



GILLINGHAM TOWN COUNCIL
The Town Hall, School Road, Gillingham. Dorset. SP8 4QR

Tel: 01747 823588

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PLANNING COMMITTEE

Members are summoned to an interim meeting of the Planning Committee on **Monday 26th September 2016** in **The Jubilee Room**, Town Hall, School Road, Gillingham, following the meeting of Full Council.

21st September 2016

Sylvia J Dobie
Town Clerk

AGENDA

Time will be allocated to receive comments from members of the public, regarding planning issues and matters directly appertaining to items on the Agenda. The Chairman of the committee has absolute discretion on who can speak and for how long.

All in attendance should be aware that filming, recording, photographing or otherwise being reported about may occur during the meeting. A designated area is set aside for members of the public not actively participating in the meeting where there will be no filming or photographs taken.

1. **To receive apologies for absence.**
2. **Declarations of Interest** - Members are required to comply with the requirements of the Localism Act 2011 regarding disclosable pecuniary interests.
 - Check if there is an item of business on this agenda in which the member or other relevant person has a disclosable pecuniary interest.
 - Check that the interest has been notified to the Monitoring Officer (in writing) and entered in the Register (if not, this must be done within 28 days).
 - Disclose the interest at the meeting (in accordance with the Council's Code of Conduct No.14) and in the absence of a dispensation to speak and/or vote, withdraw from any consideration of the item.
 - Members are also reminded of their obligation under our code (no.13) to declare financial interests of a friend, relative (other than spouse or partner) or close associate, and having done so to speak only in accordance with the code before withdrawing from the meeting.
3. **Planning Applications:**
 - a. **Application No:** 2/2016/1279/HOUSE
Proposal: Erect 1 No. single storey extension.
Location: Lower Langham Farm, Langham Lane, Gillingham, SP8 5NT
 - b. **Application No:** 2/2016/1302/HOUSE
Proposal: Erect first floor extension over existing garage.
Location: 5 Barnaby Mead, Gillingham, SP8 4AL
 - c. **Application No:** 2/2016/1304/FUL
Proposal: Convert and extend existing garage to form 1 No. single storey dwelling and erect new double garage. Form pedestrian access.
Location: 2 Marlott Road, Gillingham, Dorset, SP8 4FA

3. Planning Applications continued:

d. Application No: 2/2016/1329/FUL

Proposal: Erect 2 No. dwellings with garages. Form driveway, parking and turning area.

Location: Land at E 380183 N 126087, Common Mead Lane, Gillingham, Dorset.

4. Tree Works Applications:

a. Tree Works Application No: 2/2016/1308/CATREE

Proposal: T1 - Fir – Fell, T2 and T3 - Silver Birch – Fell

Location: The Orchard, Wyke Road, Gillingham, Dorset, SP8 4NH

b. Tree Works Application No: 2/2016/1306/TPTREE

Location: 27 Barnaby Mead, Gillingham, Dorset, SP8 4AL

Proposal: T1 - Poplar - Crown thin by approx. 30%. Re-pollard to previous pollard points to approx. 25ft in height. Reduce sides by a max of 8ft to bring it within the properties boundary.

c. Tree Works Application No: 2/2016/1342/CATREE

Proposal: T1 and T2 - Monterey Cypress – Fell

Location: Milton Lodge Hotel, Milton-on-Stour, Gillingham Dorset, SP8 5QD

d. Tree Works Application No: 2/2016/1338/TPTREE

Location: Oak Tree Cottage, Wyke Road, Gillingham, Dorset, SP8 4NW

Proposal: T1 - Oak - Remove completely

5. To receive information regarding a proposed new base station installation at VF 13688 – North Dorset Rugby Football Club, Longbury Hill Lane, Gillingham and make comments thereon.

Closure.

Attached:

Information regarding proposed new base station at NDRFC.

Dear Sir / Madam,

PROPOSED NEW BASE STATION INSTALLATION AT VF 13688 – NORTH DORSET RFC, LONGBURY HILL LANE, GILLINGHAM, DORSET, SP8 5SY

Vodafone Limited have entered into an agreement with Telefonica UK 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.

Vodafone and Telefonica are in the process of identifying a suitable site in the Gillingham area for a radio base station. The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Vodafone and Telefonica are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone and Telefonica's continued network improvement program, there is a specific requirement for a radio base station at this location to improve coverage in the area to provide 2G/3G and 4G coverage in the area for Vodafone and Telefonica.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply won't work.

We would be interested in any local stakeholders or groups that you consider would like to know more about our proposals and also refer you to the comments made by the former prime minister. Recognising the vital importance of mobile connectivity for residents and local economies, the urgent delivery of the required network improvements continues to be a Government priority. As recently as 9th March 2016 David Cameron stated:

'Ten years ago, we were all rather guilty of leading campaigns against masts and all the rest of it. Our constituents now want internet and mobile phone coverage. We need to make sure that we change the law in all the ways necessary, that the wayleaves are granted, that the masts are built, that we increase coverage and that everyone is connected to the information superhighway.'

This is substantiated in the most recent budget announcement of 16th March 2016, which commits to provisions for "greater freedoms and flexibilities for the deployment of mobile infrastructure". The proposed telecommunications base station in Gillingham forms a part of this greater drive to address the deficit in mobile phone coverage and capacity."

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:

- **CTIL 241607 – VF 13688 – NORTH DORSET RFC**
- The site is required to provide new 2G/3G & 4G coverage in Gillingham and the surrounding area.
- The site proposal includes installing a 15m shrouded monopole, 2no microwave dishes, 2no. equipment cabinets, along with ancillary works.

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

- **NORTH DORSET RFC, LONGBURY HILL LANE, GILLINGHAM, DORSET, SP8 5SY – NGR: 378945, 127425**

- This is the preferred option as the site provides good coverage, its proposed position is considered suitable in the context for the telecommunications base station. Taking into account the development's siting and appearance when read in its current environment, it is considered that a scheme in this location will not undermine the visual amenity of the area.

We have considered alternative site options and discounted as follows:

- Land at Lower Langham Farm, Lower Langham Farm, Langham Lane, Gillingham, Dorset, SP8 5NT – NGR: 377768, 126129. It is considered a Greenfield site at Lower Langham Farm would not provide as profound coverage improvements as the proposed site at North Dorset RFC.
- Wyke Farm, Dry Lane, Gillingham, Dorset, SP8 5NR – NGR: 379214, 126570. The occupier confirmed he was a tenant of the site and does not have the right to enter into a lease with CTIL.
- Stock Hill Stud Farm, Stock Hill Stud, Langham Lane, Gillingham, Dorset, SP8 5NT – NGR: 378631, 126675. The landowner confirmed they didn't really have the acreage available.
- Bramley Farm, Langham Lane, Gillingham, Dorset, SP8 5NT – NGR: 378684, 126387. The site is not available for a telecommunications installation. The terrain also falls away to the south of Langham Lane.
- Wyke Road SW, Wyke Road, Adjacent Wyke Hall, Gillingham, Dorset, SP8 5NS – NGR: 379359, 126573. Streetworks option on B3081, discounted as it is considered a new structure erected in this location would appear more prominent and give a greater visual impact than the proposed site at North Dorset RFC.

We look forward to receiving your comments on the preferred option identified above and alternatives discounted. We would also like to take this opportunity to extend an invitation to meet with you to discuss the proposal and undertake a tour of the options considered, should you consider this to be beneficial.

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

We would be grateful if you would therefore please forward copies of the Council's planning application forms as appropriate and advise us of any pending telecommunications applications or recent planning decisions in this particular area so these can be evaluated.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

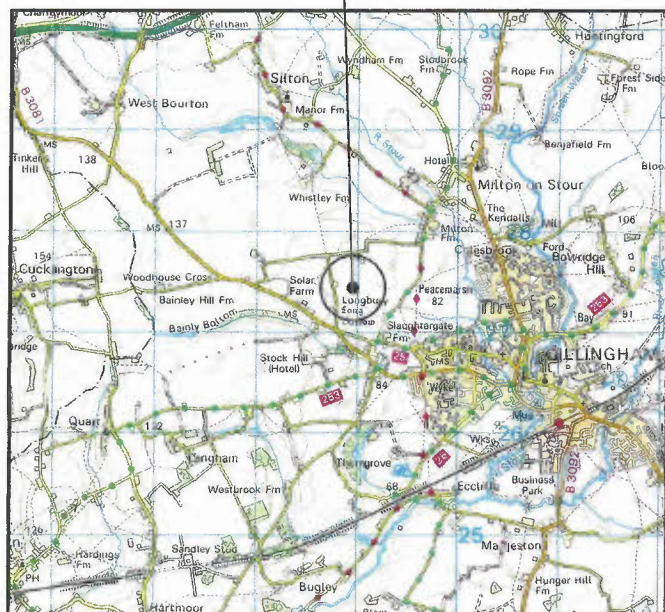
We look forward to receiving any comments you may have on the proposal.

Yours faithfully

Craig Horn
Maxema Ltd

01454 300000
01454 300000
Unit 2 | Castlewood House | West Park | Ashton | Bristol | BS3 2NA

SITE LOCATION



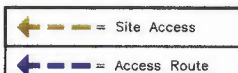
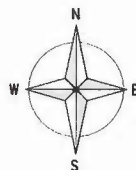
0 1km 2km
Scale

SITE LOCATION (Scale 1:50000)

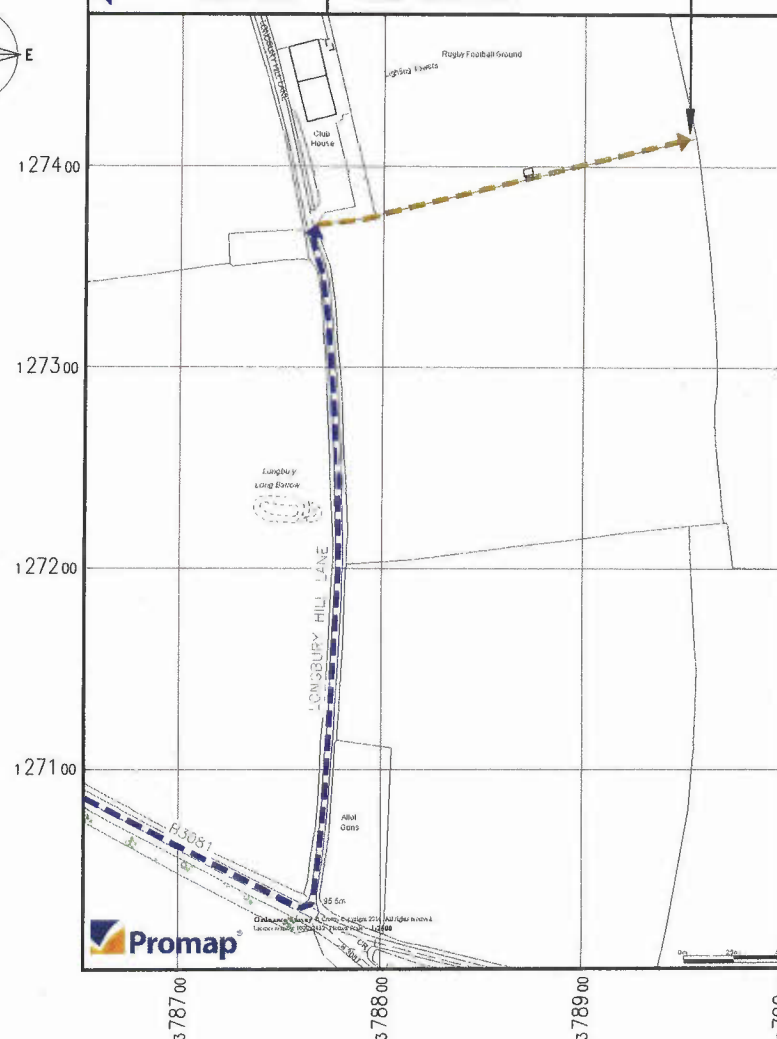
Ordnance Survey map extract
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SITE PHOTOGRAPH



SITE LOCATION





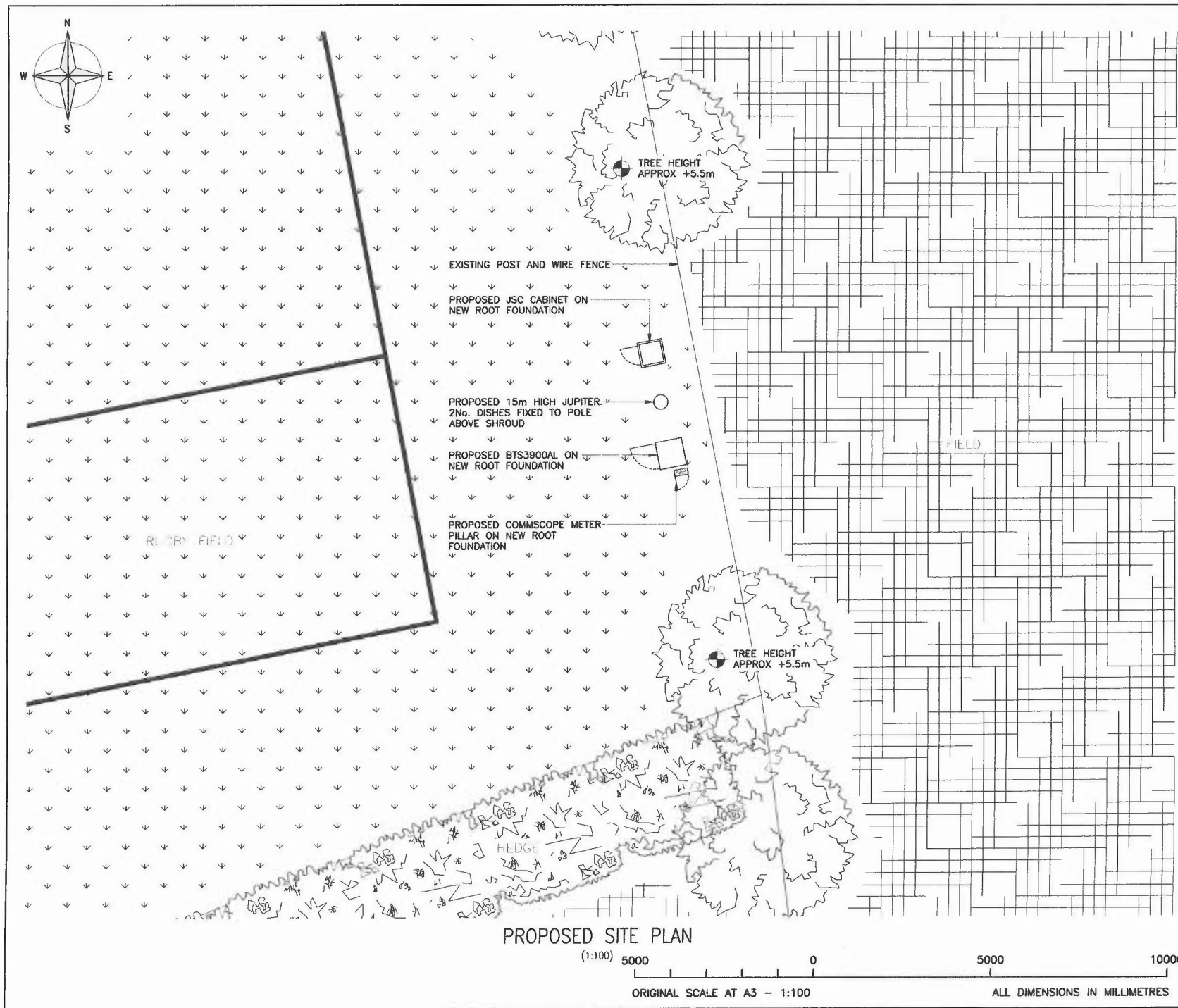
DETAILED SITE LOCATION

(Scale 1:2500)

Based upon Ordnance Survey map extract
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100 50 0 50 100 150 200
ORIGINAL SCALE AT A3 - 1:2500 ALL DIMENSIONS IN METRES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE			
N.G.R.	E: 378952	N: 127417	
CONCESSION REQUIRED		NO	
DIRECTIONS TO SITE: TRAVELLING WEST ON THE A303 TOWARDS WINCANTON, TAKE EXIT TOWARDS BRUTON/GILLINGHAM B3081. CONTINUE 4.75km ON B3081 THEN TURN LEFT ONTO LONGBURY HILL LANE. AFTER 340m ARRIVE AT RUGBY CLUB AND TURN RIGHT ONTO RUGBY FIELD. KEEP RIGHT AND THE SITE IS LOCATED IN THE FAR CORNER STRAIGHT AHEAD (APPROX 190m)			
NOTES:			
A Issued for Approval		JS LB 05.09.16	
REV	MODIFICATION	BY	CH DATE
			
			
Cell Name			
NORTH DORSET RUGBY CLUB			
Cell ID No			
CTIL	TEF	VF	
241607	N-A	13688	
Site Address / Contact Details			
NORTH DORSET RUGBY CLUB LONGBURY HILL LANE GILLINGHAM DORSET SP8 5SY			
Drawing Title			
SITE LOCATION MAPS			
Purpose of issue			
PLANNING			
Drawing Number			
100			
Surveyed By		Original Sheet Size	Issue
LB		A3	
Drawn	Date	Checked	Date
JS	05.09.16	LB	05.09.16
A			



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R. E: 378952 N: 127417

CONCESSION REQUIRED NO

NOTES:

Issued for Approval	JS	LB	05.09.16
REV	MODIFICATION	BY	CH DATE



Cell Name	Opt.
NORTH DORSET RUGBY CLUB	--

Cell ID No		
CTIL	TEF	VF
241607	N-A	13688

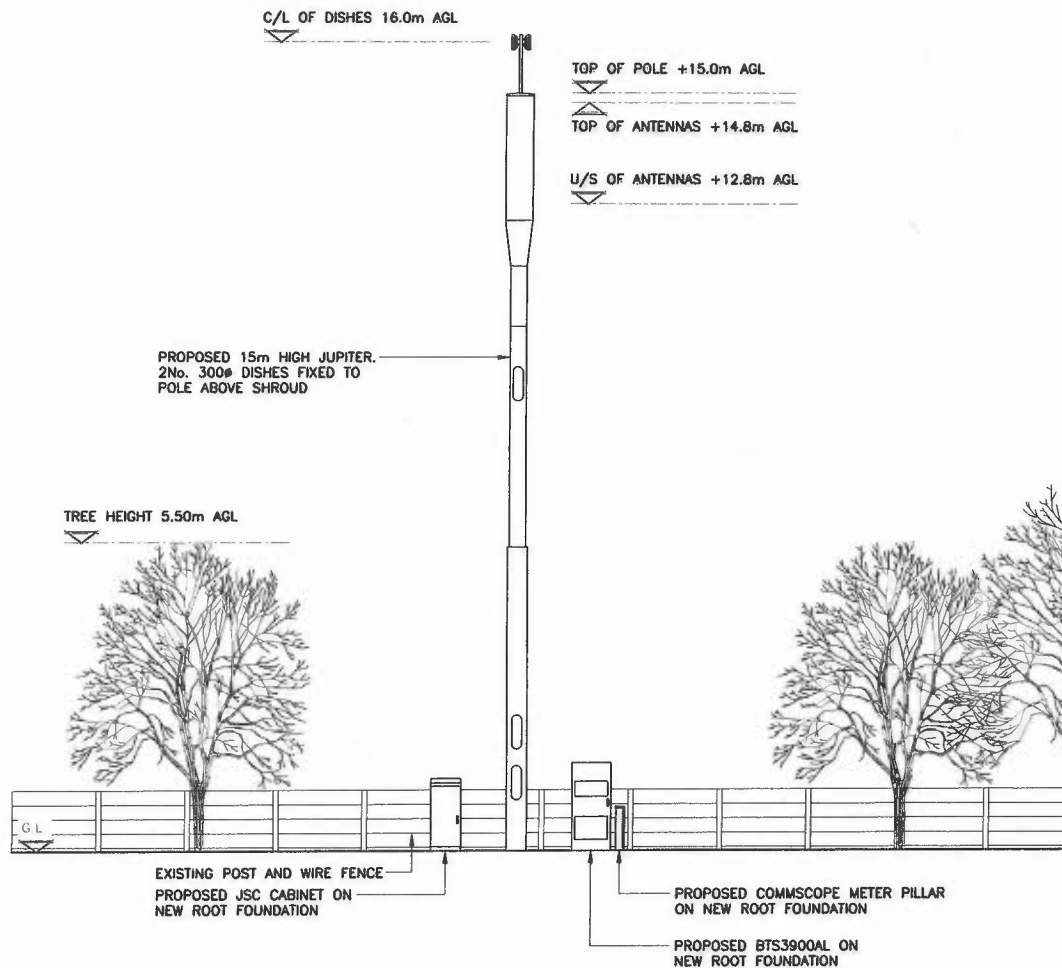
Site Address / Contact Details
NORTH DORSET RUGBY CLUB LONGBURY HILL LANE GILLINGHAM DORSET SP8 5SY

Drawing Title:	PROPOSED SITE PLAN
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Purpose of issue	PLANNING
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Drawing Number:	200
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Surveyed By	Original Sheet Size	Issue
LB	A3	
Drawn	Date	Checked
JS	05.09.16	LB
Date	05.09.16	Issue
		A



PROPOSED EAST ELEVATION

(1:100)

5000

0

5000

10000

ORIGINAL SCALE AT A3 - 1:100

ALL DIMENSIONS IN MILLIMETRES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 378952 N: 127417

CONCESSION REQUIRED | NO

NOTES:

REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	JS	LB	05.09.16



Cell Name | Opt.

NORTH DORSET RUGBY CLUB | -

Cell ID No

CTIL	TEF	VF
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241607	N-A	13688
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Site Address / Contact Details

NORTH DORSET RUGBY CLUB
 LONGBURY HILL LANE
 GILLINGHAM
 DORSET
 SP8 5SY

Drawing Title: PROPOSED SITE ELEVATION

Purpose of issue: PLANNING

Drawing Number: 300

Surveyed By: LB | Original Sheet Size: A3 | Issue: A

Drawn: JS	Date: 05.09.16	Checked: LB	Date: 05.09.16
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