APPENDIX 3: PRE-CONSULTATION

Sarah Williamson

From: David Holmes
Sent: 16 August 2011 16:53
To: 'planning@hinckley-bosworth.gov.uk'
Cc: 'Richard Nash'; "Trish Milner' (Trish.Milner@caip.co.uk)'
Subject: PROPOSED TELECOMMUNICATIONS INSTALLATION - LAND AT RUGBY ROAD, BURBAGE, HINCKLEY: YOUR REF 11/00095/GDOT - OUR REFERENCE CS18612 O2 49084 VF81892
Attachments: CS_18612 O2_49084 VF_81892 12.08.11 Issue_4 PlanningDrawing.pdf

For the attention of Cathy Horton

I refer to my email on this matter dated 1 August. I have had an acknowledgement from John Ward in your administration department (11 August) and I look forward to a response from one of your officers in the near future.

In order to assist consideration of the matter I enclose a set of drawings which give, for example, more information with regard to proposed site elevation.

Kind regards

David Holmes MA MRTPI
Director

M: 07970 547 156: T: 01608 645116: F: 01608 645118: www.adamsholmes.co.uk

Adams Holmes Associates: Millhouse: Elmsfield: Worcester Road: Chipping Norton: Oxfordshire: OX7 5XS

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David Holmes

From: Caroline Mather
Sent: 11 August 2011 08:14
To: David Holmes
Subject: FW: preapp 11/10427PREAPP
Attachments: 11-10427.rtf

From: John Ward [mailto:John.Ward@hinckley-bosworth.gov.uk]
Sent: 10 August 2011 16:10
To: Caroline Mather
Subject: RE: preapp 11/10427PREAPP

Hello,
In response to your recent email, please see the attached letter.

John Ward
Administration Assistant
Development Services
Hinckley & Bosworth Borough Council
Council Offices, Argents Mead
Hinckley, Leicestershire LE10 1BZ
Tel 01455 238141 Ext 5895

Please be aware any emails replied to John Ward may not be answered due to holidays. Please ensure all planning requests are emailed to planning@hinckley-bosworth.gov.uk

We now receive **76.2%** of planning applications online via the Planning Portal.
To submit an online application, or to find out more about the Planning Portal, please follow the link below: http://www.planningportal.gov.uk/

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From: Caroline Mather [mailto:caroline@adamsholmes.co.uk] **On Behalf Of** David Holmes
Posted At: 01 August 2011 14:09
Posted To: Planning Folder
Conversation: Proposed Telecommunications Installation - Land at Rugby Road Burbage, Hinckley (Your ref 11/00095/GDOT) Our Ref CS18612_O249084_VF81892
Subject: Proposed Telecommunications Installation - Land at Rugby Road Burbage, Hinckley (Your ref 11/00095/GDOT) Our Ref CS18612_O249084_VF81892

FAO Cathy Horton

You will know that under the above reference your authority considered an application for prior approval which was refused (31st March 2011) for reasons which included concern about the poor design of the installation, insufficient screening and excessive height leading to your conclusion that the proposed installation would be unacceptably prominent within the street scene causing unsatisfactory visual impact. A second reason for refusal was the lack of detail with regard to alternative sites etc.

Having discussed the matter with my client we believe that these concerns can, at least to some extent,

be addressed by a revised proposal which envisages a less substantial structure - essentially a facsimile telegraph pole.

I enclose some drawings to indicate what we have in mind and would be grateful for your informal thoughts at this stage prior to taking the matter forward (following pre-application consultation in accordance with the 10 commitments agreed between Government/Local Government and the Operators) but rather than take this forward without the benefit of officer's support we would prefer to test that matter now.

With regard to the matter of alternative sites the issue we have some difficulty with is that the search areas are quite geographically limited. This is because 3G technology needs a more dense pattern of base station geography than what we are used to with regard to GSM systems. In this case the search area we have been given is some 150m in radius. Please find attached a copy of a plan showing the extent of the search area.

You will see that this is essentially a residential area.This is why the options we have considered have essentially been along Rugby Road which offers the most scope in terms of available land for the installation of a streetworks solution. In the course of determination of the previous application the possibility was drawn to our attention of locating an installation on industrial land off Brookfield Road. This site is at a significantly lower ground level than other options along Rugby Road and, would necessitate a structure of some 20m taller.

We would appreciate your initial thoughts on the matter and whether, in principle, it is likely that the LPA might be able to support an application for prior approval.

Kind regards

David Holmes MA MRTPI
Director

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Hinckley & Bosworth Borough Council - rated an excellent council by the Audit Commission

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Steve Atkinson MA(Oxon) MBA FioD FRSA
Chief Executive

Please Ask For: Tracy Miller
Direct Dial/Ext: 01455 255809
Email: planning@hinckley-bosworth.gov.uk
Your Ref: **CS18612_O249084_VF81892**
Our Ref: 11/10427/PREAPP
Date: 10 August 2011

Hinckley & Bosworth
Borough Council

A Borough to be proud of

Caroline Mather

caroline@adamsholmes.co.uk

Dear Madam

Request for Pre-Application Advice

Further to your recent letter requesting pre-application advice unfortunately at this time due to current resource issues we are unable to provide a prompt response. Your enquiry has been allocated to an officer but it will not be treated as a priority at the current time. The case officer is Richard Wright who will endeavour to deal with your enquiry as time allows, I request that you are patient with us at this time.

I can confirm that I have advised my officers to be mindful that should planning applications be submitted with minor deficiencies they should where appropriate try to negotiate a solution with the applicant/agent as early on in the application process as possible to ensure acceptable schemes are delivered.

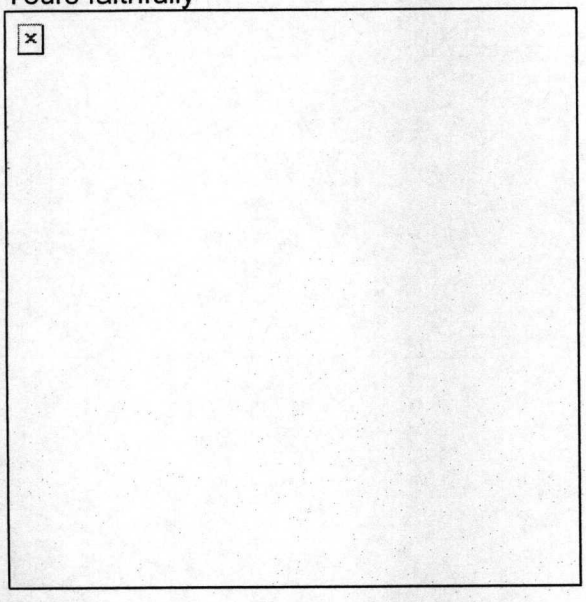
Should you not wish to wait for a response please advise us accordingly, in these instances I would recommend you refer to our adopted policy guidance which can be found on our website: www.hinckley-bosworth.gov.uk/planning under Local Development Framework and Planning – local plans. Key policy documents include:

Hinckley and Bosworth Core Strategy DPD 2009
Hinckley and Bosworth Local Plan saved policies 2001
Hinckley Town Centre Area Action Plan DPD 2011
House Extensions Design Guidance SPG
New Residential Development Design Guidance SPG
Guide to Design of Farm Buildings SPG
Guide to Conversion of Rural Buildings SPG
Affordable Housing SPD
Play and Open Space Developer Contributions SPD
Shopping and Shop Fronts SPD
Village Design Statements.

Proposals where new dwellings are proposed are likely to attract developer contributions, in addition to the play and open space and affordable housing provision there may be a requirement for contributions towards other facilities. Contact details for such contributions can be found on the Council's website, development control pages under 'submitting a planning application at: http://www.hinckley-bosworth.gov.uk/info/608/development_control

Please accept my apologies for this change to our usual service, it is hoped that normal service will resume later this year.

Yours faithfully



SIMON WOOD
HEAD OF PLANNING

Caroline Mather

From: Caroline Mather on behalf of David Holmes
Sent: 01 August 2011 14:09
To: 'planning@hinckley-bosworth.gov.uk'
Cc: 'Richard Nash'
Subject: Proposed Telecommunications Installation - Land at Rugby Road Burbage, Hinckley (Your ref 11/00095/GDOT) Our Ref CS18612_O249084_VF81892
Attachments: CS18612_O2049084_VF81892_A_Planning_3.pdf; 18612 Search Area.pdf

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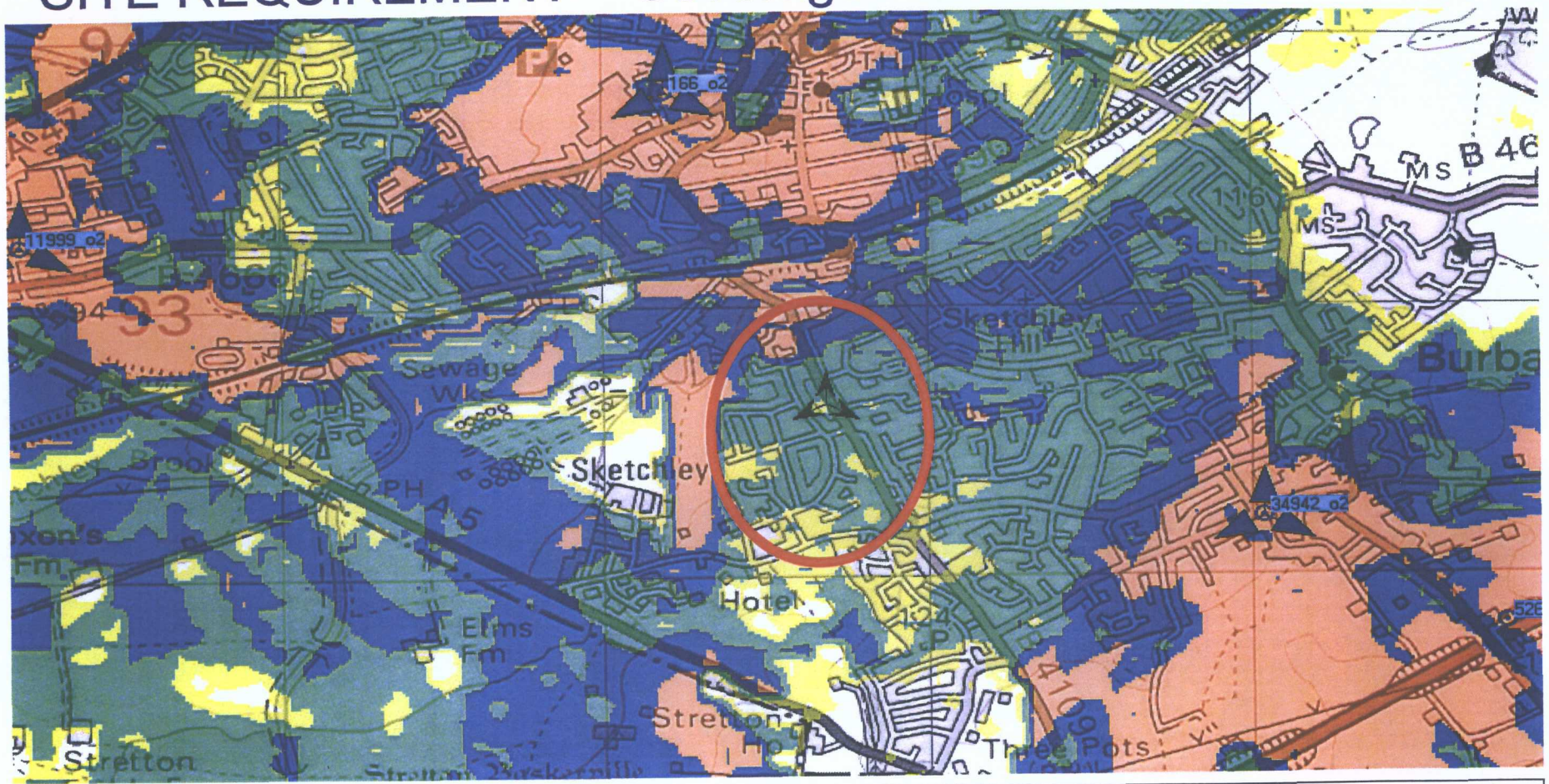
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SITE ISSUE PACK

SITE NUMBER – **CS-18612_O2-49084_VF-81892**

SITE REQUIREMENT – Coverage – Sub-urban

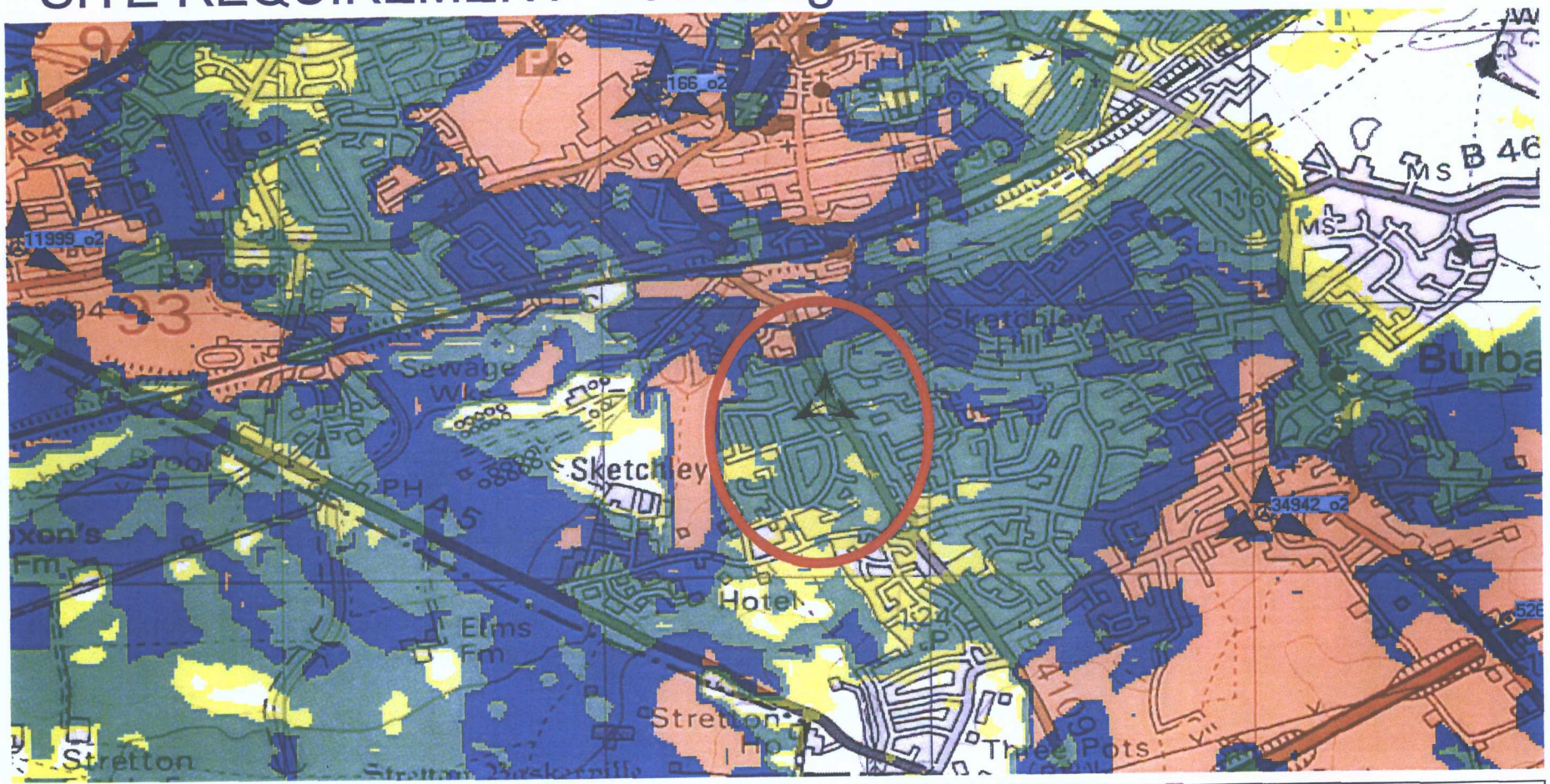


SPECIFIC SEARCH INSTRUCTION – Due to the nature of the area and location of surrounding sites, Maximum Radius 150m for Cell Centre – Cell centre NGR 442687, 292633

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