Little Acre
Ipplepen, Newton Abbot
TQ12 5TR

Applicant:

Margaret Wilmshurst
1 Cistern Street
Totnes
TQ9 5SP

Trees in a Conservation Area – Notification to Undertake Works

In pursuance of its powers under the above mentioned Act and Regulations, the **South Hams District Council Hereby GRANT Consent** for the operations detailed above following your application received on 6 March 2017:

Further to the notification detailed above, I am writing to confirm that the six week period has now elapsed. You can now undertake the works, but must do so within two years of the date of receipt given above.

In order to undertake the works in accordance with best practice, you are advised to ensure that any tree surgery or felling is in accordance with *British Standard 3998- Tree Works*.

Dated this 2nd June 2017

(Application Ref: 0725/17/TCA)

Chris Brooks

Assets Lead Officer

for and on behalf of the Council

1 TEM 4.1

Development Management (Planning Applications)
Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE

South Hams
District Council

E-Mail: development.management@southhams.gov.uk

Tel: 01803 861122

Application for prior notification of proposed development by telecommunications code system operators.
Town and Country Planning General Permitted Development Order 2015
Schedule 2, Part 16

SOUTH HAMPS D.C

13 JUN 2017

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

PLANNING

1. Applicant Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

4. 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):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

5. Telecommunications Apparatus

Please specify the type of apparatus to be installed or altered (e.g. call box, mast):

Please provide further details of the apparatus (e.g. height, size, colour etc):

Are you replacing an existing installation? Yes No

Are you submitting a declaration confirming that the apparatus is in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP)?
The emissions from all mobile phone network operators' equipment on the site must be taken into account when determining compliance. Yes No

6. Supplementary Information

Are you also providing a completed Supplementary Information Template (as set out in Appendix E of the Code of Best Practice on Mobile Phone Network Development)? Yes No

Have you consulted your neighbours or the local community about the proposal?

Yes No

If Yes, please provide details:

A pre-consultation letter and proposed site drawings were sent via email to the ward councillors, John Birch, John Green, Tony Green, Toines Town Council and the Totnes MP, Sarah Wollaston on 26/05/2017 introducing the new site proposal as part of the new CTIL initiative.

8. 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)

The agent The applicant Other person

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

09/06/2017



Our ref: CTIL207920/VF12780

The Chief Planning Officer
South Hams District Council
Planning Department
Follaton House
Plymouth Road
Totnes
Devon
TQ9 5NE

Maxema Ltd
Unit 2
Charnwood House
Marsh Road
Bristol
BS3 2NA

SOUTH HAMS D.C.

13 JUN 2017

RECORDED DELIVERY

BY RECORDED DELIVERY

9th June 2017

Dear Sir / Madam,

PROPOSED BASE STATION INSTALLATION AT VF 12780 – HIGHWAYS LAND OFF BABBAGE ROAD, TOTNES, DEVON, TQ9 5JA

This application is submitted under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) (no.2) Order 2016 and in accordance with the electronic communications code under the Telecommunications Act 1984 Schedule 2 as amended by the Communications Act 2003.

This is an application for a determination as to whether the prior approval of the Authority will be required as to the siting and appearance of the development.

Vodafone Limited has entered into an agreement with Telefonica Limited pursuant to which the two companies plan to jointly operate and manage a single network grid across the UK. These arrangements will be overseen by Cornerstone Telecommunications Infrastructure Ltd (CTIL) which is a joint venture company owned by Vodafone Limited and Telefonica UK Limited.

This agreement allows both organisations to:

- pool their basic network infrastructure, while running two, independent, nationwide networks
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

This application is submitted for and on behalf of CTIL and Vodafone Limited and comprises of:

- The installation of a new 17.5m shrouded monopole, 2no. microwave dishes and 2no. equipment cabinets, along with ancillary development.
- At – Highways Land off Babbage Road, Totnes, Devon, TQ9 5JA – NGR: 280362, 061016 - defined within the plan indicating its location, numbered plan Ref. No: 100
- Prescribed fee of £385
- Copy of Developer's Notice, and proof of delivery

- Confirmation as to whether the developer has had to notify the CAA or MOD or aerodrome operator which clarifies whether the proposal lies within 3km of an aerodrome (enclose copy of notice, and proof of delivery as required)
- Contact address and email address for developers – Devon County Council, Highways Department, County Hall, Topsham Road, Exeter, Devon, EX2 4QD – Email: (customer@devon.gov.uk)
- For your further assistance, we enclose additional information:-
 - 1APP Prior Approval form
 - Supplemental drawings - Ref. 100, 200 & 300
 - Site Specific Supplementary Information
 - General Background Information for Telecommunications Development
 - Health and Mobile Phone Base Stations document
 - ICNIRP declaration and clarification statement

This application has been prepared in accordance with the Code of Best Practice on Mobile Network Development (November 2016)

The enclosed application is identified as the most suitable option that balances operational need with local planning policies and national planning policy guidance.

Furthermore we would like to assist the Local Planning Authority and would like to offer to arrange a presentation or meeting with your officers and members to discuss the issues if appropriate.

We are committed to maintaining a positive relationship with all Local Planning Authorities and we would be happy to provide any reasonable additional information in relation to this application.

You are reminded that the time period specified for a decision on this application is defined in Paragraph A.3.(8) of Part 16 of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2016 and nothing in this letter permits, allows or agrees to an extension to that time period.

We look forward to receiving your acknowledgement and decision in due course.

Yours faithfully

Craig Horn

Craig Horn

M: 07851 005034

E: craig.horn@maxema.co.uk

(For and on behalf of CTIL and Vodafone Limited)

All correspondence in relation to this application should be directed to the above

However, in accordance with The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2016, all correspondence to the developers, in the first instance, should be sent to:

CTIL Community Consultation & EMF Enquiries, Building 1330, The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA

Email - emf.enquiries@cornerstonemobile.net

The following company addresses are also supplied for information:

CTIL, Building 1330, The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA

Vodafone Ltd, Vodafone House, The Connection Newbury, Berkshire, RG14 2FN

Telefónica UK Ltd, 260 Bath Road, Slough, Berkshire, SL1 4DX

HEALTH AND MOBILE PHONE BASE STATIONS

We recognise that the growth in mobile technology has led, in some cases, to public concern about perceived health effects of mobile technology and its deployment, in particular about siting masts close to local communities. Quite naturally, the public seeks reassurance that masts are not in any way harmful or dangerous.

We are committed to providing the latest independent peer-reviewed research findings, information, advice and guidance from national and international agencies on radiofrequency (RF) electromagnetic fields.

Vodafone and Telefónica ensure that our radio base stations are designed, built and operated so that the public are not exposed to radio frequency fields above the guidelines set by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). In fact, radio base stations operate at low power and emit low levels of radiofrequency fields, typically hundreds of times lower than the ICNIRP general public guidelines.

Research Reviews

The World Health Organisation notes that "*In the area of biological effects and medical applications of non-ionizing radiation approximately 25,000 articles have been published over the past 30 years. Despite the feeling of some people that more research needs to be done, scientific knowledge in this area is now more extensive than for most chemicals* (<http://www.who.int/peh-emf/about/WhatsEMF/en/index1.html>). The scientific community have collated, summarised and assessed these publications into research reviews. The most influential in the UK being the Mobile Phones and Health Report (also known as the Stewart Report) by the Independent Expert Group on Mobile Phones under the chairmanship of Professor Sir William Stewart. These research reviews are used by Governments to develop policy on exposure to radiofrequency signals.

The Stewart Report concluded that the balance of evidence did not suggest that exposures to radio frequency fields below international guidelines could cause adverse health effects, although it is acknowledged that biological effects might occur below these values. The report stressed, however, that a biological effect does not necessarily mean a negative impact on health. Walking, drinking a glass of water or listening to music all produce biological effects. One of the recommendations of the Stewart report was a research programme to address uncertainties regarding mobile phone base stations and health. This programme was called the Mobile Telecommunications and Health Research (MTHR) Programme. The final report from this programme was published in February 2014. The report noted that the research conducted found no evidence of biological or adverse health effects from the radio waves produced by mobile phones or their base stations.

Since the Stewart Report, over 30 further reviews have been carried out, carefully considering many hundreds of pieces of research. Most have made similar recommendations and have come to similar conclusions: that research should continue to address any gaps in the knowledge; and that overall, the possibility of adverse health effects from mobile communications remains unproven.

In April 2012 the Health Protection Agency's independent Advisory Group on Non-ionising Radiation (AGNIR) published a report entitled "Health Effects from Radiofrequency Electromagnetic Fields". This report concluded that there is no convincing evidence that mobile phone technologies cause adverse effects on human health.

The World Health Organisation (WHO) noted that "*A large number of studies have been performed over the last two decades to assess whether mobile phones pose a potential health risk. To date, no adverse health effects have been established as being caused by mobile phone use*" WHO factsheet 193: Electromagnetic fields and public health: mobile telephones, 2014.

Compliance with International Exposure Guidelines

All Vodafone and Telefónica installations are designed, constructed and operated in compliance with the precautionary ICNIRP public exposure guidelines as adopted in EU Council Recommendation of 12 July 1999 on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz). These guidelines have been set following a thorough review of the science and take into consideration both thermal and non-thermal effects. They protect all members of the public 24 hours a day. In addition, precautionary measures have been taken into account when setting relevant guideline limits for the public (i.e. in the UK a safety factor of 50 times is applied to the public exposure guideline).

When measured, field strengths are typically hundreds of times lower than the precautionary ICNIRP general public guidelines.

An ICNIRP certificate is provided with every planning application and this verifies that the mobile phone base station, when operational, will meet the precautionary ICNIRP guidelines. We also provide further documentation to clarify that the ICNIRP certificate addresses emissions from all mobile phone network operators' equipment at the proposed site.

ICNIRP Guidelines

The radiofrequency public exposure limits for EMF fields were developed by the International Commission on Non-Ionizing Radiation Protection (ICNIRP) <http://www.icnirp.org> following evaluation of all the peer-reviewed scientific literature, including thermal and non-thermal effects. ICNIRP is a non-governmental organisation formally recognised by WHO. Established biological and health effects have been used as the basis for the ICNIRP exposure restrictions. The ICNIRP guidelines have been adopted for use in the European Union and the UK.

In August 2009, ICNIRP published a review of the guidelines for limiting RF exposure and concluded that *"it is the opinion of ICNIRP that the scientific literature published since the 1998 guidelines has provided no evidence of any adverse effects below the basic restrictions and does not necessitate an immediate revision of its guidance on limiting exposure to high frequency electromagnetic fields."*

Further Information:

World Health Organisation EMF Project - <http://www.who.int/peh-emf/en/>

International Commission on Non-Ionizing Radiation Protection (ICNIRP)

<http://www.icnirp.org/>

Public Health England (formerly HPA)

<https://www.gov.uk/government/collections/electromagnetic-fields>

Or contact:

EMF Enquiries, CTIL

The Exchange, Arlington Business Park, Theale, Berks, RG7 4SA

Tel. 01753 564306, community@ctil.co.uk

General Background Information for Telecommunications Development

This document is designed to provide general background information on the development of the Vodafone and Telefónica networks. It has been prepared for inclusion with planning applications and supports network development proposals with generic information.

1.0 INTRODUCTION

Over 25 years ago under the Telecommunications Act 1984, a licence was granted to Vodafone and Telefónica to provide wireless (or mobile) phone services utilising unused radio frequencies adjacent to those transmitted for over 50 years by the television industry. Initially, because this wireless technology was new and the number of potential customers unknown, a number of tall masts were used to provide basic radio coverage to the main populated areas. The design strategy used was similar to that used by local radio/television i.e. tall masts to cover large distances over all types of topography.

It is important to note that in recent years form has followed function and digital technology has resulted in the development of smaller equipment. In addition, smaller radio coverage areas have resulted in antenna/mast heights being generally reduced. The industry has also been able to develop low impact designs for use in sensitive planning areas such as in Conservation Areas, on Listed Buildings, and in National Parks etc. The wireless telegraph pole solution is just one example of a design which has minimised impact on visual amenity of the local neighbourhood.

2.0 DIGITAL NETWORKS

The Vodafone and Telefónica 2G digital networks were developed in the early 1990s. This digital technology is often referred to as GSM (Global System for Mobile Communications) which is the common European operating standard enabling phones to inter-connect to other networks throughout Europe and Internationally.

In April 2000, Vodafone and Telefónica were successful in their bids for two of the five licences available to provide a 'Third Generation' mobile telecommunications service known as 3G or UMTS.

In addition to voice services, this technology enables Vodafone and Telefónica to offer high resolution video and multi-media applications. Among other things this enables office services, virtual banking, e-retailing, video conferencing and high quality broadband internet access to be provided to users on the move. This is all made possible by higher rates of data transfer allowing wireless broadband access to the internet for mobile phones and laptop computer data card users.

The 3G radio base station is designed to provide a service via cells in a similar way as the GSM (2G) system but with a few differences. Due to the increased data transfer, the location of base station sites is even more critical. Base stations must be located where the local demand exists in order to provide the required levels of service, otherwise the network will not function.

In February 2013, Vodafone and Telefónica were successful in their bids for 4G spectrum. 4G (sometimes called LTE (Long Term Evolution)) is the next major enhancement to mobile radio communications networks and will allow customers to use ultra-fast speeds when browsing the internet, streaming videos or sending emails. It also enables faster downloads. To meet this demand and improve the quality of service, additional base stations or upgrades to the equipment at an existing base station may be needed.

Vodafone and Telefónica will ensure they comply with planning policy guidance by ensuring apparatus is installed on existing buildings and structures, including masts wherever possible. However, in spite of these efforts, there are likely to be instances where there is a need to install additional base stations to provide contiguous service. This is largely due to the characteristics of radio propagation at these frequencies, demands on the service and the high data transfer rates.

It is very important to note that mobiles can only work with a network of base stations in place where people want to use their phones (or other wireless devices). Without base stations, the mobile phones we rely on simply won't work.

2.1 How the cellular radio network works

The building blocks of the mobile telecommunications network are called radio base stations which transmit and receive calls to and from mobile phones using radio waves, similar to those used in domestic television and radio equipment. Radio base stations are often associated with free-standing masts, however they can be located on, or even inside, existing buildings and other structures. Vodafone and Telefónica use "radio frequencies" to transmit and receive calls at 900 MHz or 1800 MHz for 2G whilst 3G uses slightly higher frequencies within the 2100 MHz range. 4G will use frequencies within the 800 MHz and 2600 MHz ranges.

2.2 How radio signals are transmitted

The radio signals are transmitted from antennas which are part of the radio base station and cover an area known as a "cell", hence the term "cellular phone". The size of the cell is dependent on a number of factors including: the height at which the radio base station is positioned; the topography of the surrounding landscape; anticipated demand; and the population density in the area.

Radio signal transmission from a radio base station can be likened to water being distributed from a garden sprinkler. The area immediately adjacent to the sprinkler remains almost "dry". However the grass gets progressively wetter moving further away from

the sprinkler, until a wettest point is reached. Then the further away from the centre, the ground becomes progressively drier. Radio base stations provide network services in a similar manner. The area immediately beneath the antennas receives limited or, occasionally, no signal. Moving further away, the signal steadily improves until it reaches an optimum level and then gets progressively weaker.

In order to use mobile phones whenever and wherever we are, a network of radio base stations is required to maintain a continuous signal or 'network service' across a geographical area. The network is designed so that the cells from each radio base station slightly overlap. Travelling even a short distance may take us through a number of cell areas. Mobile phones are designed to monitor the strength of signal from surrounding radio base stations and automatically select the clearest signal, which often comes from the nearest site. As you approach the edge of the cell area, the phone will automatically select the adjoining radio base station, to provide a continuous service. This process is known as 'call handover'.

2.3 Factors affecting network services

The siting of a radio base station is largely dependent on the characteristics of the radio signals which they transmit. Physical features such as buildings or landscape can obstruct the signals. In open rural areas one base station can typically cover several kilometres in radius. However in urban areas where surrounding buildings will obstruct the signal, this range can be reduced to as little as a few hundred metres.

2.4 Network Capacity

Radio base station sites can only receive and transmit a limited number of simultaneous calls to and from mobile phones. In areas where the use of phones is particularly high, such as major towns or cities, many sites will reach the maximum number of calls they can process. When a customer attempts to make a call in an area where the network has reached its full capacity, the 'network busy' message is displayed on their mobile phone. In order to continue to meet customer demand and improve the quality of services in these areas, there is a need to increase the capacity of the network to allow more calls to be made.

2.5 Technical Requirements

Vodafone / Telefónica radio engineers identify the need for a new radio base station where the existing signal strength is insufficient to support network requirements, or where demand on the system is such that we need to increase capacity. The location of each radio base station is determined by the following factors:-

- The proximity of adjacent radio base stations and the signal coverage from them.
- The terrain height of the area and surrounding topography.
- The height and density of the buildings and structures within the area.
- The potential customer demand within the area.
- The service type that is required.

3.0 SITE SELECTION PROCESS

The following site selection procedures apply to each new installation to identify and sequentially discount alternative site options:-

1. Following a technical review which identifies need, Vodafone / Telefónica radio engineers undertake a desktop analysis to identify the best way of meeting the site requirement. This is completed by using computerised radio propagation modelling tools. These tools show every site on the existing networks and identifies those areas where insufficient signal level exists or where there is a need to increase capacity.
2. The desktop search also identifies other operators' existing telecommunications installations. This interrogation of databases ensures any mast-sharing opportunities are maximised. Where available the LPA's mast register is also reviewed.
3. The radio engineers define a search area, which is then issued to an acquisition agent who undertakes a detailed ground search with the radio engineer to identify suitable options.
4. The acquisition agent will obtain site-specific details to identify those sites that are viable options. The possible options are short-listed according to those that combine the following: location within or close to the search area, a willing landlord with acceptable commercial terms, adherence to planning and environmental policy, and other site specific issues such as initial power and link availability. These options are then returned to the radio engineers for a computer modelling assessment, taking into account the ground height, potential available antenna height and surrounding obstructions.
5. Discussions are offered to the local planning authority to consider local policies and any protected areas and to agree additional public consultation if required. These discussions are used to identify a 'preferred' option.
6. A plan for local consultation is drawn up, and where appropriate, a consultation exercise is undertaken with the local community.

7. Finally a site survey provides a full structural analysis of the site including confirming power routes and how the site will be linked into the network. Terms with the landlord are then finalised, detailed plans prepared and the application submitted.

Vodafone and Telefónica are committed to ensuring the number and visual impact of any additional sites is minimised.

4.0 PLANNING POLICY GUIDANCE ON TELECOMMUNICATIONS

The National Planning Policy Framework (NPPF) was published on 27th March 2012. The NPPF supports high quality communications infrastructure and recognises it as a strategic priority. At para. 42 it states that: "Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services."

The NPPF goes on to state at Para. 46 that: "Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure."

5.0 SITE / MAST SHARING

Vodafone and Telefónica actively encourage and support site sharing for both commercial and environmental reasons. All operators are required to explore site-sharing opportunities under the terms of their licences. Vodafone and Telefónica have implemented a number of measures to identify and maximise site-sharing opportunities.

6.0 COUNCILS

6.1 Moratoria

Local authorities should make suitable council owned property available to network operators for base station development. If suitable council sites are not made available, operators may have to look for alternative sites which the local community might find less acceptable.

Moratoria may also increase the number of new sites needed as council owned buildings are often better suited for base stations e.g. tall buildings. The operators believe it is preferable to deal with proposed developments on council property on a case by case basis.

6.2 Mast register

Guidance in the Code of Best Practice on Network Development recommends that local authorities develop a register of local base stations.

Local Planning Authorities should ensure that any mast register is kept up to date

7.0 CONSULTATION WITH SCHOOLS

The operators fully comply with Government Guidance on pre application consultation with schools and colleges. They provide evidence to the local planning authority that they have consulted the relevant body of the school or college.

The Code of Best Practice on Mobile Network Development gives guidance on the factors operators should consider when determining whether 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.

A recent report stated that there is no scientific basis for siting base stations away from schools (NRPB report, January 2005)

8.0 LEGAL CASES

The following legal cases may be helpful:-

8.1 Harrogate case November 2004

The Court of Appeal gave a judgment 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.

8.2 Winchester case November 2004

The Court of Appeal decision upheld an earlier decision by Mr Justice Sullivan that a mobile phone network operator should not use its compulsory acquisition powers as part of its day to day radio base station siting processes.

The Court of Appeal agreed with Mr Justice Sullivan that these far-reaching statutory powers were never intended for use in day to day planning situations and should be used by an operator only as a last resort when there is no other siting alternative. The House of Lords on 16 March 2005 refused leave to appeal the Court of Appeal ruling.

8.3 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.

9.0 FURTHER INFORMATION

We trust the above answers your main queries regarding our planned installation.

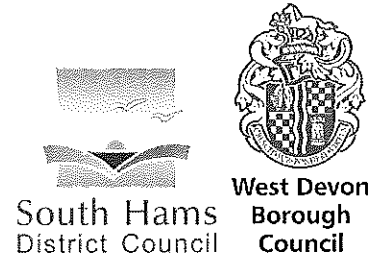
The enclosed site-specific details will identify any alternative discounted options and reasons why they were rejected and how the proposed site complies with national and local planning policies.

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. A copy of the report is available at <http://www.lgo.org.uk/pdf/phone-masts-sr.pdf>

Development Management

Briefing Paper June 2017

Working together



Following a number of questions from Members and Parish/Town Councils regarding the Development Management (DM) function at South Hams and West Devon, I've put together the following update which should help explain the process for managing and completing the work. I've included some background information which highlights the increase in workload during the first four months of 2017. You can use this information when dealing with direct enquiries from members of the public.

How Development Management works

The development management service sits within the Customer First group of the Councils and comprises of a number of Case Managers, Specialist Planning and Heritage Officers. The Development Management work is carried out across both South Hams District Council and West Devon Borough Council by the same team of case managers and specialists and there are not separate teams dealing with the two Councils.

Dedicated Case Managers carry out the administration and registration of all Planning applications and respond to the majority of customer enquiries. They also carry out validation for all but the most complex applications. Senior Case Managers carry a caseload and work on mainly householder applications right through to determination.

Specialist Officers are responsible for the consideration and determination of most minor, all major and listed building applications, as well as giving advice and guidance to the Case Managers. Each Specialist Officer carries a caseload and works closely with the Case Managers to enable them to be able to respond to customers and keep interested parties informed.

At present the DM Team comprise a total of 14.8 full time equivalent (FTE) determining officers and 10.8 FTE Case Managers which includes additional temporary resources. In both cases these figures are a mixture of full time and part time officers that are combined to provide a full time equivalent number of staff (FTE).

Development Management in 2017

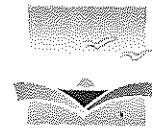
The volume of work processed is significant and has increased this year compared to 2016. The table below illustrates some of the throughput of work per month that is processed by the service. I would specifically wish to point out that we also receive a significant number of letters of representation each month in respect of planning applications, which this year has been an average of over 1100 per month. All of these applications have to be read and redacted as necessary to remove data protected information before publication on the website which is why, in some cases, letters do not appear immediately on the website.

Another key figure in the table is the level of email traffic to the DM inbox. It is inevitable that, with in excess of 2000 emails a month, there will not be an immediate response to all of those emails. As set out below we have put into place an alternative to this which will provide an improved service to customers.

Development Management

Briefing Paper June 2017

Working together



South Hams
District Council



West Devon
Borough
Council

To consider the work of the service in a wider context, there are more Planning applications and other related applications (such as Listed Building Consent) submitted to the team than to any other Council in Devon and we are one of the busiest in the South West.

Task undertaken	Average number per month 2016	Average number per month 2017 (Jan-Apr)
No of documents received in paper form that have to be scanned	3060	2280
No of planning and related applications documents published on website	6052	7186
No of letters of representation received	742	1152
No of emails received to DM mailbox	2363	2199
Total No of planning applications received	267	284
No of planning portal applications received	128	142
No of enforcement cases received	49	60

Workload comparison for 12 months ending 31 March 2017.

LPA	Applications & Pre Apps	Appeals	Enforcement Cases
SH & WD	4041	53	631
Plymouth	1895	26	380
Torridge	1779	21	218
Torbay	1677	32	287
Teignbridge	2310	56	441
North Devon	2174	44	168
Mid Devon	2311	27	122

Reporting

In addition to measuring and monitoring the statutory performance indicators, we manage the work by monitoring the average journey of applications through the process.

The Case Management team leader monitors the average time to meet key milestones in the life of the application, and reports to the Case Management Manager and myself. This allows us to ensure that we are responding to peaks and troughs in work as much as we can and are taking applications through validation as quickly as possible, allowing officers the required time to consider and determine applications in time.

The Specialists work is overseen by myself together with the Senior DM Specialists to ensure that most applications are processed and determined within the statutory or agreed timeframes.

Development Management

Briefing Paper June 2017

Working together



In terms of formal reporting to Members, the DM performance is reported quarterly to the relevant Overview and Scrutiny Committee and monthly to the Development Management Committees. The performance Indicators reported include:

- Major/Minor/Other performance with and without Extensions of Time agreed
- No of apps registered & comparison to previous year
- No of pre-apps received & comparison to previous year
- Current workload
- No of Applications determined
- Fee income planning apps/pre-apps & comparison to previous year
- Enforcement workload
- Appeals won/lost

What is the best way for customers to contact Development Management

The best way to contact us is by completing and submitting a form on the website:

[South Hams - Ask our planning team a question](#)

[West Devon - Ask our planning team a question](#)

The forms have been designed so that when they are completed online they will get sent to an appropriate officer who will be able to respond to your query or question. This will reduce our staff time spent filtering emails that are sent to the general DM inbox giving focus on the customer response. Our target is to deal with the enquiries submitted via a form on the website within 3 working days. However some more complex enquiries could take longer.

You can often answer questions instantly by checking the website, which is available 24/7. We are working hard to ensure that valid applications will appear online 5 working days after they are received. We aim to publish Letters of Representation within 3 working days of when they are submitted. The date for comments to be made is visible online and updates to this will be made overnight.

Parish and Town Council contact with Development Management

Later this month we will be commencing a three month trial with a number of Parish and Town Councils where all of the planning consultations will be undertaken electronically with no paper copies being sent. We would welcome any other Parish or Town Councils that would like to join this trial.

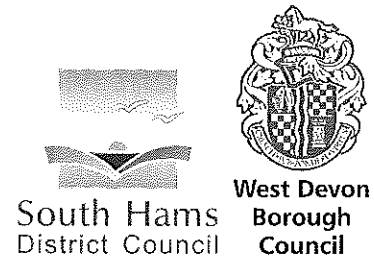
The results of the trial will be known in September and will form the basis of a consultation with all Town and Parish Councils in the autumn on how we will be notifying you of applications.

There are times when a Parish or Town Council need to contact us formally for example, to request an extension to a consultation or in response to issues that have been raised.

Development Management

Briefing Paper June 2017

Working together



We have set up an additional page on our website specifically for Town and Parish Councils to ask a question relating to a current planning application. The “hidden” page is only for Town & Parish Council use and should not be shared to other interested parties.

The page can be found only by using the following links:

[South Hams - Town or Parish Council Planning Enquiry](#)
[West Devon - Town or Parish Council Planning Enquiry](#)

If a Parish or Town Council wish to report a suspected breach of Planning regulations, please do so via the link on the website as this ensures that we receive all the information we need to progress the matter. Please encourage members of the public to also use these links.

[West Devon - Report a suspected Planning Breach](#)
[South Hams - Report a suspected Planning Breach](#)

Finally, I have been to a number of Parish and Town Councils over the last year to provide some planning training. If there are any Parish or Town Councils that would like me to attend please contact me directly.

Pat Whymer
Community of Practice Lead – Development Management.



Totnes Town Council Administrator
<administrator@totnestowncouncil.gov.uk>

Fwd: Help us to Protect the Slapton Line

1 message

Totnes Town Council Clerk <clerk@totnestowncouncil.gov.uk>
To: Ruth Robinson <administrator@totnestowncouncil.gov.uk>

13 June 2017 at 11:23

Planning?

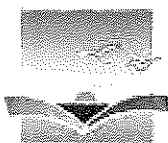
----- Forwarded message -----

From: <mail@shwd.vuelio.co.uk>

Date: Tue, Jun 13, 2017 at 10:23 AM

Subject: Help us to Protect the Slapton Line

To: clerk@totnestowncouncil.gov.uk



South Hams
District Council

News Release

Communications and Media Team

Tel: 01803 861368

Email: communications@swdevon.gov.uk

Help us to Protect the Slapton Line

Do you have any suggestions as to how you think the Slapton Line and the A379 road could be protected from lowering beach levels and storm damage?

If so, the Slapton Line Partnership (SLP) is asking for your ideas as part of a major local public consultation to be held in July.

The Partnership, a group of organisations jointly responsible for managing the fragile shingle bar, is working on a 'Beach Management Plan' (BMP) which will identify and assess all the potential defence options.

Alan Denbigh, from the Slapton Line Partnership, said: "We would like to hear from people who have ideas and suggestions about maintaining the integrity of the Slapton Line and the A379 road which runs along it.

"Even though we have expert engineers working with us on the project, it's very important that the views and suggestions of local residents are considered."

Dan Field, Senior Specialist in Engineering at South Hams District Council, said: "It may be that people have seen solutions in other parts of the country or even in other parts of the world that they would like to be considered. All ideas will then be reviewed against engineering principles."

The public are invited to a workshop event, where the ideas can be put forward and discussed, on Tuesday 25 July at Stokenham village hall between 3 p.m. and 7 p.m.

For further information about the Slapton Line Partnership, please visit:

<http://www.slaptonline.org/>

ENDS

Notes to Editor:

Please find a link to a short video. <https://youtu.be/JXU6JW0m8wc>

www.southhams.gov.uk

Please be aware that telephone calls to and from the Council may be recorded for training and monitoring purposes.



[#RL-233:636329460651977309#]

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Catherine Marlton
Town Clerk
Totnes Town Council

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Item 7.1

Community of Practice: Assets
Please ask for: Jane Hoff
E-Mail: jane.hoff@southhams.gov.uk
Telephone No: (01803) 861234

Your Ref:
Our Ref: Assets/CE/2017
Date: 20th June 2017

Dear Councillor

Please note that permission has been sought by – **Totnes Young People's Theatre**

to hold the following event - **Street Theatre**

activities proposed – **a 20 minute theatre performance. A small group of 6 participants aged between 11 – 13 years old, and will be supervised at all times.**

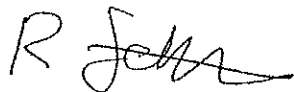
on – **1st July 2017 between 2pm and 2.20pm**

at – **Shady Gardens, Totnes**

If you have any objections, or know of anyone who may have objections to the above, would you please notify this office as soon as possible. In the first instance please contact Jane Hoff on 01803 861219 or at jane.hoff@southhams.gov.uk

If we do not hear from you, we will assume you have no objections.

Yours sincerely



Rob Sekula
Specialist - Assets

c. c Totnes Town Council
Guy Pedrick - Estates
Mark Capper – Grounds Maintenance

Item 3.2

Community of Practice: Assets
Please ask for: Jane Hoff
E-Mail: jane.hoff@southhams.gov.uk
Telephone No: (01803) 861234

Your Ref:
Our Ref: Assets/CE/2017
Date: 6th June 2017

Dear Councillor

Please note that permission has been sought by – **South Devon Cats Rehoming**

to hold the following event - **Family Fun Dog Show**

activities proposed – **plus various stalls, ice cream van, tea/coffee refreshment tent, information and entry tent.**

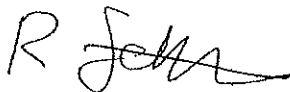
on – **8th July 2017 between 1pm and 5pm**

at – **Longmarsh green space, Totnes**

If you have any objections, or know of anyone who may have objections to the above, would you please notify this office as soon as possible. In the first instance please contact Jane Hoff on 01803 861219 or at jane.hoff@southhams.gov.uk

If we do not hear from you, we will assume you have no objections.

Yours sincerely



Rob Sekula
Specialist - Assets

c. c Totnes Town Council
Guy Pedrick - Estates
Grounds Maintenance – Mark Capper

Item 8.3

Community of Practice: Assets
Please ask for: Jane Hoff
E-Mail: jane.hoff@southhams.gov.uk
Telephone No: (01803) 861234

Your Ref:
Our Ref: Assets/CE/2017
Date: 13th June 2017

Dear Councillor

Please note that permission has been sought by – **Teignbridge Trotters**

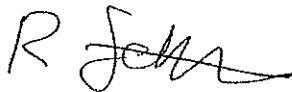
to hold the following event - **Totnes 10K race and a 1 mile fun run starting and finishing at Borough Park, Totnes. An annual event.**

on – **6th August 2017 between 10am and 4pm**

If you have any objections, or know of anyone who may have objections to the above, would you please notify this office as soon as possible. In the first instance please contact Jane Hoff on 01803 861219 or at jane.hoff@southhams.gov.uk

If we do not hear from you, we will assume you have no objections.

Yours sincerely



Rob Sekula
Specialist - Assets

c. c Totnes Town Council
Guy Pedrick - Estates
Grounds Maintenance – Mark Capper

ITEM 8.4

Community of Practice: Assets
Please ask for: Jane Hoff
E-Mail: jane.hoff@southhams.gov.uk
Telephone No: (01803) 861234

Your Ref:
Our Ref: Assets/CE/2017
Date: 16th June 2017

Dear Councillor

Please note that permission has been sought by – **Totnes Rugby Football Club**

to hold the following event - **Beer, Wine and Food Festival**

activities proposed – **a festival with live music to raise money for both Totnes RFC and the Devon Air Ambulance. Night time landing area on Borough Park. A free to enter event.**

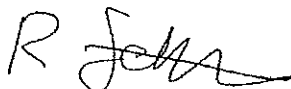
on – **19th August 2017 between 12 noon and 23.59pm**

at – **Borough Park, Totnes**

If you have any objections, or know of anyone who may have objections to the above, would you please notify this office as soon as possible. In the first instance please contact Jane Hoff on 01803 861219 or at jane.hoff@southhams.gov.uk

If we do not hear from you, we will assume you have no objections.

Yours sincerely



Rob Sekula
Specialist - Assets

c. c Totnes Town Council
Guy Pedrick - Estates
Grounds Maintenance – Mark Capper
Chris.tapley@devonandcornwall.pnn.police.uk
Licensing