

BICESTER TOWN COUNCIL



PLANNING COMMITTEE MEETING

Ref: PL04/1920

MONDAY 12th AUGUST 2019

**at
7.00pm**

**THE GARTH
LAUNTON ROAD
BICESTER
OX26 6PS**

Circulation:

Town Mayor: Councillor Jason Slaymaker

Members

**Cllr Nick Mawer – Chairman
Cllr Lynn Pratt – Vice Chairman
Cllr Nick Cotter
Cllr Sean Gaul
Cllr Dan Hallett
Cllr Harry Knight
Cllr Zoe McLernon
Cllr James Metcalf
Cllr Richard Mould
Cllr Robert Nixon
Cllr Les Sibley
Cllr Jason Slaymaker**

Substitute Members

**Cllr Dan Sames
Cllr Alex Thrupp
Cllr Fraser Webster**

Other Circulation

**Cllr Lawrie Stratford – OCC
Cllr Michael Waine – OCC
Cllr Tom Wallis – CDC
Cllr Lucinda Wing – CDC**



Council Offices,
The Garth,
Launton Road,
Bicester
Oxon, OX26 6PS

Telephone: 01869 252915
Fax: 01869 324554
Email: enquiries@bicester.gov.uk

Monday 5th August 2019

Sir/Madam

To all Members of the Planning Committee

You are hereby summoned to attend a meeting of the Planning Committee on at **The Garth, Launton Road Bicester OX26 6PS** on **Monday 12th August 2019** to commence at **7.00pm** for the transaction of the following business.

Samantha Shippen
Chief Officer

Members of the public and press are welcome to attend in accordance with the Public Bodies (Admission to Meetings) Act 1960

Copy Attached	Agenda item No	AGENDA
	1	APOLOGIES FOR ABSENCE
	2	DECLARATIONS OF INTEREST
	2.1	Councillors are reminded to declare any interests on any item on this agenda in accordance with Bicester Town Council's Code of Conduct.
	2.2	Declarations of Interest for District & County Councillors District Councillors and County Councillors on this Planning Committee will make their comments and decisions based upon information available at the time of the Meeting. It is accepted that District and County Councillors may come to different decisions in the light of more information being made available at District or County Planning Meetings.
✓	3	MINUTES To confirm the Minutes of the meeting held on: PL3/1920 - Monday 15th July 2019

	4	PUBLIC SESSION In accordance with Standing Orders 1 d-f, members of the public may make representations, ask questions and give evidence in respect of any item of business included in the agenda. Time allocated shall not exceed 10 minutes. No member shall speak for more than 2 minutes.
	5	UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES 5.1 NORTH WEST BICESTER 5.2 GRAVEN HILL 5.3 GARDEN TOWN 5.4 OTHER BICESTER STRATEGIC SITES
✓	6	CONSULTATIONS 6.1 NORTH WEST BICESTER EMPLOYMENT SITE STREET NAMES Committee is asked to consider street names. 6.2 PROPOSED UPGRADE TO EXISTING TELECOMMUNICATIONS INSTALLATION Committee is asked to consider and comment on the attached report.
✓	7	PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL Committee is asked to consider and comment on the attached list of applications. <i>Members are advised that the full planning applications are available for inspection in the Council Offices or on the Cherwell District Council website.</i>
	8	AMENDED PLANS No Amended plans to note.
	9	WITHDRAWN PLANS Committee is asked to note the following withdrawn planning applications: • 19/00348/REM – Reserved Matters to 14/01675/OUT - Layout scale, appearance and landscaping details for Phase 1 of the employment development (21,684 sqm flexible B1cB2/B8 floorspace) and earthworks for Phase 2 of the employment development (pursuant to the Appeal Consent). Site: OS Parcel 4200 Adjoining And North East of A4095 And Adjoining And South West of Howes Lane Bicester. Received 18th July 2019.

	10	APPEALS Committee is asked to note the following appeals. • 18/01841/F - Demolition of part of existing house and garage and erection of new two-bedroom dwelling (re-submission of 18/00402/F). Site: 22 Campbell Close, Bicester - Received 18th July 2019. • 18/02046/F - Development proposed is 2 no. one bed bungalows. Site: 2 Hudson Street, Bicester - Received 24th July 2019. • 19/00885/F - Demolition of existing conservatory; erection of single storey front and rear extensions and conversion of garage to habitable accommodation. Site: 97 Isis Avenue, Bicester - Received 24th July 2019.
✓	11	NOTIFICATIONS OF PLANNING DECISIONS FROM CHERWELL DISTRICT Committee is asked to note the following planning decisions from Cherwell District Council. PD4/1920
✓	12	FORWARD PLAN Committee is asked to review and comment on the forward plan.
	13	DATE OF NEXT MEETING – 16th September 2019 - 7pm.

Minutes of the Bicester Town Council Planning Committee on **Monday 15th July 2019** at **The Garth, Launton Road Bicester OX26 6PS.**

Present

Cllr Nick Mawer – Chairman
 Cllr Sean Gaul
 Cllr Dan Hallett
 Cllr Harry Knight
 Cllr Zoe McLernon
 Cllr James Metcalf
 Cllr Robert Nixon
 Cllr Les Sibley
 Cllr Alex Thrupp

In Attendance:

Sam Shippen – Chief Officer
 Julie Trinder – Administration Officer

Minute Number	Agenda item No	
128/1920	1	APOLOGIES FOR ABSENCE RESOLVED that apologies were received from Cllr Nick Cotter, Cllr Richard Mould, Cllr Lynn Pratt and Cllr Jason Slaymaker. Cllr Alex Thrupp substituted for Cllr Richard Mould.
129/1920	2	DECLARATIONS OF INTEREST 2.1 RESOLVED that Cllr Zoe McLernon declared an interest in 19/0626F as she has been working with neighbours in her employment but as Bicester Town Council Councillor on this Planning Committee will make her comments and decision based upon information available at the time of the Meeting 2.2 Declarations of Interest for District & County Councillors RESOLVED that Cllr Sean Gaul and Cllr Les Sibley as District Councillors and Cllr Les Sibley as County Councillor on this Planning Committee will make their comments and decision based upon information available at the time of the Meeting. It is accepted that District Councillors may come to different decision in the light of more information being made available at District Planning Meetings.
130/1920	3	MINUTES RESOLVED that the Committee confirmed the following minutes of the Planning Committee meeting: PL2/1920 - Tuesday 18th June 2019.

Minute Number	Agenda item No	
131/1920	4	PUBLIC SESSION No members of the public were present.
132/1920	5	UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES 5.1 NORTH WEST BICESTER Nothing to report. 5.2 GRAVEN HILL Nothing to report. 5.3 GARDEN TOWN Nothing to report. 5.4 OTHER BICESTER STATEGIC SITES A member of the public had called the office and commented on a planning application regarding Symmetry Park. The application was dated back in March and comments closed on 9 th April 2019. Bicester Town Council were not consulted due to the site being in the Ambrosden Parish.
133/1920	6	CONSULTATION None to note.
134/1920	7	PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL RESOLVED that the following comments be made: 19/00175/TCA – Leave to the Arboriculturalist. 19/00229/DISC – No objection. 19/00626/F – Bicester Town Council support this application. 19/00826/F – No objection. 19/00948/PIP – Strongly object to this application and have concerns with the certainty of the alignment of the bridge or tunnel, the close proximity to the railway and the need to prevent further development in the area until a known solution is found. 19/00967/F – Strongly object to this application and the enclosure of amenity land, the effect on the open nature of the local area, detrimental to the street scene. Also have concerns with parking and vision for traffic/blind spots for drivers entering the close. 19/00386/F – No objection. 19/01014/F – Welcome this application. 19/01023/F – Support this application. 19/01036/F – Have concerns with the visual effect and the design not fitting in with existing, car parking issues and potential overdevelopment of site. Loss of the anticipated eco pub and overall density of the proposed development. 19/01054/F – Support this application.

Minute Number	Agenda item No	
		19/10171/TPO - Leave to the Arboriculturalist. 19/01088/F – Have concerns with the impact on the service station, HGV manoeuvring and access off A41 into service station. Additional pressure on the hamburger roundabout and the potential for HGV queues on the A41 at a busy strategic junction. 19/01134/F – Support this application and welcome residential in the Town Centre. 19/01136/CLUE – Support this application due to energy and efficiency. 19/01146/REM – Welcome this self-build application. 19/01165/ADV – Concerns about the scale and construction method of the sign, its location beyond the road access point and the potential for traffic to then make a turnaround on a busy part of the A41. The height and construction materials being stone block at 9m has the potential for significant damage if hit by a vehicle as opposed to a metal sign of the same height.
135/1920	8	AMENDED PLANS No Amended plans to note.
136/1920	9	WITHDRAWN PLANS RESOLVED that the following application was noted: 19/00545/F
137/1920	10	APPEALS RESOLVED that the following applications were noted: 18/01727/F 18/01822/F
138/1920	11	NOTIFICATION OF PLANNING DECISIONS FROM CHERWELL DISTRICT COUNCIL RESOLVED that Committee is asked to NOTE the planning decisions from Cherwell District Council. PD3/1920.
139/1920	12	FORWARD PLAN RESOLVED that the Committee noted the Forward Plan.
140/1920	13	DATE OF NEXT MEETING: Monday 12th August 2019 – 7pm CLOSE OF MEETING: 7.45pm

Subject: North West Bicester Phase 1 Employment application
Importance: High

Dear Samantha, (Town and Ward Members)

Please forward email on to all ward members.

Reference: North West Bicester developments.

I am sure that you are aware of the planned application 19/00349/REM and 14/001675/OUT 2 Reserved Matters to 14/01675/OUT - layout, scale, appearance and landscaping details for Phase 1 of the employment development (21,684 sq. m flexible B1c/B2/B8 floor space) and earthworks for Phase 2 of the employment development (pursuant to the Amended Appeal Consent).

The access road will need allocating new street name (access from Middleton Stoney Road). I'd be grateful if the Town Council could suggest suitable road name or theme for the development with a local connection.

As usual it should neither be likely to be confused with any existing name(s) or refer to any person still living.

Please be aware at the time of this email I am only requesting a road name for the attached site location plan. However I feel it would be worth a conversation regarding a theme for the development or several names that can be used for this development as a whole.

Unfortunately I am unable to predict how many street names are needed at the time of this email.

Please can I have your reply within 14 working days.

It is essential to maintain a comprehensive and high standard for naming streets and numbering or naming properties as it allows:

- Emergency services to find a property quickly (delays can cost lives and money).
- Mail to be delivered efficiently.
- Visitors to find where they want to go.
- Reliable delivery of services and products.
- Records of service providers to be kept in an effective manner.
- Utilities to be installed.

If you wish to discuss any aspects of this request, please contact myself.

Julie Shea

Senior Technical Support

Cherwell District Council

Direct Dial: 01295 221875

Julie.shea@cherwell-dc.gov.uk

www.cherwell.gov.uk

Find us on Facebook www.facebook.com/cherwelldistrictcouncil or

Follow us on Twitter @CherwellCouncil

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.



Clarke Telecom Limited
Unit E, Madison Place,
Northampton Road, Manchester,
M40 5AG, UK
www.clarke-telecom.com

T: +44 (0) 161 785 4500

F: +44 (0) 161 785 4501

Our ref: CTIL_115432_TF_38117

Samantha Shippen
Clerk Bicester Parish
The Garth
Launton Road
Bicester
Oxon
OX26 6PS

Email: enquiries@bicester.gov.uk

VIA EMAIL

31st July 2019

Dear Mrs Shippen

PROPOSED RADIO BASE STATION INSTALLATION AT CTIL_115432_TF_38117 GRASS VERGE OF OXFORD ROAD WEST, BICESTER, OXFORDSHIRE, OX26 1BT NGR E: 457718 N: 222040

Telefónica UK Limited has entered into an agreement with Vodafone 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 (Cornerstone) which is a joint venture company owned by Telefónica UK Limited and Vodafone 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.

Cornerstone and Telefónica are in the process of progressing a suitable site in the Bicester 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, Cornerstone and Telefónica are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Telefónica's continued network improvement program, there is a specific requirement for a new installation at this location to provide enhanced 2G, 3G and 4G coverage and capacity, ensuring that this area of Oxfordshire has access to the latest technologies. This new site will also ensure that Vodafone will be able to utilise the same site and maintain and enhance their coverage in the area as well.

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.

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_115432_TF_38117 GRASS VERGE OF OXFORD ROAD WEST, BICESTER

The site is needed to provide enhanced 2G, 3G and 4G coverage and capacity for Telefónica to ensure that its customers experience access to the latest service provision currently available. The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G technology.

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

CTIL_115432_TF_38117 GRASS VERGE OF OXFORD ROAD WEST, BICESTER, OXFORDSHIRE, OX26
1BT NGR E: 457718 N: 222040

The proposed works comprise the installation of a replacement 15m slim-line monopole supporting 3 no. shrouded antennas, 1 no. additional equipment cabinet and ancillary development thereto including 1 no. GPS module.

The replacement monopole will maintain its simple, vertical, functional appearance, and will resemble as closely as possible the existing monopole already in situ. The monopole will be located in the same position as the existing column already in situ and will utilise the same root foundation. The colour will remain the same, Light Grey RAL 7035.

The additional equipment cabinet will be located adjacent to the existing cabinet already in situ and will resemble as closely as possible the other cabinets in this location. It will be coloured Fir Green RAL 6009. It will have similar dimensions.

The GPS module will be fixed to the top of the replacement column. It is very small, approximately the size of a tennis ball and is designed to ensure that the antennas are as efficient as possible, maximising the coverage to the surrounding area.

This ensures that the visual impact of the development on the surrounding area has been minimised so far as practicable.

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Telefónica 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



Clarke Telecom Limited
Unit E, Madison Place,
Northampton Road, Manchester,
M40 5AG, UK
www.clarke-telecom.com

T: +44 (0) 161 785 4500

F: +44 (0) 161 785 4501

the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14 day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments. For your information pre-consultation letters and a set of plans have been sent to the other local ward councillors for Bicester South & Ambrosden Ward, the County Councillor Les Sibley and the Clerk for Bicester Town Council.

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

Yours sincerely

A handwritten signature in dark ink, appearing to read "J. Hann", written over a light grey horizontal line.

Jennie Hann BSc MTPL MRTPI

Planning Manager

Clarke Telecom

Tel: +44 (0) 161 785 4500

Fax: +44 (0) 161 785 4501

Email: jennie.hann@clarke-telecom.com

(for and on behalf of Cornerstone and Telefónica Ltd)

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/WhatIsEMF/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 (formally HPA)

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

Or contact:

EMF Enquiries, CTIL

Hive 2, 1530 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 24th July 2018. The NPPF supports high quality communications infrastructure and recognises it as a strategic priority. At para. 112 it states that: "Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. 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."

The NPPF goes on to state at Para. 116 that: "Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the 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>



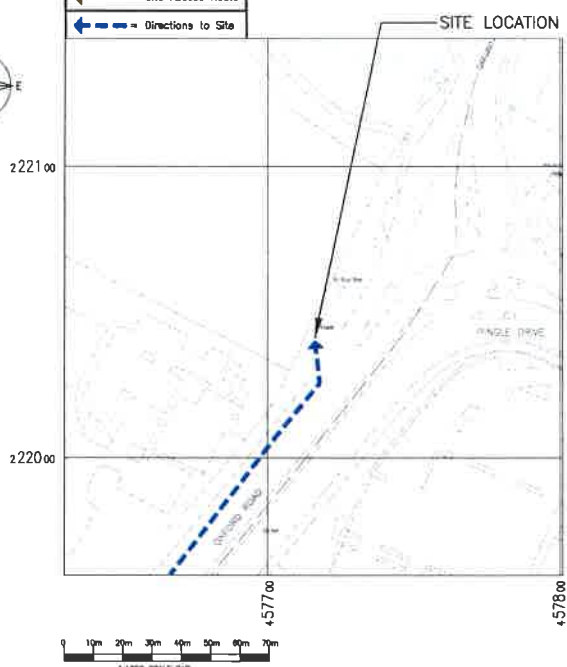
SITE LOCATION

(Scale 1:50000)
Ordnance Survey map extract
based upon Landranger map series
with the permission of the controller of
Her Majesty's Stationary Office
Licence No. 0100023487
Crown copyright.



SITE PHOTOGRAPH

THESE DRAWINGS COMPLY WITH STANDARD
TELEFONICA / VODAFONE ICNIRP DESIGN GUIDELINES



DETAILED SITE LOCATION

(Scale 1:1250)
Based upon Ordnance Survey map extract
with the permission of the Controller of
Her Majesty's Stationary Office.
Crown copyright.
Licence No. 100020449

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R. E: 457718 N: 222040

CONCESSION REQUIRED NO

DIRECTIONS TO SITE:
EXIT M40, JUNCTION 9, TRAVEL EAST ON THE
A41 TOWARDS BICESTER, TRAVEL THROUGH
THE CENTRE OF THE TOWN AND IT'S ON THE
VERGE ON THE NORTH SIDE OF THE ROAD
BETWEEN THE TWO ROUNDABOUTS.

NOTES:

REV MODIFICATION BY CH DATE

Approved for Approval 12/07/19

115432 038117 N/A

Cell Name: BICESTER SOUTH

Cell ID No

Site Address / Contact Details

OXFORD ROAD WEST
BICESTER
OXFORDSHIRE
OX26 1BT

Drawing Title: SITE LOCATION MAPS

Drawing Number: 100

Scale: AS SHOWN

Date: 12/07/19

Drawn: BO

Check: 12/07/19

Approved: 12/07/19

Drawn: BO

Check: 12/07/19

Approved: 12/07/19

Drawn: BO

Check: 12/07/19

Approved: 12/07/19

Drawn: BO

Check: 12/07/19

Approved: 12/07/19

Drawn: BO

Check: 12/07/19

Approved: 12/07/19

Drawn: BO

Check: 12/07/19

Approved: 12/07/19

Drawn: BO

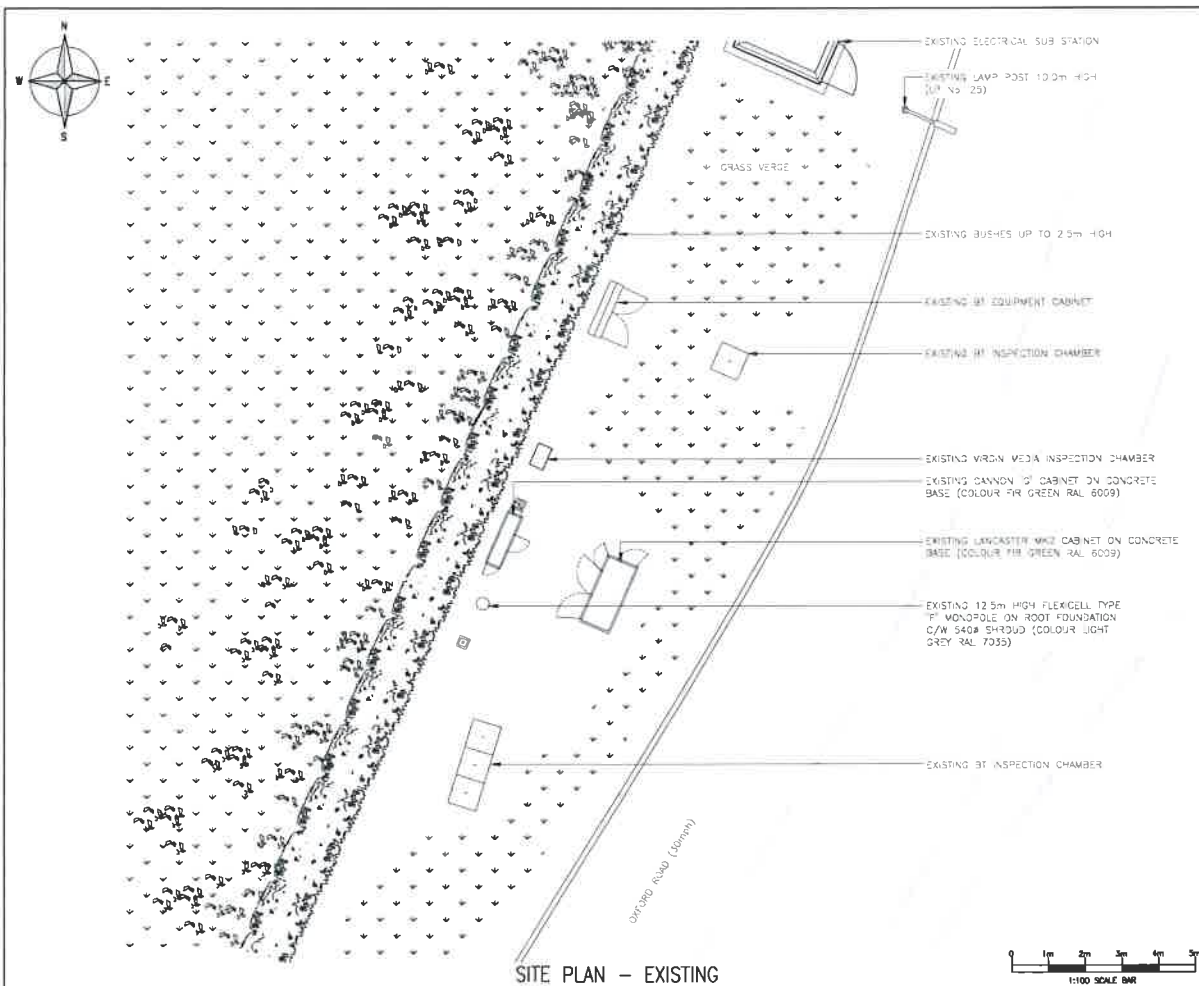
Check: 12/07/19

Approved: 12/07/19

Drawn: BO

Check: 12/07/19

Approved: 12/07/19



THESE DRAWINGS COMPLY WITH STANDARD
TELEFONICA / VODAFONE IGNIRP DESIGN GUIDELINES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R. E: 457718 N: 222040

CONCESSION REQUIRED NO

NOTES:

REV	MODIFICATION	BY	CHK	DATE

A. Issued for Approval		REV	CHK	DATE
REV	MODIFICATION	BY	CHK	DATE

NOKIA	
Great British Communications 88 St Albans Road, London, Greater London, UK T: 020 7461 1000 F: 020 7461 1001 www.greatbritishcommunications.co.uk	

O₂	
CTIL - LONDON	

Cell Name	Opt
BICESTER SOUTH	-

Cell ID No		
CTIL	TEF	VF

115432	038117	N/A
--------	--------	-----

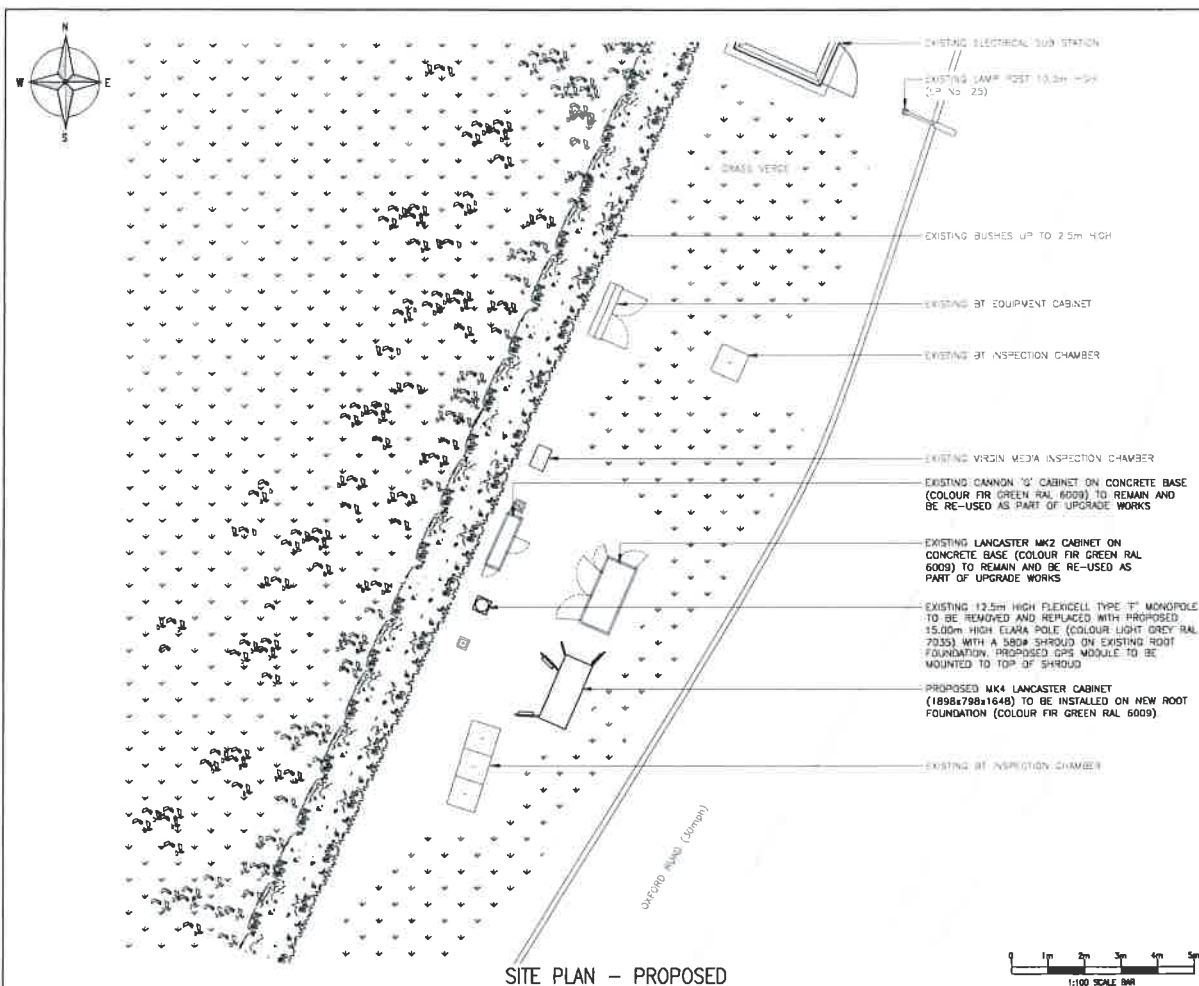
Site Address / Contact Details	
OXFORD ROAD WEST BICESTER OXFORDSHIRE OX26 1BT	

Drawing Title	
SITE PLAN - EXISTING	

Purpose of Issue		Draw Rev
PLANNING		

Drawing Number		
200		A

Scale	Sheet Size	Drawn	Check	
1:100	A3	BB	BB	12.07.19
Drawn	Check	Approved		
BB	BB	BB	BB	12.07.19



SITE PLAN - PROPOSED

THESE DRAWINGS COMPLY WITH STANDARD
TELEFONICA / VODAFONE ICNIRP DESIGN GUIDELINES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R. E: 457718 N: 222040

CONCESSION REQUIRED NO

NOTES:

New Applications Received Between 10/07/2019 and 02/08/2019

Item No : 7

Ref No : PD04/1920

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
19/01175/F	22/07/2019	John Gale	Ms Pamela Abel	14 Forsythia Close Bicester OX26 3GA
Proposal : Ward: North Proposal: Two storey rear and side extension.				
Observations :				
19/01178/F	22/07/2019	Emily Shaw	Bromford	Plot 338, Phase 1 Graven Hill Circular Road
Proposal : Ward: South Proposal: Change of Use of Plot 338 on the Graven Hill site (address Graven Hill Road, OX26 2BS) from a dwelling house (Use Class C3) to a temporary community meeting place (Use Class D1).				
Observations :				
19/01186/F	16/07/2019	Sarah Greenall	Mr W Wright	50 Kennedy Road Bicester OX26 2BQ
Proposal : West: Single Storey Front, Side and Rear Extensions with Associated Alterations.				
Observations :				
19/01191/OUT	29/07/2019		Alexandra House of Joy	Land to South of Seelscheid Way & North East of Aylebury Road
Proposal : Ward: South Proposal: Residential care home (Class C2) and day care centre (Class D1).				
Observations :				
19/01193/F	29/07/2019	Sarah Greenall	Mr Ken Gillingham	3 Longfellow Close Bicester OX26 2XX
Proposal : Ward: West Proposal: New pitched roof over existing garage.				
Observations :				
19/01229/F	29/07/2019	Sarah Greenall	Mr & Mrs Gary Mattingley	27 Merlin Way Bicester OX26 6YG
Proposal : Ward: South Proposal: Single storey front and rear extensions and removal of existing conservatory at the rear.				
Observations :				
19/01247/F	29/07/2019	Sarah Greenall	Ms A Thompson	1 East Street Bicester OX26 2EY
Proposal : Ward: West Proposal: Remove lean to rear conservatory. Replace with new flat roofed rear extension.				

New Applications Received Between 10/07/2019 and 02/08/2019

Item No : 7

Ref No : PD04/1920

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Observations :				
19/01261/F	29/07/2019	John Gale	Mr & Mrs Horwood	31 Mullien Road Bicester OX26 3WF
Proposal : Ward: North Proposal: Proposed conservatory to the rear of the property.				
Observations :				
19/01268/F	01/08/2019	Sarah Wilson	Mr & Mrs Lisa Tyrrell	30 Cranesbill Drive Bicester OX26 3WG
Proposal : Ward: North Proposal: Single storey rear extension.				
Observations :				
19/01289/F	01/08/2019	George Smith	Mr D Hughes	Windmill Nurseries London Road Bicester OX26 6RA
Proposal : Ward: South Proposal: Proposed Change of Use of Land to Camping and Caravan Site together with access and amenity areas.				
Observations :				
19/01291/F	01/08/2019	Michael Sackey	Mrs C Edwards	148A Barry Avenue Bicester OX26 2DL
Proposal : Ward: West Proposal: Variation of conditions 2 (plans), 3 (boundary enclosures) and 7 (western elevation window) of 17/02284F - Revised Internal layout of the single rear extension and relocation of external door and windows to rear, removal of false chimney to new dwelling, reduction of boundary fences and first floor bathroom side facing window opening height less than 1.7m above floor level.				
Observations :				
Applications Received :- 12				
Withdrawn				
19/00348/REM	02/08/2019	Caroline Ford	Albion Land 2 Limited	Kelvin Pearce OS Parcel 4200 Adjoining and North East of A4095 and adj
Proposal : Ward: West Proposal: Reserved Matters to 14/01675/OUT - Layout, scale, appearance and landscaping details for Phase 1 of the employment development (21,684 sqm flexible B1c/B2/B8 floorspace) and earthworks for Phase 2 of the employment development (pursuant to the Appeal Consent).				
Observations :				
Applications Received :- 12				

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 12

Mon 5 August 2019

District Ref PL04/1920

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

19/00175/TCA	Approved (With conditions)	Beech Tree House
		
19/00722/F	Approved (With conditions)	(Trading as TeamSport)
19/00723/ADV	Approved (With conditions)	29 Murdock Road
19/00770/F	Approved (With conditions)	Part of Railway Embankment
19/00824/F	Approved (With conditions)	47 Bucknell Road
19/00868/F	Approved (With conditions)	D2 Planning Limited, Suite 3
19/00984/LB	Approved (With conditions)	33 Market Square
19/00986/ADV	Approved (With conditions)	Nationwide Building Society
19/00997/F	Approved (With conditions)	15 Blythe Place

REFUSED PLANNING PERMISSIONS

19/00885/F	Refused	97 Isis Avenue
------------	---------	----------------

POLICY COMMITTEE		
MEETING DATE	ITEM	COMMENT
November	Closure policy for cemetery	Pending
	London road Level Crossing	Watching brief
	Retention of Assets Policy	Pending
	NW Bicester	
	Future management of open space play areas	
	New burial ground and memorial policy	
	Working of Town Centre Group.	On-going
FINANCE COMMITTEE		
MEETING DATE	ITEM	COMMENT
	Business continuity plan	

ENVIRONMENT COMMITTEE		
MEETING DATE	ITEM	COMMENT
2019	Wheelchair Swing	
Dec 2019	Garth park Improvement Programme	
Sept 2019	Play Area Improvement Programme	
Sept 2019	Tree Policy	
PLANNING COMMITTEE		
MEETING DATE	ITEM	COMMENT
Oct 2019	East West Rail	Invite East West Rail to Planning Meeting when the consultation process starts
	London Road Level Crossing	Ongoing – Live issue
2019	Oxfordshire Spatial Plan Consultation	
Oct 2019	Oxford/Cambridge Arc Development	
	Bicester Motion	
	BSA	
	Wolf Resorts, Chesterton	BTC to be included on distribution list