BEACONCOMMS
TELECOMMUNICATIONS INFRASTRUCTURE
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SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Clitheroe Conservative Club	Site Address:	Clitheroe Conservative Club, Castle Street, Clitheroe, Lancashire, BB7 2BT
National Grid Reference:	E: 374292 N: 441848		
Site Ref:	20417/RIV010	Site Type:[1]	Macro

2. Pre-Application Check List - Site Selection (for New Sites only)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	**No**
If no explain why: No suitable alternatives were identified. Re-use of an existing telecommunications site is the preferred option.		
Were industry site databases checked for suitable sites by the operator:	Yes	**No**
If no explain why: No suitable alternatives were identified. Re-use of an existing telecommunications site is the preferred option.		

Annual Area Wide Information to local planning authority

Date of information submission to local planning authority	**Information not available**
Name of Contact:	
Summary of any issues raised:	

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	24/11/2022	
Was there pre-application contact:	Yes	
Date of pre-application contact:	01/12/2022	
Name of contact:	Lyndsey Hayes	
Summary of outcome/Main issues raised: Advised that the LPA does not have the capacity to engage in informal pre-application discussions.		

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	AMBER
The site was rated as AMBER for consultation purposes, given the site's location in the historic core of Clitheroe Conservation Area, despite being the reuse of an existing site. Pre-application consultation letters were sent to the following people on 24th November 2022 - Councillor Kerry Fletcher Councillor Mary Robinson Clitheroe Town Council No responses received to date.	

School/College

Location of site in relation to school/college *(include name of school/college):* The closest educational establishments are St Michael & St Johns RC Primary School, located approximately 200m to the south east and Clitheroe Royal Grammar School, approximately 355m north north east.
Outline of consultation carried out with school/college *(include evidence of consultation):* As neither establishment is in close proximity, it was considered unnecessary to consult either institution on this occasion.
Summary of outcome/Main issues raised: N/A

Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation (only required for an application for prior approval)

Will the structure be within 3km of an aerodrome or airfield?		**No**
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?		**No**
Details of response:		

Developer's Notice

Copy of Developer's Notice enclosed?		**Yes**	
Date served:	09-12-2022		

3.0 Proposed Development

The proposed site:

The application site is located in central Clitheroe, a town in Lancashire. The proposed installation is sited on the roof of the Clitheroe Conservative Club on Castle Street. The site in question is approximately 200m to the south east of Clitheroe Train Station and approximately 315m west of Waterloo Road (A671). The immediate area is mixed use residential and commercial and sits in the historic core of Clitheroe Conservation Area. The existing installation has been in situ for a number of years and has been identified by the applicant as requiring upgrade in order to maintain and improve the capacity and coverage of the network.

A number of public open spaces and parks are in the vicinity. The nearest of these is Clitheroe Castle Labyrinth and Playground, which lies approximately 260m to the south west, however, due to the buildings and roads in between, it will not be afforded direct views of the installation. Henthorn Park, which is located approximately 840m south west and Primrose Community Nature Reserve, approximately 1km to the south south west, will also both be screened from the installation by the intervening buildings and roads.

The nearest Listed Buildings are The Rose and Crown Hotel, Grade II and 27 & 29 Castle Street, Grade II, directly adjacent on either side of the Clitheroe Conservative Club, and 26 Castle Street, Grade II, directly opposite the Clitheroe Conservative Club on Castle Street. Due to the minor nature of the proposed upgrades it is unlikely that any of these historic assets will be adversely affected by the proposal. For 26 Castle Street, this is improved by the fact that the installation is to the rear of the Clitheroe Conservative Club and thus shielded from buildings on the eastern side of Castle Street.

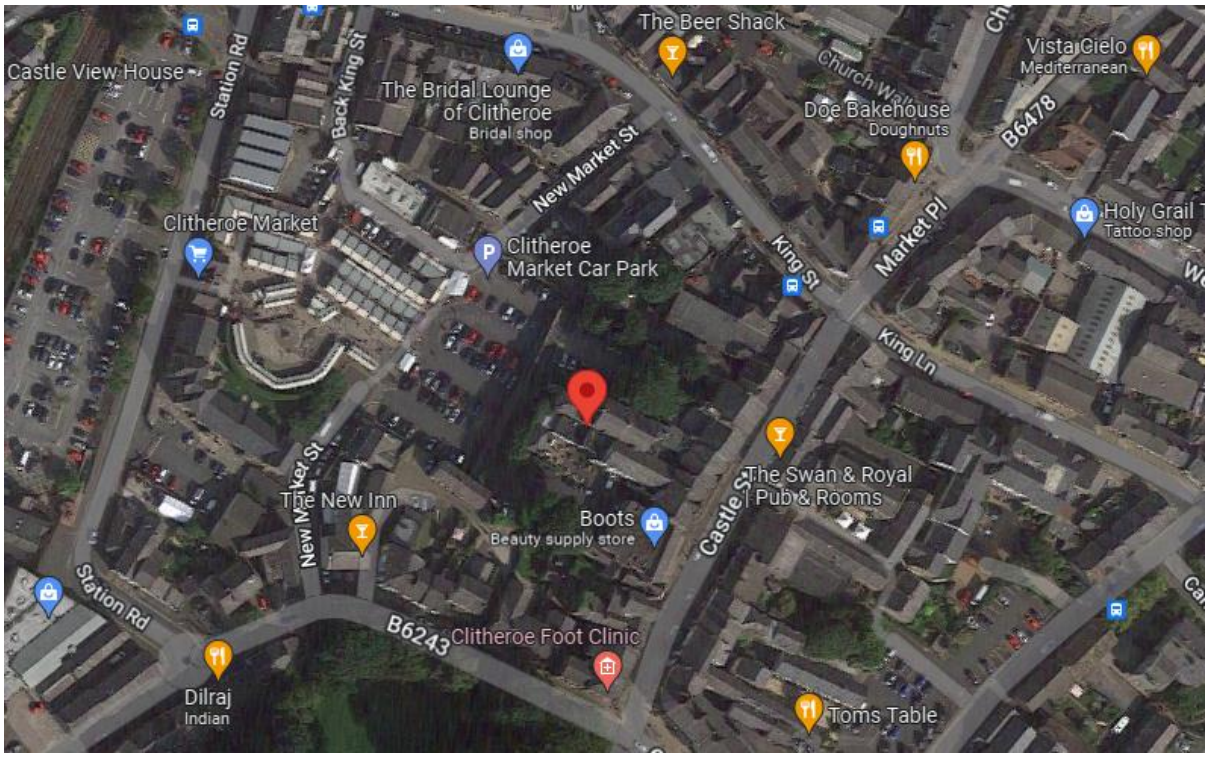
The site lies directly adjacent The Rose and Crown Hotel, with the nearest identifiable residential properties approximately 50m to the south on Parson Lane. Due to the minor nature of the proposed works, it is unlikely that either The Rose and Crown Hotel or the Parson Lane residential properties will be afforded views of any additional structure or adversely impacted by the proposed works.

The proposed location and design are considered to provide the optimum solution in this instance, the upgrade of this existing site will enhance the coverage and capacity of the existing 2G/3G/4G network providing enhanced coverage to the public and emergency services alike. The site has to fit into an existing network, this location will allow advancements in capacity and will give the opportunity for further people to work from home as well as support emergency services in receiving real time data, inevitably enhancing 2G/3G/4G communications which is imperative in times of crisis, as shown with the recent COVID-19 pandemic.

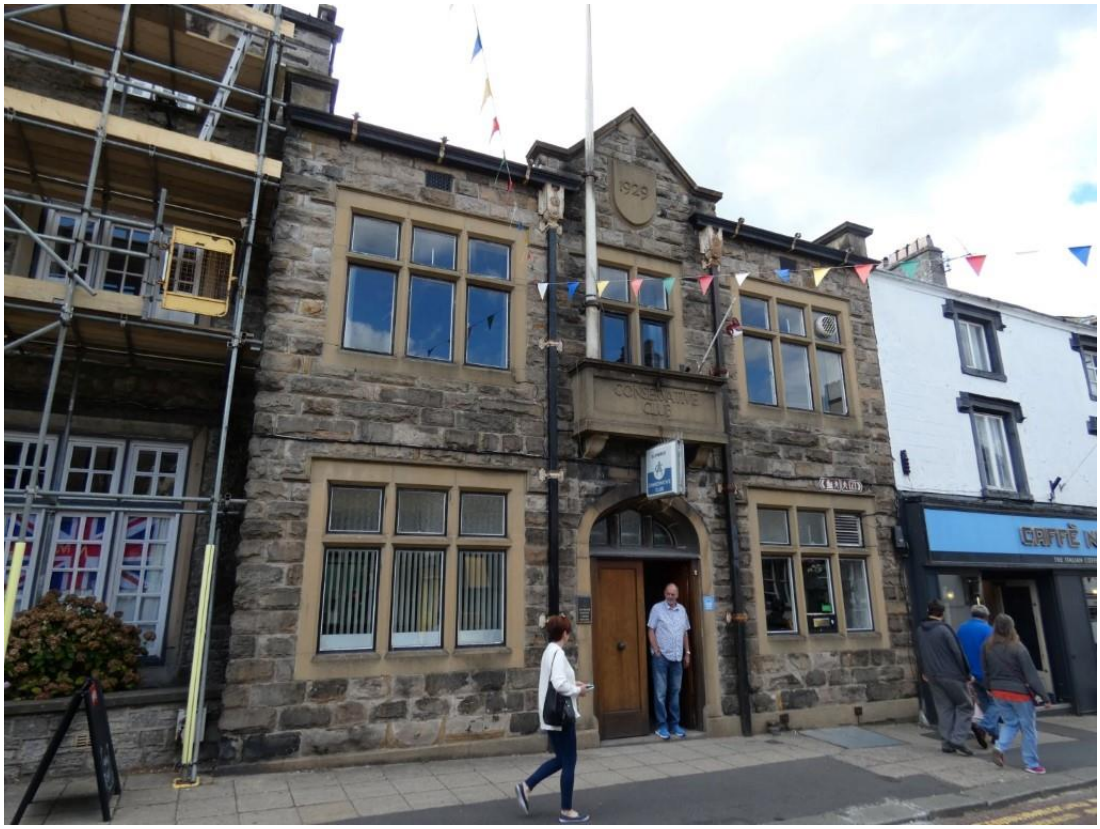
Additionally, re-use of an existing site represents the preferred option, as outlined in the NPPF, discussed in further detail below.

For the avoidane of doubt, although this upgrade is being carried out by H3G (UK) Ltd alone, the existing EE (UK) Ltd equipment will be retained, thus avoiding any unnecessary proliferation of telecommunications equipment in the area.

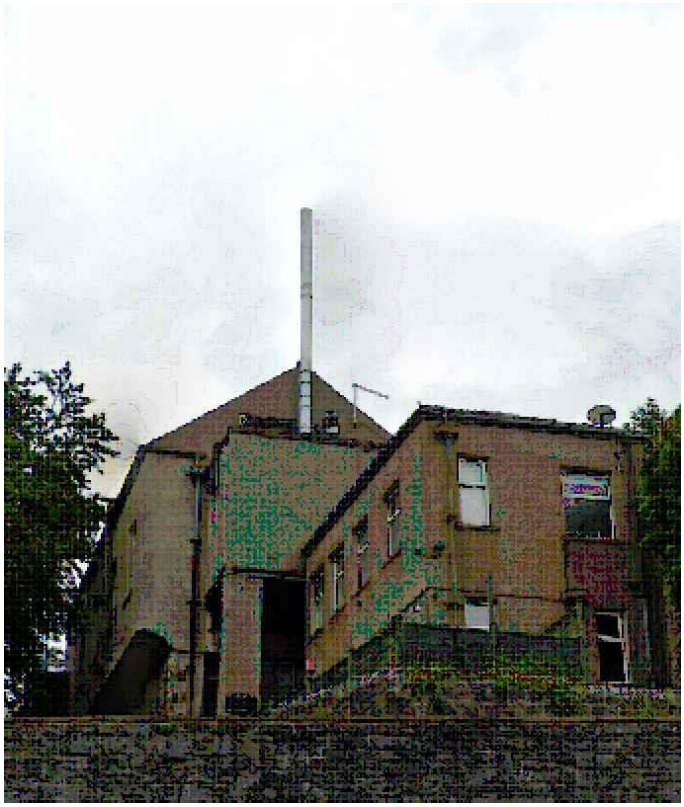
Aerial view of site.



View of Clitheroe Conservative Club from Castle Street.



View of Clitheroe Conservative Club from the Market Short Stay Car Park (the mast is visible here).



Planning History

3/2017/0752
Upgrade of existing rooftop telecommunications equipment and associated works including 18.2m antenna on roof, cable tray and roxtec glands in wall for fibre cables in and jumper cables out.
Full Planning Application on behalf of CTIL & Vodafone approved 09-10-2017.

3/2017/0119
Determination as to whether prior approval is required for the replacement of 16.5m high telecommunications supporting structure with upgraded 17.3m high supporting structure, installation of 2 no. equipment housing cabinets and associated ancillary development.
Prior Approval Application on behalf of EE Ltd granted 10-04/2017.

3/2015/0940
Determination as to whether prior approval is required for the replacement of 1 no. antenna with 1 no new antenna, removal of 1 no. equipment cabinet, installation of 1 no. equipment cabinet upon the roof plus minor ancillary works.
Prior Approval Application on behalf of EE Ltd. Prior Approval not required 04-12-2015.

Current Telecommunications Use/ The Future

Since the date of the above decision, mobile operator networks have been under increased pressure to provide up-to-date telecommunications functionality, as mobile phones and mobile broadband use have become increasingly essential to our daily lives.The growth of digital connectivity over the last decade and the expectations of users have advanced at an unprecedented level. The NPPF recognises that “Advanced high quality and reliable telecommunications infrastructure is essential to economic growth…” , as will be

considered in more detail below. The current proposal will provide positive benefits to the community which will far outweigh any perceived negative impacts.

Type of Structure *(e.g. tower, mast, etc.):*	
Description: - The upgrading of the telecommunications base station located at Clitheroe Conservative Club, Castle Street, Clitheroe, Lancashire, BB7 2BT. The proposed development will include installation of 1 no. half-height gantry pole on 1 no. ERS rail attached to a Unistrut, replacement of 1 no. equipment cabinet and development ancillary thereto.	
Overall Height: 17.3m	
Height of existing building *(where applicable):*	12.6m
Equipment Housing:	
Length:	As per attached drawings
Width:	As per attached drawings
Height:	As per attached drawings
Materials *(as applicable):*	
Tower/mast etc. – type of material and external colour:	**As per attached drawings**
Equipment housing – type of material and external colour:	**As per attached drawings**

Reasons for choice of design:

The choice of design has been heavily influenced by technical constraints as well as the existing roof-top base station's siting and appearance, the technologies it currently supports; as well as the added emphasis to cater for the future of 5G coverage and capacity requirements.

Notably, there are 3 main elements to a radio base station; the cabin or cabinets contain the equipment used to generate the radio signal(s), the supporting structure that holds the antennas in the air or fixes them to a building or structure and the antennas themselves, which emit the radio signals (along with the necessary amplifier or receiver units). Other elements necessary for the base station to function are a power source, feeder cables that link the equipment housing to the antennas and the various support structures, grillages and fixings, often referred to in general as *'development ancillary'* to the base station.

In order for the base station to effectively provide coverage to the desired areas and fit in with the established network pattern, specific antenna orientations and heights, determined by network radio planners, must be achieved. Features of the surrounding area such as existing buildings and trees referred to as 'clutter' must be cleared so the antenna can 'see over' any obstructions in order that they do not block the signals from the antennas. There are also limitations on how far from the antennas the equipment housing can be placed, as the quality of signal deteriorates as the length of feeder cables linked them increases.

Minor ancillary development inclusive of BOBs/RRU's/MHA's and equipment cabinets will be located within the cabin and adjacent to the antenna apertures in a tidy architectural design. It should be recognised that seen on their own merits they do not normally require a formal determination of the Council's and would be considered permitted development. This minor ancillary equipment will be manufactured grey finish, please do note if the LPA deemed necessary GRP and other colour finished can be applied. It is considered that the design of the ancillary equipment will not have a detrimental impact upon the visual amenity of the area.

As with the existing installation, the proposed antenna apertures will be viewed within the same context of the existing equipment and associated equipment. The host building is centred between multiple large assets in an are heavily occupied by large commercial units, the proposal will be providing a public benefit in a busy area.

The technical requirements of mobile communication operators such as the applicant are acknowledged in the Scottish Planning Policy which states that local planning authorities should support the development of new technologies which will provide advanced high-quality communications infrastructure essential for economic growth.

It is therefore considered that the proposal before you strikes a good balance between environmental impact and operational considerations. The proposed height and design of this replacement roof top base station represents the best compromise between the visual impact of the proposal on the surrounding area and meeting the technical requirements for the site. Taking all matters into account it is considered that this proposal to deliver the capability for a new and replacement service for two competing operators from a single network installation, would not appear out of place within the local or wider area.

4.0 Technical Information

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)* International Commission on Non-Ionizing Radiation Protection public compliance is determined by mathematical calculation and implemented by careful location of antennas, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennas where exposure may exceed the relevant guidelines. All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference. The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.	**Yes**	No

Frequency	To be provided on request
Modulation characteristics[2]	To be provided on request

[2] The modulation method employed in GSM is GMSK (Gaussian Minimum Shift Keying) which is a form of Phase Modulation.
The modulation method employed in UMTS is QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation.

Power output (expressed in EIRP in dBW per carrier) In order to minimise interference within its own network and with other radio networks, H3G operates its network in such a way that radio frequency power outputs are kept to the lowest levels commensurate with effective service provision. As part of H3G's network, the radio base station that is the subject of this application will be configured to operate in this way.	To be provided on request
Height of antenna (m above ground level)	17.3m

5.0 Technical Justification

Enclose predictive coverage plots if appropriate, e.g. to show coverage improvement. Proposals to improve capacity will not generally require coverage plots.

The proposed development provides a solution to upgrade the existing site. The existing coverage will be maintained and the technology will be upgraded to provide 5G. It is therefore not considered necessary to provide coverage plots in this instance.

Background:

As part of H3G Ltd.'s continued network improvement program they wish to upgrade the existing site to facilitate additional coverage and capacity requirements, incorporating new technologies. Section 10 of the NPPF sets out the Government's general overview regarding supporting high quality communications infrastructure, recognising that advanced, high quality communications infrastructure is essential for sustainable economic growth. In order to keep the number of base stations to a minimum, the use of existing sites is considered to provide the optimum solution and accordingly the proposed site upgrade should be viewed positively. As such, no alternative locations were sought in this instance.

Base stations use radio signals to connect mobile devices and phones to the network, enabling people to send and receive; calls, texts, emails, pictures, web, TV and downloads. Without base stations, mobiles devices and phones will not work.

Many other everyday items also use radio signals to send and receive information, such as television and radio broadcasting equipment and two-way radio communications. Base stations are connected to each other and telephone exchange buildings by cables or wireless technology such as microwave dishes, to create the network. The area each base station covers is called a "cell". Each cell overlaps with its neighbouring cells to create a continuous network. The size and shape of each cell is determined by the features of the surrounding area, such as buildings, trees and hills which can block signals. When people travel between cells, the signal is transferred between base stations without a break in service. Each base station covers a certain area only and can only handle a limited number of calls at once. As mobile phones and devices become more popular, more base stations are needed to ensure continuous coverage.

It is imperative that support is given to the introduction of new infrastructure to allow new technology which will allow networks to be able to handle more data and connect more devices simultaneously at much faster speeds. This will enable places to remain competitive and will support the Government's ambition for the UK to become a world leader in telecommunications technologies and development.

Whilst it is acknowledged that there is a significant increase in the scale of telecommunications development on the site, it should be noted that the new technologies will provide advanced high-quality communications infrastructure essential for economic growth as sought by the NPPF. Any perceived negative impacts will be far outweighed by the overall benefits of the scheme and the location of the apparatus on a building which already supports extensive telecommunications equipment will minimise its potential impact on the immediate environment.

All H3G installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

Alternative sites considered and not chosen (not generally required for **upgrades/alterations to existing sites** including redevelopment of an existing site to facilitate an upgrade or sharing with another operator).

Site[3]	Site Name and address	National Grid Reference	Reason for not choosing[4]

If no alternative site options have been investigated, please explain why **The site is an existing telecommunications site which is to be upgraded. Accordingly, alternative sites were not sought in this instance.**

[3] *ETS - Existing Telecomm site, ES - Existing Structure, RT - Roof Top, GF - Greenfield*
[4] SP - Site Provider, RD - Redevelopment Not Possible, T - Technical Difficulties, P – Planning O – Other

Additional relevant information

Planning Policy Assessment

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with policies of the adopted Statutory Development Plan, unless material considerations indicate otherwise.

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) was published in July 2021 and supersedes previous versions of the document and national planning guidance contained in the various Planning Policy Guidance notes and planning Policy Statements. The NPPF sets out the Government's economic, environmental and social planning policies and how these are to be applied in relation to all planning applications.

Under Section 6 paragraph 81 the NPPF advises*…." Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."* In terms of supporting a prosperous rural economy paragraph 85*…" The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist."* The proposal seeks the upgrade of an existing telecommunications site, rather than utilising land which has not previously been developed. This approach provides a sustainable solution to the need to upgrade telecommunications services in the area which will benefit not only the local community, but also visitors to the area and potentially reducing the need to travel.

In section 10 of the new NPPF, the document seeks to support *"Advanced, high quality and reliable communications infrastructure"* ensuring that it is *"essential to economic growth and social wellbeing"*. It advises that *"planning policies and decisions should support the expansion of electronic communications networks including next generation mobile technology (such as 5G) and full fibre broadband connections."* Paragraph 115 states "*the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate."* The proposal allows for the re-use of an existing telecommunications site which will be upgraded to allow for the introduction of 5G technologies.

Paragraph 116 continues "*Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:*
a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and

b) They have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.

The scheme will not cause any undue impact on the services outlined above and fully complies with ICNIRP standards. An ICNIRP certificate is enclosed with the application. The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements for H3G (UK) Ltd to enhance telecommunications services in the area to the benefit of the local community and visitors to the area. It will make effective use of the land as set out under Section 11 of the NPPF. It is considered the proposed development complies with the broad aims of the NPPF. It assists in the aim to keep the number of installations to a minimum, by utilising an existing site.

Local Plan Policy

The statutory development plan for the area is comprised of the Core Strategy 2008-2028: A Local Plan for Ribble Valley, adopted December 2014.

Core Strategy 2008-2028: A Local Plan for Ribble Valley (December 2014)

Policy DMG1: General Considerations

In determining planning applications, all development must:
DESIGN

1. *Be of a high standard of building design which consideres the 8 building in context principles (from the CABE/English Heritage Builidng on Context Toolkit).*
2. *Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
3. *Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
4. *Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.*
5. *The Code for Sustainable Homes and Lifetime Homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

ACCESS

1. *Consider the potential traffic and car parking implications.*
2. *Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
3. *Consider the protection and enhancement of public rights of way and access.*

AMENITY

1. *Not adversely affect the amenities of the surrounding area.*
2. *Provide adequate day lighting and privacy distances.*
3. *Have regard to public safety and secured by design principles.*
4. *Consider air quality and mitigate adverse impacts where possible.*

ENVIRONMENT

1. *Consider the environmental implications such as SSSIs, County Heritage sites, Local Nature Reserves, Biodiversity Action Plan (BAP) Habitats and Species, Special Areas of Conservation and Special Protected Areas, Protected Species, Green Corridors and Other Sites of Nature Conservation.*

2. *With regards to possible effects upon the natural environment, the council propose that the p[rinciples of the mitigation hierarchy be followed. This give sequential preference to the following: 1) enhance the environment, 2) avoid the impact, 3) minimise the impact, 4) restore the damage, 5) compensate for the damage, 6) offset the damage.*
3. *All development must protect and enhance heritage assets and their settings.*
4. *All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.*
5. *Achieve efficient land use and the reuse and remeditation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.*

INFRASTRUCTURE

1. *Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are suplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.*
2. *Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development ot allow infrastructure enhancements to take place.*
3. *Consider the potential impact on social infrastructure provision.*

OTHER

1. *Not prejudice future development which would provide significant environmental and amenity improvements.*

The equipment has been specifically chosen and designed to fit into the surrounding environment and to ensure that the historic area will not be irrevocably harmed by hosting a telecommunications cell site. As the proposed development is fairly minor and is not to considered to have a significant adverse impact on the amenity of the area or the building itself.

Other options have been considered, however, per the NPPF, the upgrade of an existing site is the preferred option. As the existing site has been in situ without causing harm for a number of years, it is considered that this proposal meets the requirements of this policy.

Policy DME4: Protecting Heritage Assets

In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

1. *Conservation Areas*

   Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. *Listed Buildings and Other Buildings of Significant Heritage Interest*

   Alterations or extensions to listed buildings or buildings of local heritage interst, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.
   Any proposals involving the demolition of loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. *Registered Historic Parks and Gardens of Special Historic Interest and Other Gardens of Significant Heritage Interest*

   Proposals which cause harm to or loss of significance to registered parks, gardens or landscpaes of pseical historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. *Scheduled Monuments and Other Archaeological Remains*

   Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.
   Developers will be expected to investigate the significance of non designated archaeology prior to determination of an application. Where this demonstrates that the signficcance is equivalent to that of designated assets, proposals which cause harm to the significance of non designated assets will not be supported.
   Where it can be demonstrated that the substantial public benefits of any proposals outwight through preservation of remains in situ as the preferred solution. Wheer this is not justified developers will be required to make adequate provision for excavation and recoring of the asset before or during excavation.
   Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.
   In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:
   - *A. Monitoring heritage assets at risk and;*
     - *i. Supporting development/re-use proposals consistent with their conservation;*
     - *ii. Considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.*
   - *B. Supporting redevelopment proposals which better reveal the signific ance of heritage assets or their settings.*
   - *C. Production of design guidance.*
   - *D. Keeping conservation area management guidance under review.*
   - *E. Use of legal enforcement powers to address unauthorised works where it is expedient to do so.*
   - *F. Assess the significance and opportunities for enhancement of non designated heritage assets through the development management process.*

   The protection of heritage assets is recognised in national policy and makes a significant contribution to the character and inherent qualities of the borough. It is important to provide

clear guidance on the treatment of these assets through the development management process.

The proposed development is minor and will not increase the height of the existing installation, although it does slightly increase the bulk of the equipment on the rooftop. However, it is not considered that this will adversely impact the Conservation Area. The Conservative Club is not a Listed Building, rather a Building of Townscape Merit within the Clitheroe Conservation Area and thus care will be taken to ensure the building is not irrevocably harmed.

In addition, there has been a telecommunciations cell site on this building for a number of years with evidence of previous planning approval and without evidence of harm to the Conservation Area in which it lies. The re-use of an existing site is also the preferred option, particularly in this protected and challenging area, as stated by the NPPF. The public benefits of the scheme far outweigh any perceived negative impacts and the applicant would like to reference the heritage and design statement labelled above.

CONCLUSION

There is a requirement for H3G to provide advanced telecommunications technologies to this area of Lancashire. Network planners have identified a need for an upgraded installation and the proposed development will address this identified need and continued customer demands.

National planning policy is to facilitate the growth of new and existing telecommunications systems, and operators have obligations to meet customer demands for improved quality of service. This application explains the technical need for the installation to provide improved customer service.
In terms of siting and design, it is considered that the proposal responds well to the character and appearance of the local environment and will not have an unacceptable adverse impact on the application site or the surrounding area. The design is of a high standard, and will not detract significantly from the existing visual and environmental character of the area. In all these circumstances it is concluded that there no policy or other objections that would warrant the refusal of planning permission and accordingly permission should be granted for the proposed development.

Contact Details

Name (agent)	**Helen Bolam** **Beacon Communications Services Ltd.**	**Telephone**	**07980739597**
Operators	**H3G (UK) Ltd**	**Fax no**	**N/a**
Address	**10 Sovereign Park Cleveland Way Hemel Hempstead HP2 7DA**	**Email address**	**helen.bolam@beaconcomms.co.uk**
Signed	***Helen K Bolam***	**Date**	**9th December 2022**
Position	**Town Planner**	**Company**	**For and on behalf of H3G (UK) Ltd**