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 HINCKLEY ROAD, BURBAGE, HINCKLEY: YOUR REF 11/10428/PREAPP - OUR REFERENCE CS18619 O2 49091 VF81899
Attachments: CS_18619 VF_81899 O2_49091 20.06.11 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: Your Ref: CS18619_O249091_VF81899
Attachments: 11-10428.rtf

From: John Ward [mailto:John.Ward@hinckley-bosworth.gov.uk]
Sent: 10 August 2011 16:23
To: Caroline Mather
Subject: Your Ref: CS18619_O249091_VF81899

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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This message has been scanned by MailController.

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: CS18619_O249091_VF81899
Our Ref: 11/10428/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.

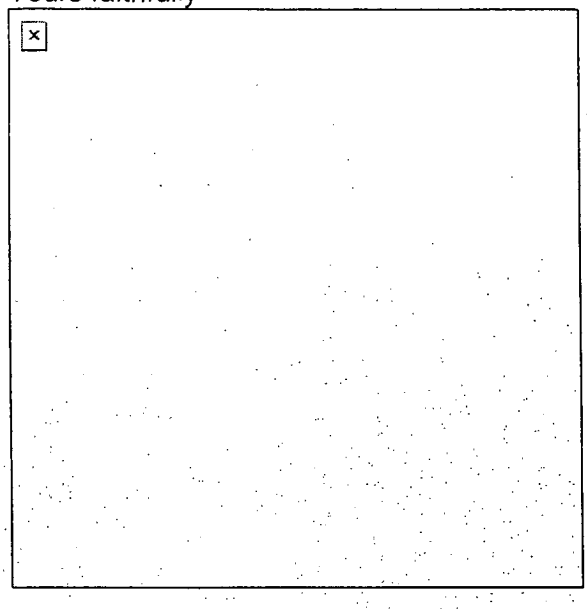
Should you not wish to wait for a response please advise us accordingly, in these instances I would recommend you refer to our adopted policy guidance which can be found on our website: www.hinckley-bosworth.gov.uk/planning under Local Development Framework and Planning – local plans. Key policy documents 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 14:46
To: 'planning@hinckley-bosworth.gov.uk'
Cc: 'Richard Nash'
Subject: Proposed Telecommunications Installation - Streetworks Hinckley Road (Your ref 11/00190/GDOT) Our Ref CS18619_O249091_VF81899
Attachments: CS18619_VF81899_O2049091_D_Planning_4.pdf; 18619 Search Area.pdf

FAO Cathy Horton

You will know that under the above reference your authority considered an application for prior approval which was refused (28th April) 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 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 support we would like to test that matter with you 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. The allocated cell area is small - 150m radius. I attach a plan which demonstrates the cell search area.

We considered a number of alternatives before selecting that which was the subject of the previous refused application and now the proposed re-design.

We considered the following alternatives:

1 Multi Industrial Doors - We felt that we had some possibilities here because we are within an industrial area. However, negotiations with the landowner did not proceed due to local objections.

2 Sapcote Road Industrial Estate - (ASP Electro). The property is controlled by a local developer and we had been advised that they wished to re-develop the site in the medium term. It is therefore not acquirable. It should also be noted that this area is some 20m lower in ground height than the Hinckley Road option. It follows, as a quid per quo, that a larger installation would be required in any event.

3 We did look at some greenfield land to the north of Sapcote Road - again this is at a significantly lower ground height than the selected option. We did also consider a potential option opposite 154 Hinckley Road but as far as we could see this would be likely to be harmful to residential amenity to an unacceptable degree.

The cell search area does touch on the fringes of Burbage Village but as you will know this is a conservation area and we thought it inappropriate as a matter of principle to consider sites here.

I would be very grateful for your thoughts on this matter.

Kind regards

David Holmes MA MRTPI
Director

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

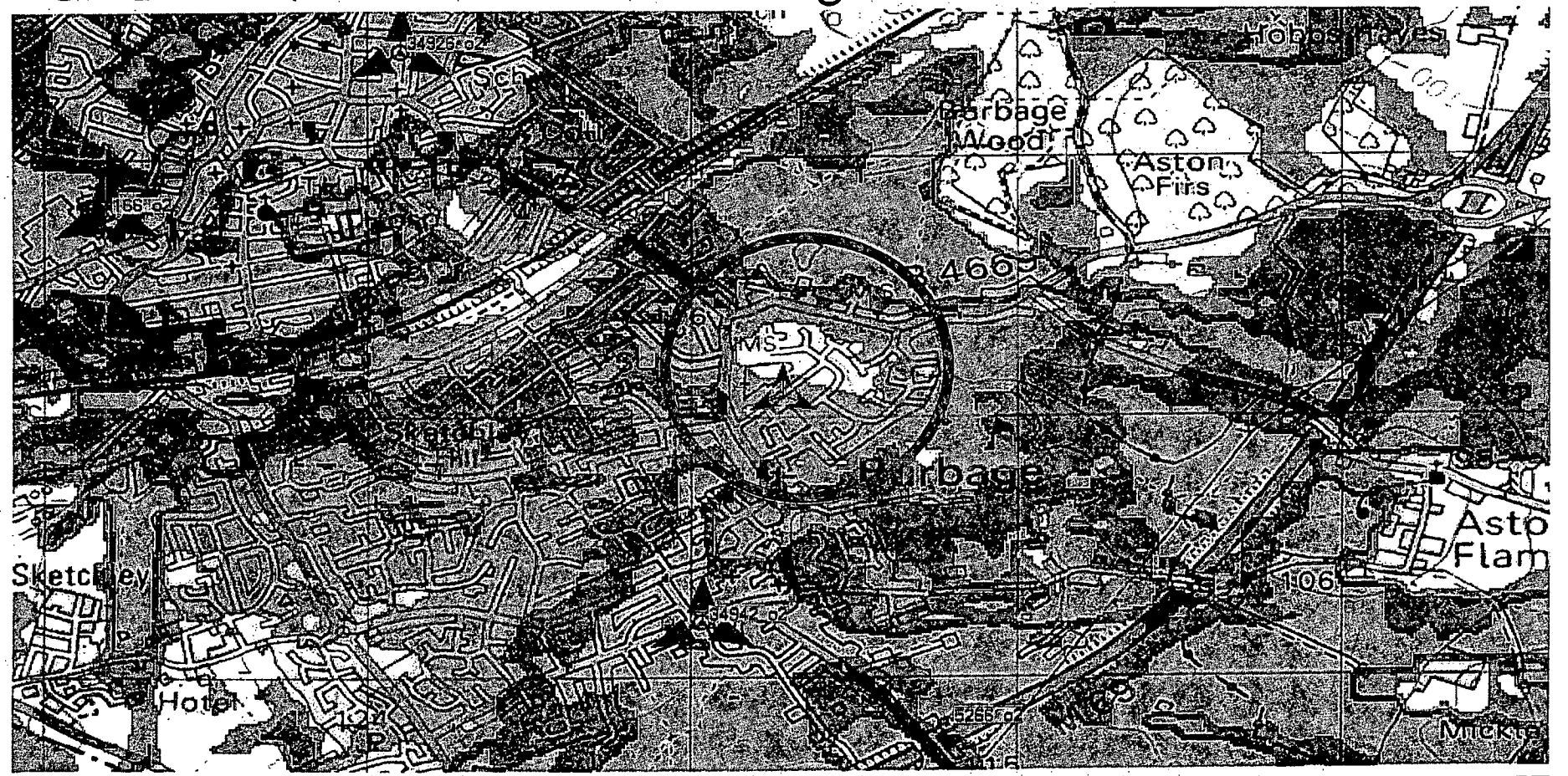
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SITE ISSUE PACK

SITE NUMBER – **CS-18619_O2-49091_VF-81899**

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 444287, 293083