



# PRINCES RISBOROUGH TOWN COUNCIL



TO: THE MEMBERS OF THE TOWN COUNCIL (Councillors A Ball, J Biss, S Coombs, S Davis, A Frost, G Hall, I Churchill, I McLauchlan, C Morgan, I Parkinson, N Rawsthorne, A Turner, M Walsh)

Dear Councillor,

You are summoned to attend an **Extra-Ordinary Meeting of the Town Council** to be held at the **Brushwood Suite, Wades Centre, Stratton Road, Princes Risborough** on **Tuesday 12<sup>th</sup> August 2025 AT 6.00 PM** when the business set out in the following agenda will be transacted.

*Susanne Barter*

Clerk to the Town Council  
4<sup>th</sup> August 2025

## AGENDA

### The Town Council Prayer

1. **Welcome and Apologies for Absence**  
Schedule 12 of the Local Government Act 1972 requires a record be kept of the Members present and that this record form part of the minutes of the meeting. Members who cannot attend a meeting should tender apologies to the Town Clerk
2. **Acceptance of Minutes of Previous Meeting of the 29<sup>th</sup> July 2025**  
To receive and approve as a correct record the minutes of the Town Council meeting held on the 29<sup>th</sup> July 2025
3. **Declarations of Interest and Dispensations**  
To receive any pecuniary or non-pecuniary declarations of interest and confirmation of any relevant dispensations
  - i) Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, Members are required to declare any interests which are not currently entered in the Member's Register of Interests or if he/she has not notified the Monitoring Officer of it
  - ii) Should any Member have a Disclosable Pecuniary Interest in an item on the agenda, the Member may not participate in consideration of that item unless a Dispensation has first been requested (in writing) and granted by the Council (see Dispensation Procedure)
  - iii) Register of Disclosable Pecuniary Interest and other Registerable Interests
4. **Public Forum**  
Ten minutes are available for the public to express a view or ask a question on relevant matters on the following Agenda, as provided for in Standing Order Numbers 3 e-k. The public are welcome to observe the rest of the meeting. Applications to speak must be received by the Town Clerk no later than 5pm on the last working day preceding the meeting.



# PRINCES RISBOROUGH TOWN COUNCIL



5. **Notification of Application Reference PL/25/2328/RM from Buckinghamshire Council**  
To discuss and decide on the Town Council's comments on the application to install a 20m monopole with ancillary equipment on green space between Hawthorn Road and New Road, Oak Road Princes Risborough
6. **Future Agenda Items**  
To receive items to be included in the next meeting
7. **Date of next meeting**  
To note the date of the next meeting

**Distribution – all Councillors and Council website.**

**MEMBERS OF THE PUBLIC ARE WELCOME TO ATTEND**



## Directorate for Planning, Growth and Sustainability

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HP27 9AX

Officer: Jenny Ion  
Email: [planning.comments.csb@buckinghamshire.gov.uk](mailto:planning.comments.csb@buckinghamshire.gov.uk)  
Tel: 01494 732950 / 01895 837210  
Ref: PL/25/2328/RM

1 August 2025

Dear Clerk,

### NOTIFICATION OF AN APPLICATION

#### **Town and Country Planning (General Permitted Development) (England) Order 2015, as amended - Part 16 - Notice Of Intention To Install Telecommunication Equipment**

**Reference:** PL/25/2328/RM  
**Application type:** Prior approval of proposed development by telecommunications code systems operators  
**Location:** Green Space Between Hawthorn Road and New Road, Oak Road, Princes Risborough, Buckinghamshire,  
**Proposal:** Installation of a 20m monopole with 9 x antenna apertures, 2 x 300mm transmission dishes, 6 x equipment and development ancillary thereto

The Council has received an application for the development described above. **Prior Notification from one of the Government's Licence Telecommunication Code Operators is not a planning application. The telecommunication equipment proposed in this case is 'permitted development' under national legislation and does not therefore require planning permission from the Council. The only matters on which the Council may comment or raise objection are being the specific siting or appearance of the proposal.**

Using the application reference, you can view the application on the Council's Public Access System at: <https://pa-csb.buckinghamshire.gov.uk/online-applications/>. If you wish to comment on the application, please go to the Comments tab on Public Access. Commenting this way helps to protect your personal data and enables you to track the application. If you have no means of viewing or commenting on the application online, please contact the Planning Service to discuss suitable arrangements.

Please submit any comments you wish to make within the statutory 21-day period from the date this document is issued. If there are one or more public holidays in this period, you are welcome to add that number of days to the end of the period. You are encouraged to submit your comments within this timeframe in order to ensure they are taken into consideration. At this time, where comments are received after this period and before the application is decided, we will aim to take them into consideration where at all possible. If you comment on the application, you will receive an acknowledgement letter, but we regret that further correspondence cannot be entered into.

The statutory 21-day period for this application ends **22 August 2025**. You will find more information overleaf and on the Planning pages of the Council's website. Once the decision is issued, it will be published online.

Yours faithfully

**Jenny Ion**  
**Principal Development Management Officer**

# **Additional notes about commenting on an application**

## **Planning Application considerations**

The Council will make its decision on planning issues as set out in its policies. The policies can be found on the Council's website. The following are examples of planning issues:

- The design, layout and appearance of the development and its impact on the surrounding area
- Highway safety considerations
- The effect of the development on neighbouring property e.g. overshadowing, loss of privacy, overbearing appearance
- Impact on trees, conservation areas or listed buildings

The following things are not planning matters and will not be taken into account:

- The identity and character of the applicant or agent
- Any private covenants affecting the site
- Matters dealt with under other legislation such as drainage or construction technique

## **What if the development has already started?**

The planning legislation specifically allows for retrospective applications to be submitted. Whilst it is clearly regrettable that work takes place in advance of obtaining planning permission, it is not an offence to do so. The fact that work has started will not alter the way in which we assess the application. If the application is found to be unacceptable, then we will consider taking any necessary further action.

## **Commenting on an application**

Anyone can comment on an application. You don't have to live next door. We decide most applications within 8 weeks, although larger developments may take longer. This is why it is important that you let us have your comments as soon as possible. We will carefully take your comments into account, although the decision may not be what you want. Comments need to be in writing, ideally submitted online. Please note that any representations containing abusive remarks, will not be taken into consideration.

## **Who decides an application?**

Most applications are determined under the delegated powers of the Council's, Service Director of Planning and Environment, even if there are objections. However, a small number of applications and the Council's own applications, will be decided by the Planning Committee at a public meeting. Planning Committee dates and arrangements are viewable on our website.

## **How can I check an application's progress?**

You can check the progress of an application on the Council's website. After the decision has been issued, it will be placed on the application file and be available to view on the Council's website, under the application reference number. You will be able to see the full decision notice including any conditions or reasons for refusal under the 'Associated Documents' tab.

## **Who can I talk to?**

You can telephone the Planning Service. We are sorry, but we cannot enter into exchanges of letters. You may also wish to contact your Councillor or a member of the Planning Committee. Details are available on the Council's website.

## **What happens next?**

The applicant may withdraw the application. If the application is approved with condition, refused or not dealt with in time, the applicant may make an appeal to the Planning Inspectorate. In most cases the appeal will be dealt with on the basis of the application as submitted, any representations from the public and the planning officer's written report. If the applicant does appeal to the Planning Inspectorate, we will write to you again to let you know. Please note, a copy of all representations will be forwarded to the Planning Inspectorate and the Appellant. Please note, if the application is a householder development, there will be no further opportunity to comment at appeal stage.



## CRSUPPLEMENTARY INFORMATION

### 1. Site Details

Site Name:	Hawthorn Road	Site Address:	Hawthorn Road
National Grid Reference:	E: 481227 N: 203141		Princes Risborough Buckinghamshire HP27 0JE
Site Ref:	BUC024/33598	Site Type:	SW

### 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:  None available		
Were industry site databases checked for suitable sites by the operator:	Yes	No
If no explain why:  No suitable alternatives were identified.		

#### Annual Area Wide Information to local planning authority

Date of information submission to local planning authority	
Name of Contact:	
Summary of any issues raised:	

#### Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	23 <sup>rd</sup> April 2025
Was there pre-application contact:	Yes      No
Date of pre-application contact:	19 <sup>th</sup> May 2025
Name of contact:	Jenny Ion
Summary of outcome/Main issues raised:  The LPA are concerned about the visual impact of the proposed installation. They also raise concerns over the siting of the development in an area designated as green space, adjacent to the green belt. Further information about the proposed colour was also requested.	

#### Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Green
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The site was rated green. Despite the fact that the proposed site is a new development, it is a streetworks design located adjacent to a busy main road with screening provided by trees to the south-east.

The following were consulted on the 23<sup>rd</sup> April 2025:

Councillor Gary Hall  
Councillor Matthew Walsh  
Councillor Alan Turner

Greg Smith, MP

No responses have been received to date.

### **School/College**

Location of site in relation to school/college (*include name of school/college*):

The nearest schools are Princes Risborough School located approximately 200m to the south-west and St Mary's Pre-School located approximately 675m to the north-west.

Outline of consultation carried out with school/college (*include evidence of consultation*):

In this instance, it was not considered necessary to consult with either institution.

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: N/A		

### **Developer's Notice**

Copy of Developer's Notice enclosed?	Yes	
Date served:	2nd July 2025	



### 3.0 Proposed Development

#### The proposed site:

The application site is located on the eastern edge of the town of Princes Risborough. The wider area to the west and north is a mixed use of predominantly residential with some retail.

Spanning east to west is green belt land and the Chilterns National Landscape.

The nearest public open space to the proposed site is Woodfield Road Playground, located approximately 235m to the north-west.

The immediate area comprises open space and residential dwellings, adjacent to a busy highway leading in and out of Princes Risborough.

The proposed mast would be located on an area of designated green space set back from the busy highway (New Road) which runs north-west to south-east.

The proposed mast would be intentionally set back from New Road in order to reduce its visual impact on the street scene.

The nearest residential dwellings lie approximately 23m to the east of the site (2 Salisbury Close) and 20m to the south-west of the site (4 Hawthorn Road). The orientation of both these dwellings would ensure that there would not be any unacceptable impact on their residential amenity. A large tree located between the dwelling at 2 Salisbury Close and the proposed mast would also reduce the visual impact.

To the south of the application site is a large mature tree and a deep bank of hedging. This would provide some visual screening for the proposed mast within the street scene.

Approximately 40m to the south-east of the site is land designated as green belt and the Chilterns National Landscape. Approximately 10m further to the south-east is a green area approximately 50m deep and 150m wide which is densely populated with large trees.

This existing bank of trees and additional trees adjacent to the highway would reduce the visual prominence of the proposed mast. Existing street furniture would also allow for its visual incorporation into the existing street scene. This would ensure that there would not be any unacceptable impact on the openness of the green belt or Chilterns National Landscape. Views in and out of the green belt and the National Landscape would also not be affected by the proposal.

The designated green space on which the proposed monopole would be located would retain its open green appearance. The proposed mast would be sensitively situated adjacent to the existing trees and hedging in order to visually shield its appearance as much as possible.

A certificate has been included with the application confirming compliance with ICNIRP guidelines.

The proposed location and design are considered to provide the optimum solution in this instance. The new site will enhance the coverage of the existing 2G/3G/4G network and also implement 5G technologies 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.



The existing installation, located at Princes Risborough Fire Station on New Road (approximately 290m to the north-west), is no longer viable due to the structural deterioration of the training building, rendering it unsuitable and a subsequent request by the site provider that equipment is removed from the site.

The proposed site is to be used to support the current network in implementing 5G connectivity as well as maintaining and increasing connectivity and capacity to much needed areas and therefore this application should be reviewed as a new site application.

**Aerial view of the site:**



**View looking south-east.**





**View looking north-west towards town**



**Planning History**

No planning history at this location.

**Current Telecommunications Use/ The Future**

Since the introduction of the mobile networks, 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. Mobile is the next generation of technology to enable increased connectivity with increased data speeds.

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 transport network here which will far outweigh any perceived negative visual impacts.

MBNL has produced an advisory note entitled MBNL 5G and Future Technology and this is enclosed as part of the application.

Type of Structure (e.g. tower, mast, etc.): <i>Monopole</i>	
Installation of a 20m monopole with 9 no. antenna apertures, 2 no. 300mm transmission dishes, 6 no. equipment cabinets and development ancillary thereto.	
Overall Height: 20.2m	
Height of existing building (where applicable):	N/A



Equipment Housing:	
Length:	As per attached drawings
Width:	As per attached drawings
Height:	As per attached drawings
Materials (as applicable): As per attached drawings	
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 development has been specifically designed for the site in question, considering the existing street scene. The development will be seen in the context of the area with adjacent street-furniture, uniform and tall trees and other foliage.

The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements needed by the operator. It is necessary for the height of the structure to ensure that interference is avoided. The topography of the landscape does not have an unacceptable impact upon mobile signal quality and that the structure is able to support the antenna and other apparatus. It also needs to be tall enough to satisfy ICNIRP standards, relative to the surrounding land uses, in the case, the site location is not located within any restrictive allocations and therefore should be supported.

Network Planners have indicated that the position of the proposed cell is the ideal location to provide optimum coverage to both enhance the capacity of the current network and also bring advanced technologies and also bring advanced technologies to the area. It should be noted that the new technologies and potential future increase to the network will provide high-quality and high-speed critical communications infrastructure, this is essential for economic growth and to improve a critical service as illustrated in the NPPF.

The requirement for the new mast is to support the existing network and has been designed in order to provide network coverage and capacity where demand is located. During normal times network capacity is within city centres and places of work. Due to the recent public health crisis and the subsequent shifts in working patterns and practices, demand has shifted to different locations and there is far greater demand and thus requirement for increased capacity. It is highly likely the population will now continue to work in this matter.

#### 4.0 Technical Information

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)	Yes	No
<p>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.</p> <p>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</p>		



<p>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.</p> <p>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.</p>		
Frequency	To be provided on request	
Modulation characteristics <sup>1</sup>	To be provided on request	
<p>Power output (expressed in EIRP in dBW per carrier)</p> <p>In order to minimise interference within its own network and with other radio networks, EE operates its network in such a way that radio frequency power outputs are kept to the lowest levels commensurate with effective service provision.</p> <p>As part of EE's network, the radio base station that is the subject of this application will be configured to operate in this way.</p>	To be provided on request	
Height of antenna (m above ground level)	20.2m	

## 5.0 Technical Justification

### Background:

As part of MBNL's continued network improvement program they wish to maintain the existing coverage due to the decommissioning of an existing site. 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.

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 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

<sup>1</sup>Phase Modulation.



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.

All MBNL 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.

## **6.0 Site Search Area and Discounted Options**

### **Site Search Area:**

The search area is located central to Princes Risborough, as the intended cell site is to primarily provide cover to the town centre and residential properties within the town. This search area has provided several potential options, the majority of which have been discounted prior to trial hole activities. Much of area is dominated by residential properties, there is limited space to build around these properties without causing disturbance to the residents. The proposed site is considered the best of the available options, which balances the technological requirements against the constraints of the existing physical environment. Despite its prominent location, it is sited on a busy road to the town centre.





Discount Option	NGRs	Reason for not choosing:
New Road (1)	E:481031, N:203328	Discounted due to distance proximity to residential properties and the town.
Kop Hill Farmers Field (2)	E:481589, N:203067	This option was discounted due to being located within the Chilterns National Landscape and the potential impact this may cause on the area.
Princes Risborough Fire Station (NTQ)	E:480975, N:203322	Discounted due to fire station serving notice to quit and removing telecommunications equipment from the site.
Centre of New Road (3)	E:481111, N:203243	This option was discounted as any site at the location would be highly visible from nearby housing and cause adverse harm to visual and residential amenity. Other options were considered preferable.
Berryfield Road (4)	E:480995, N:203392	This option was discounted due to its proximity to the local ancient monument. Other options were considered preferable.
Wellington Avenue (5)	E:480882, N:203504	This option has been discounted as other options are more viable. The nearby trees would have an impact on the required height of the proposed mast to ensure line of sight with the rest of the network.
George & Dragon (6)	E:480826, N:203520	This option was discounted as the build process would cause significant disruption to neighbouring amenities. In addition, the impact to the visual amenity of nearby residential properties was considered to be greater than any potential impact from the chosen site option.
St Teresas Close (7)	E:481029, N:203578	This option has been discounted as other options are more viable. The nearby trees would have an impact on the required height of the proposed mast to ensure line of sight with the rest of the network.
Tesco (8)	E:480633, N:203646	This option was discounted due to the fact that it is towards the edge of the search area and coverage would therefore be less than ideal. Other options were considered preferable.



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St. John (9)	E:480916, N:203269	This option was discounted due to its proximity to residential properties it may potentially cause adverse harm to visual and residential amenity. Other options were considered preferable.
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## 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 (2024)

The National Planning Policy Framework (NPPF) was published in December 2024 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 85 the NPPF advises...." *Significant weight should be placed on the need to support economic growth and productivity, considering 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.*" This approach provides a sustainable solution to the need to enhance 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 120 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 sensitive location of the proposed mast, ensuring good coverage from existing large, mature trees would ensure this is complied with.

Paragraph 121 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 NPPF places a high importance on the need to England's digital communication network and the promotion of economic growth. Key policy references are:

Paragraph 119 emphasises that "*high quality and reliable communications infrastructure is essential*



*for economic growth and social well-being” and that “planning policies and decisions should support the expansion of electronic communications networks.”*

Paragraph 120 advises that the re-use of existing masts and buildings should be encouraged and equipment should be well designed and camouflaged where possible.

The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements for MBNL to maintain and potentially 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.

The current proposal is for an important investment in maintaining and subsequently upgrading the communications infrastructure in Buckinghamshire, Full consideration has been given to alternatives, including existing masts and the proposal is considered to provide the best option in terms of meeting the technical requirements in a location with limited local options.

Improving the communications infrastructure is critical to supporting sustainable economic growth. Para 83 of the NPPF notes that significant weight should be placed on the need to support economic growth and productivity. Para 83 states that planning decisions “*should address and recognise the locational requirements of different sectors*” which will include the needs of the locational requirements of digital communications infrastructure.

The proposal supports better communication services for local residents and visitors to and through the area, it supports economic growth, choice and is part of the new technology the Government wishes to encourage and support. Importantly, it also reduces the need to travel, particularly at peak-periods, and allows for working from home. It therefore constitutes sustainable development.

Furthermore, government guidance published during the COVID-19 pandemic supports telecommunications as a critical service. The applicant would like to highlight this in relation to this installation in its importance to support the existing network infrastructure.

*Section 13 of the NPPF seeks to protect designated green belt land.*

*142. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*

*148. Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations*

The application site is located around 40m from designated green belt land and the Chilterns National Landscape. The proposal is not considered inappropriate development as it is in line with national and local planning policy.

The proposed mast would be a new structure, needed following an existing site decommission. The application site has been located to be as less visually intrusive as possible in order to reduce its visual impact. It would not have a negative impact on the character, appearance or openness of the green belt land or the national landscape, or unacceptably affect views into and out of the green belt.

### **Local Planning Policy**

The statutory development plan for the area is comprised of the Wycombe District Local Plan, adopted in August 2019.



**Wycombe District Local Plan (adopted August 2019)**

**Policy DM20 – Matters to be determined in accordance with the National Planning Policy Framework**

*The following matters will be determined in accordance with the NPPF:*

- 1. Development which is affected by contaminated land.*
- 2. Development which raises pollution issues (including air quality, noise issues, and light pollution).*
- 3. Applications for the display of advertisements.*
- 4. Applications for Listed Building Consent will be considered against the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.*
- 5. Applications for telecoms development.*

The proposal supports better communication services for local residents and visitors to and through the area, it supports economic growth, choice and is part of the new technology the Government wishes to encourage and support.

Importantly, it also reduces the need to travel, particularly at peak-periods, and allows working from home. It therefore constitutes sustainable development with regards to the NPPF guidelines. In this case it is therefore contended that this policy has been complied with.

**Princes Risborough Principles:**

*To meet the district-wide Strategic Objectives, the Council will shape the major expansion of Princes Risborough to:...*

**2. Strengthen the sense of place**

- a) Ensure existing surrounding settlements retain distinct identities;*
- b) Preserve and enhance historic assets and features of the historic landscape (such as hedgerows), including Alscot Conservation Area;*
- c) Create a clear green edge to development to prevent longer-term sprawl into the countryside;*
- d) Achieve high design standards through site layout, landscape and building design principles that are merited by the town's location in relation to the Chilterns AONB and existing verdant character, including substantial proposals for incorporating biodiversity into the built environment and the use of local materials and trees, allowing for structural as well as local planting.*

**3. Foster economic growth**

- a) Maximise the potential for new employment uses, and make suitable provision for new businesses to start up and existing businesses to grow or relocate in the Princes Risborough area*

**4. Improve strategic connectivity**



- a) *Safeguard land for the future twin-tracking of the Princes Risborough to Aylesbury railway line;*
- b) *Deliver new railway structures with passive provision for future twin tracking.*

The proposed development has been specifically designed for the site in question, taking into account the site context and the character and appearance of the surrounding area. The amenity of nearby occupiers has been fully considered, alternative proposals and sites were previously considered, but none were found to provide a more acceptable solution. Telecommunications development is location dependent and more sensitive locations have been avoided.

The monopole is slimline in nature and will assimilate well into the existing vertical elements of the surrounding streetscene. The suburban nature of New Road and the surrounding trees on the grass verge between New Road and Hawthorn Road will give a measure of context and backdrop to the monopole.

It is therefore contended that this policy has been complied with.

***Policy PR13 – Town Centre Site: Land Fronting New Road (Back Lane)***

*When considering development proposals, the council has several considerations they will take into accounts for development in this area:*

- 1. This site as shown on the Policies Map is allocated for a small-scale mixed-use development suitable for predominantly main town centre uses, including parking.*
- 2. Take into consideration the likely incremental approach to redevelopment of this site, demonstrating how development schemes will not prejudice potential further incremental development of the site;*
  - a. Provide active frontages on the ground floor facing New Road or any new formalised pedestrian links;*
  - b. Achieve an overall increase in parking spaces;*
  - c. Provide additional tree planting along New Road to improve the streetscape;*
  - d. Provide improved boundary treatments in accordance with guidance outlined in the Princes Risborough Conservation Area Character Survey;*
  - e. Provide environmental improvements to retained parking areas (if any);*
  - f. Enable improved and/or more frequent pedestrian crossing points along New Road;*
  - g. Provide new and/or improved pedestrian links from New Road to High Street and Duke Street;*
  - h. Rationalise the number of vehicular access points into the site;*
  - i. Contribute to the overall public realm improvement plan for the town centre.*

The proposed development has been specifically designed for the site in question, considering the site context and the character and appearance of the surrounding area. The mixed-use allocation of this area will allow telecoms to be at the forefront of the development within Princes Risborough.

The proposed mast will ensure a continuation of the current reliable network coverage once the existing site has been decommissioned.

Under these circumstances, it is contended that this policy has been complied with.



### **Policy DM30 – The Chilterns Area of Outstanding Natural Beauty**

1. *The Council will require development within the Chilterns Area of Outstanding Natural Beauty to:*
  - a) *Conserve, and where possible enhance, the natural beauty of the Chilterns AONB;*
  - b) *Be appropriate to the economic and social wellbeing of the local communities within the AONB, or to promote the understanding or enjoyment of the AONB;*
  - c) *Deliver the highest quality design which respects the natural beauty and built heritage of the Chilterns and enhances the sense of place and local character.*
2. *Planning permission for proposals which constitute major development within the Chilterns Area of Outstanding Natural Beauty will only be permitted in accordance with national policy, and will otherwise be refused.*
3. *Development in the setting of the Area of Outstanding Natural Beauty must not have a significant adverse impact on the natural beauty of the Chilterns Area of Outstanding Natural Beauty.*

The proposed site is located on the spring line at the foot of the Chiltern Hills, however the location is outside of the area of outstanding natural beauty (national landscape).

The site has been specifically designed for the site in question, which is adjacent to a busy road in and out of Princes Risborough. It has been sensitively located adjacent to a large tree and bank of hedges. A deep bank of existing, mature trees is located between the proposed site and the Chilterns National Landscape, ensuring that views to and from this area would not be affected.

Therefore, it is not considered that the installation will cause adverse harm to view to or from the Chilterns National Landscape and this policy will therefore be complied with.

### **Policy DM25 – Placemaking and Design Quality**

1. *All development is required to improve the character of the area and the way it functions.*
2. *Development is required to evidence a thorough and holistic understanding of the functions, qualities, and character of the proposed development's natural and built context and demonstrate a positive response to this context including how:*
  - a) *Existing positive characteristics will be retained;*
  - b) *Opportunities for improvements and enhancements have been maximised;*
  - c) *A sequential approach has been taken to avoid, minimise and mitigate any harm.*
3. *Development is required to:*
  - a) *Create positive and attractive buildings and spaces;*
  - b) *Take a comprehensive approach to site layout and design including adjacent sites where these are suitable for redevelopment;*
  - c) *Provide a robust and legible structure of public realm and private spaces;*
  - d) *Direct most activity to the public realm;*



- e) Provide good surveillance of the public realm through layout and building design;*
- f) Provide a level of privacy and amenity for future occupants appropriate to the proposed use;*
- g) Prevent significant adverse impacts on the amenities of neighbouring land and property;*
- h) Demonstrate attractive and high-quality design, and appropriate character in the scale, form, layout and detailed design of buildings, and the structures and spaces around them;*
- i) Demonstrate the efficient use of land through the scale and height of buildings.*

*4. Where the scale of development in its context provides the opportunity to do so, development will also be required to provide a robust and legible network of connected green infrastructure, streets and other spaces which is integrated both within and beyond the site.*

*5. Streets and off-site highway improvements should be designed to strike an appropriate balance between all of the five principal functions of a street: place, movement, access, parking, and utilities.*

The monopole is slimline in nature and will assimilate well into the existing vertical elements of the surrounding streetscene. The residential nature of New Road and the surrounding trees on the grass verge between New Road and Hawthorn Road will give a measure of context and backdrop to the monopole.

It is not considered that the proposed installation will have an adverse impact on the residential amenity of the area. The proposed monopole is of the minimum height required to accommodate the required technologies and remain ICNIRP compliant.

The typical colourway for a telecommunications site is RAL70735 light Grey however we would be willing to consider other colourways at the LPA's request should this lead to a positive response for prior approval.

On this basis, the proposal is deemed to accord with the relevant policy requirements.

#### ***POLICY CP1 – SUSTAINABLE DEVELOPMENT***

*1. The Plan delivers the vision and objectives, and principles for the main places in the District and thereby delivers sustainable development.*

*2. The Council will require all new development to contribute towards delivering sustainable development by contributing to achieving both the objectives of this Plan and the principles for the main places in the District.*

The proposal enhances communication services for both local residents and visitors to the area, supporting economic growth and consumer choice. It aligns with the Government's objective to promote and facilitate the rollout of new technologies.

Significantly, the proposal contributes to a reduction in travel demand—particularly during peak periods—by enabling remote working and improved digital connectivity.

It is therefore considered that the proposal complies with this policy.



## **POLICY CP8 – PROTECTING THE GREEN BELT**

*The Council will:*

- 1. Remove limited areas of land from the Green Belt, as set out in this Plan, where there are exceptional circumstances for doing so;*
- 2. Not propose or permit any other changes to the Green Belt boundary;*
- 3. Protect the Green Belt identified on the Policies Map from inappropriate development.*

Approximately 40m to the south-east of the site is land designated as green belt and the Chilterns National Landscape. Approximately 10m further to the south-east is a green area approximately 50m deep and 150m wide which is densely populated with large trees.

This existing bank of trees and additional trees adjacent to the highway would reduce the visual prominence of the proposed mast. Existing street furniture would also allow for its visual incorporation into the existing street scene. This would ensure that there would not be any unacceptable impact on the openness of the green belt or the national landscape. Views in and out of the green belt and the national landscape would also not be affected by the proposal.

It is therefore contended that this policy has been complied with.

## **CONCLUSION**

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

The social and economic benefits of providing reliable and high quality mobile 5G connection support growth in productivity, efficiency, and labour force

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.

Telecommunications is considered as a critical service as it is providing data to network operatives, field engineers, call centre staff, IT, and data infrastructure, 999 and 111 critical services. This new cell will allow telecommunications infrastructure providers to ensure quality, capacity, and operational performance so that customers have uninterrupted access to crucial mobile and broadband services.

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. The benefits to residents and visitors to the area far outweigh any potential perceived negative impacts. In all these circumstances it is concluded that there are no policy or other objections that would warrant the refusal of planning permission and accordingly permission should be granted for the proposed development.



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**Signed  
Position**

**Acquisition  
Surveyor**

**Date  
Company**

**Beacon  
Communications  
For and on behalf of  
MBNL**