

7<sup>th</sup> July 2020.

**To:** Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot;  
Roger Hunneman; Pam Lusby Taylor; David Marsh; Vaughan Miller; Andy  
Moore; Gary Norman; Tony Vickers

**Substitutes:** Councillors Jon Gage, Martin Colston, Jo Day, Stephen Masters, Jeff Cant

Dear Councillor

You are summoned to attend a meeting of the **Planning & Highways Committee**  
**Monday 13<sup>th</sup> July 2020 at 7.00 pm.**

The meeting is open to the press and the public.

Join Zoom Meeting

<https://us02web.zoom.us/j/84702677753?pwd=VzdYb2VUQ1d3NzQ5SURGQU1mM1owZz09>

Meeting ID: 847 0267 7753

Password: 366304

**Hugh Peacocke**  
**Chief Executive Officer**

**1. Apologies**

*Chief Executive Officer*

**2. Declarations of Interest and Dispensations**

*Chairperson*

**To receive** any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.

**3. Minutes (Appendix 1)**

*Chairperson*

**To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 22 June 2020 (already circulated).

Town Hall, Market Place, Newbury, RG14 5AA

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we can all be proud of.

**4. Questions and Petitions from Members of the Public**

*Chairperson*

(Questions, in writing, must be with the CEO by 2.00 pm on 13<sup>th</sup> July 2020)

**5. Members' Questions and Petitions**

*Chairperson*

(Questions, in writing, must be with the CEO by 2.00 pm on 13<sup>th</sup> July 2020)

**6. Schedule of Planning Applications (Appendix 2)**

*Chairperson*

**To comment** on the planning applications listed at the attached schedule

**7. Schedule of Prior Approval Applications (Appendix)**

*Chairperson*

**To comment**, if relevant, on prior approval applications listed at the attached schedule.

**8. Schedule of Licensing Applications (Appendix 4)**

*Chairperson*

**To comment** on the licensing applications listed at the attached schedule.

**9. Town and Country Planning Act 1990 Appeal Under Section 78**

*Chairperson*

**Application No: 19/02558/FULMAJ for Emerald House, Newbury Business Park, London Road, Newbury for Increase the height of the building and replacement mansard roof to include provision for a new third floor of residential accommodation (13 units), provision of dormer windows on second floor and scheme of external design treatment to facilitate works.**

**Newbury Town Council's Comments 18/11/2019:** No objection.

**To note** that the above-mentioned Appeal is to be decided on the basis of an exchange of written Representation. A copy of the document will be available at the meeting. Should the Council wish to make any comments at this stage, or withdraw, modify or add to any earlier comments the Council might have made, or request a copy of the decision letter, the Council should write to the Planning Inspectorate by Monday 27<sup>th</sup> July 2020.

**10. Town and Country Planning Act 1990 Appeal Under Section 78**

*Chairperson*

**Application No: 19/01281/OUTMAJ for Newspaper House & Units Q1-6, Plot Q, Faraday Road, Newbury for Outline permission for demolition of existing Newspaper House and commercial buildings and redevelopment of the site for 71 flats and office accommodation together with parking and associated works. Matters to be considered: Access, Appearance, Layout and Scale.**

**Newbury Town Council's Comments 24/06/2019:** Objection/comment:

Members felt it is too close to the A339 and require more detail in relation to the mitigation of air and noise pollution.

**To note** that the above-mentioned Appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended. A copy of the document will be available at the meeting. Should the Council wish to make any comments at this stage, or withdraw, modify or add to any earlier comments the Council might have made, or request a copy of the decision letter, the Council should write to the Planning Inspectorate by Thursday 6<sup>th</sup> August 2020.

11. **Pre-application consultation: Radio base station installations at A) Ampere Road junction with Faraday Rd and B) Pinchington Lane (Appendix 5)**  
*Chairperson*  
**To agree** the Council's response
12. **Update from the Sandleford Joint Working Group**  
*Chairperson*  
**To receive** an update on any relevant business.
13. **Update from The Western Area Planning Committee**  
*Chairperson*  
**To receive** an update on any relevant business.
14. **Update on Football Facilities for Newbury**  
*Chairperson*  
**To receive** an update in this matter
15. **Town Centre Working Group (Appendix 6)**  
*Chairperson*  
**To Approve the** Terms of Reference, membership and reporting arrangements for the Working Group
16. **Forward Work Programme for Planning and Highways Committee (Appendix 7)**  
*Chairperson*  
**To note** and agree any other items that Members resolve to add to the Forward Work Programme.

**Minutes of a meeting of the Planning and Highways Committee held by Virtual Meeting  
on Zoom Monday 22<sup>nd</sup> June 2020 at 7.00pm.**

**Present**

Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot; Roger Hunneman;  
Pam Lusby Taylor; David Marsh ; Vaughan Miller; Andy Moore; Gary Norman (Chairperson)  
& Tony Vickers

**In Attendance**

Hugh Peacocke, Chief Executive Officer  
Kym Heasman, Corporate Services Officer

**10. Apologies**

**11. Declarations of interest**

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, Billy Drummond, David Marsh, Andy Moore and Tony Vickers are also Members of West Berkshire Council, which is declared as a general interest on their behalf and a dispensation is in place to allow them to partake in discussions relating to West Berkshire Council business.

The Chief Executive Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council Planning Committee and Jeff Beck, Billy Drummond and Andy Moore who are Substitute Members of West Berkshire Council Planning Committee: "I wish to make it clear that any comments I make tonight are only being made in relation to the formulation of the Town Council's view and is not in any way prejudging the way that I may vote when any application is considered by West Berkshire District Council. At that time, I will weigh up all the evidence."

In considering the following application, Councillor Phil Barnett declared that he had a personal interest and took no part in the vote: **20/01211/OUTMAJ**

In considering the following application, Councillor Andy More declared that he had a personal interest and took no part in the vote: **20/01227/HOUSE**

In considering the following application, Councillor Nigel Foot declared that he had a personal interest and took no part in the vote: **20/01228/HOUSE**

**12. Minutes**

The Chief Executive Officer made the following comments regarding actions from the previous meeting:

- **Minute No.4: Mr McKeown's Question – Sterling cables industrial site.**  
The Chief Executive Officer told the meeting that he had written to West Berkshire Council regarding the residents' concerns about remediation and

excavation works on the site. He received a comprehensive response, which had been sent to Mr. McKeown, as well as an email address should the residents have any further questions or concerns in this matter.

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 1<sup>st</sup> June 2020, be approved, and signed by the Chairperson.

**13. Questions and petitions from members of the public**

The Following Question was received from Mr Alan Pearce:

*"Please would the council give an update on any information it has why the Newspaper House development has not had its planning application refused by Gary Lugg (Head of Development and Planning) after all this time?"*

Councillor Tony Vickers responded with the following answer:

*"All I can say at this stage is that 13 weeks at least elapsed between that committee voting for Mr Lugg to issue a refusal to the applicant and the applicant going to the planning inspectorate, with an appeal on the grounds of none determination after no word back from the council. At that point it was no longer possible for the planning authority to make a decision on the application as it was in the hands of the government's planning inspectorate. I am only aware of this as at the chairman's briefing of the Western Area Planning Committee on the 8<sup>th</sup> June which I attended before the actual meeting on the 10<sup>th</sup> of June I asked the officer present at the meeting why even the members of the committee hadn't been told why no decision notice had been issued, and the acting principle officer for that committee as a result did include a paper that which was sent only to members that wasn't marked as confidential, which gave the date at which the appeal was lodged by Newbs paper house was the 11<sup>th</sup> May so that's at least 13 weeks after the meeting itself which was on the 5<sup>th</sup> February, and that's the date which they decided to appeal. Now one can lead mitigating circumstances on the behalf of west Berkshire council they have had the Covid emergency to deal with, but that afternoon on the 8<sup>th</sup> June I did seek and update from mister Lugg and in fact I did follow that up with another email this afternoon but found that he is on leave until the 6<sup>th</sup> July. In the meantime I have written to the monitoring officer of WBC to ask under what circumstances are the committee of the council meeting in public can appear to make decisions which are then not implemented and the committee is not told about it. It is now 18 days since I made this formal complaint to WBC and it will be at least a month now before I can update this council anymore."*

The Following Question was received from Mr Alan Pearce:

*“Please would the Counsellors comment on the attached document with regard to developments in Newbury such as Travelodge/ Premier Inn hotels and large developments like on West street, do they meet with planning policies CS16 with regards to greenfield run-off rates and do the S106 payments cover the cost of the Infrastructure needed for these Developments?”*

The Chairperson responded with the following answer:

*“As I can see from the documents to which you refer, your representatives have requested the Remediation Plan and Verification Strategy of the sites in question and that Gary Lugg (Head of Development and Planning at WBDC) replied on 12th June that he would reply in due course. However, as we have just heard from Councillor Vickers Gary Lugg is on holiday until the 6<sup>th</sup> July. As stated at the outset of the meeting, NTC does not have professional planning officers and these are matters to be taken up with the planning authority, which indeed you are doing. However, thank you for drawing this matter to the attention of this committee as we are very much interested in any reply that you may receive.”*

The Following Question was received from Mr Paul Morgan:

*“In a recent quote to the Penny Post Councillor Woollaston made the following statement “Avison Young has, Councillor Woollaston also told me, “been appointed to work up a Master Plan for the entire 25-acre site which we initially see as being predominantly residential with a high affordable housing proportion and a commercial element. Does the Town Council:*

- A) Find it worrying and inappropriate that Councillor Woollaston (who is on the LRIE steering group) made this statement before the Avison Young report has been completed?*
- B) Concur with Councillor Woollaston’s view that the LRIE in the future will or should be predominantly residential?”*

As Mr. Morgan was not present at the meeting the Council will send him a written response to these questions.

**AGENDA ITEMS 11 & 14 where discussed at this time in the meeting.**

**14. Members’ questions and petitions**

Question received from Councillor Phil Barnett:

*“Following the lock down period when very few private vehicles were noted in and around the town Now the businesses and shops are opening up more vehicles are noted , including ones eagerly getting to their destination We are now encouraged to walk . Cycle if we cannot use our own vehicles to that end Can we as the Planning and Highways committee of Newbury Town council consider a series of SIDS checks*

*at strategic positions in and around the town to make sure. Pedestrians and cyclists feel safe in their day to day movements”*

The Chairperson responded with the following answer:

*“There were plans in place for WBDC to conduct extensive training in the use of SIDs equipment in July 2020. This has been postponed, like everything else, due to the Covid crisis. There is no news coming from WBDC at this moment in time as to when this training will take place, as the government guidelines have not changed enough to allow it to happen. In the meantime, NTC has not the resources in place to conduct its own SIDs testing independently. We will seek further information from WBDC when the guidelines change again.”*

**15. Schedule of planning applications**

Resolved that the observations recorded at Appendix 1 to these minutes be submitted to the planning authority.

In considering the following application, Councillors Vaughan Miller and Tony Vickers abstained in the vote: **20/01214/FUL**

**16. Schedule of prior approval applications**

Resolved that the observations recorded at Appendix 2 to these minutes be submitted to the planning authority.

**17. Schedule of Licensing applications**

It was agreed that the following observation be submitted:

- Premises License 20/00464/LQN (Variation) – 121A London Road, Newbury.

Applicant: Lidl Great Britain Limited  
No objection

**18. Update from the Western Area Planning Committee**

Cllr. Tony Vickers advised the meeting that the applications for The Lodge, Newbury Racecourse have been deferred to the following Western Area Planning Committee Meeting.

**19. Winter Service Plan**

Members agreed with a majority of the Service plan but made the following comments:

Walla Drive, should be added to the lists of roads and footpaths in Newbury

All paths, steps and ramps leading to the pedestrian subways in the Town Centre should be top priority

references to *When resources allow*, should for the main foot paths/cycle paths/underpass ramps and steps on all major walking routes into town.

**20. Car Club - Newbury**

Committee members thanked Jenny Graham and Jonathon Colins for the presentation on the Newbury Car Club. The Chief Executive Office offered to promote Newbury Car Club advertising on Newbury Town Council notice boards and to request the BID to promote the service on the Visit Newbury website.

**21. Hambridge Road Employment Area**

Committee Members asked the Chief executive officer on behalf of this committee to write to West Berkshire District Council asking them to take action in anticipation of the link road being complete, and to consider how they are going to meet the aims set out in their own local transport plan which is to encourage sustainable choices for travel to work.

**22. Update on the Town Centre Re-opening**

Information was received and noted by the committee, who wished to express their gratitude at what a great job Shaun the Community Warden has been doing in the town centre throughout the Covid restrictions.

**23. Update on Football Facilities for Newbury**

The meeting heard that the CEO had written to Surfacing Standards Ltd. advising them of the Town Council's position in this matter and inviting them to attend a committee meeting. It was noted however, that they have completed their report and submitted it to West Berkshire Council.

The Committee heard that Mr. Paul Anstey is dealing with the matter at WBC and apologised for his inability to attend the Committee meeting. The Chair advised that if Mr. Anstey was unable to attend the next meeting he would consider inviting the Football Club representatives.

**24. Forward work programme for Planning and Highways Committee meetings 2019/20**

It was agreed to add the following item to the agenda for 13 July:

Invitation to Nottingham City Council to give a presentation on the Workplace Parking Levy that is in place, in the Nottingham area.

The CEO said that there would be proposals coming forward for a Town Centre Working Group, including Terms of Reference, membership and reporting arrangements.

**There being no other business the chairperson declared the meeting closed at 21.41 hrs**

**Chairperson**



**Planning & Highways Committee Meeting 9 December 2019**

**Schedule of planning applications - Resolutions**

<b>Running Order</b>	<b>Resolutions</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1	No Objection	<a href="#"><u>20/01282/OUT</u></a>	75 Turnpike Road, Newbury for Mr & Mrs Aubrey	Outline application for proposed new single dwelling on Land to the rear of 75 Turnpike Road. Matters to be considered: Access and Layout.
2	No objection provided that the Highways Officers observations are addressed.	<a href="#"><u>20/01196/HOUSE</u></a>	18 The Folly, Newbury for Mr & Mrs Hammond	Two storey side extension and single storey rear.
3	No objection	<a href="#"><u>20/00908/HOUSE</u></a>	2 Roebuts Close, Newbury for Anil Patel	Alter existing garage reducing its length and adding a pitched roof.
4	No objection	<a href="#"><u>20/01195/HOUSE</u></a>	15 Dormer Close, Newbury for Mr & Mrs Harris	New Double Garage.
5	No objection	<a href="#"><u>20/01228/HOUSE</u></a>	6 Conifer Crescent, Newbury for Mr A Chan	Two storey side extension and single storey rear and side extension.
6	No objection	<a href="#"><u>20/01227/HOUSE</u></a>	31 Three Acre Road, Newbury for Mr & Mrs Pippitt	Replacement of existing static caravan with all new timber framed building to be used as art studio and garden store.
7	No objection	<a href="#"><u>20/01159/ADV</u></a>	50A Northbrook Street, Newbury for The Gilded Barber Ltd	Signage for barber shop
8	No objection	<a href="#"><u>20/01171/ADV</u></a>	23 Market Place, Newbury for Crepe O'Clock	To increase the visibility of the Cafe the plan is to use a simple, yet modern advertisement sign. New sign will take the exact same place as the current one (from Sushi Maki) and no light or extra equipment will get in place. Current colour scheme will be used in external frames of the windows and surrounding area of the sign. For sign

				we will use black letters on a white background.
9	No objection	<a href="#">20/01186/FUL</a>	1 and 3 Kennet Road, Newbury for Four Acres Investments	Change of use of 1 and 3 Kennet Road from 2 dwellings to 6 self-contained flats minor exterior alteration and associated car parking and gardens.
10	objection / comment: Will be overbearing and excessive in a conservation area it will also be out of keeping with street scene.	<a href="#">20/01214/FUL</a>	31 – 34 Bartholomew Street, Newbury for Rissance Land No.3 Limited	Development of three residential apartments.
11	No objections provided the contribution to the car club is carried out as stated in the design and access statement.	<a href="#">20/01211/OUTMAJ</a>	1 West Street, Newbury for Rissance Land No.56 Limited	Outline application for the demolition of existing building and construction of 24No. flats. Matters to be considered: Access, Appearance, Layout and Scale.
12	Objection/comment: This committee supports the observations by Shaw-cum Donnington Parish Council, and that there is insufficient cycle access.	<a href="#">20/00655/RESMAJ</a>	Land Adjacent to Hilltop, Oxford road, Donnington, Newbury	Approval of reserved matters application for phased development of 222 dwellings pursuant to planning application <a href="#">19/00442/OUTMAJ</a> which relates to Section 73: Variation of Condition 1 (Approved Plans) of planning application <a href="#">14/02480/OUTMAJ</a> allowed under appeal reference APP/W0340/W/16/3143214 for a mixed use scheme on 23.1 ha of land, comprising up to 401 dwellings on 11.35 ha of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 ha of land, a one form entry primary school site on 1.7 ha of land, public open space, landscaping and

				associated highway works. Matters to be considered: Appearance, Landscaping, Layout and Scale.
13	No Comment	<a href="#">20/01197/HOUSE</a>	Willowmead, Pyle Hill, Newbury for Mr J Bennett	Outbuilding to house sports equipment.

### Application for Prior Approval

Running Order	Resolution	Application Number	Location and Applicant	Proposal
1	No comment.	<a href="#">20/01284/PASSHE</a>	14 Montgomery Road, Newbury for Matthew James	Application to determine if prior approval is required for proposed larger home extension for alteration and enlargement of single storey rear extension. Dimensions 3.85M form rear wall, 3.90m maximum height, 3m eaves height.

**Planning and Highways Committee Meeting**  
**Schedule of Planning Applications Monday 13 July 2020**

Members are requested to consider the following planning applications, details of which will be tabled at the meeting and which are available for reference at the town hall prior to the meeting.

Running Order	Ward	Application Number	Location and Applicant	Proposal
1	Clay Hill	<a href="#">20/01457/FULD</a>	23 Newport Road, Newbury for Mr Martin Hawkes	Change of use of part of the property to form a separate dwelling.
2	Clay Hill	<a href="#">20/01283/COMIND</a>	Newbury Business Park, London Road, Newbury for Mr J Patterson	Proposed new access from London Road.
3	Clay Hill	<a href="#">20/01517/LBC2</a>	49 Shaw Road, Newbury for Dr Henry Kennedy	Installation of semi-circular fanlight window in the archway about the front door.
4	Clay Hill	<a href="#">20/01404/LBC2</a>	33 shaw road, Newbury for Miss Shotliff & Mr Gosling	Replacement windows.
5	East Fields	<a href="#">20/01384/FUL</a>	Staples, Unit 1, Greenham Road Retail Park, Greenham Road, Newbury for Royal and Son Alliance insurance Plc	Change of Use from Class A1 to a flexible Class A1 / D2 Use.
6	East Fields	<a href="#">20/01331/FUL</a>	Tickitape House, 31 Bone Lane, Newbury for Mr J Kane	Erection of two detached B1 (C)/B8 commercial units with ancillary B1 (a) accommodation and parking.
7	East Fields	<a href="#">20/01436/HOUSE</a>	15 Queens Road, Newbury for Mr & Mrs Cole	Single storey rear and side extension.
8	Speenhamland	<a href="#">20/01323/FULD</a>	Hornbeam House, Speen Lane, Newbury for Mr & Mrs Weddell	Proposed construction of 2 new low energy detached houses on existing residential land forming part of the curtilage of Hornbeam House. Demolition of existing contemporary extension to Hornbeam House.

9	Speenhamland	<a href="#">20/01403/HOUSE</a>	76 Maple Crescent, Newbury for Mr & Mrs Harris	Garage.
10	Wash Common	<a href="#">20/01319/HOUSE</a>	3 Stapleton Close, Newbury for Mr J Overend	Two storey side extension to replace existing garage. Porch extension to front and single storey extension across the rear.
11	Wash Common	<a href="#">20/01321/HOUSE</a>	Upcot, Tydehams, Newbury for Brian Williams	Proposed 2 storey gable and single storey orangery extensions.
12	Wash Common	<a href="#">20/01429/HOUSE</a>	62 PAdock Road, Newbury	Section 73: Removal of Condition 3 – Ancillary to existing dwelling, of planning permission <a href="#">12/02645/HOUSE</a>
13	West Fields	<a href="#">20/01326/FUL</a>	11-13 Market Place, Newbury for Cashine Gaming Ltd	Change of use of the ground floor from betting shop (sui generis) use to adult gaming and amusement centre with bingo (sui generis). Instillation of associated signage comprising 1no. externally illuminated fascia sign and 1no. externally illuminated projecting sign.
14	West Fields	<a href="#">20/01327/ADV</a>	11-13 Market Place, Newbury for Cashine Gaming Ltd	Instillation of associated signage comprising 1no. externally illuminated fascia sign an 1no. externally illuminated projecting sign.
15	West Fields	<a href="#">20/01210/FULD</a>	41 and 41A Cheap Street, Newbury for Living Club Ltd	Alterations to ground floor shop premises to provide shop with store and welfare facilities and two self-contained studio apartments, alterations to first floor to provide 4 self-contained studio apartments and to create an additional floor with new staircase and replace the existing pitched roof and flat roof construction to the rear of the premises to provide a single studio apartment.
16	West Fields	<a href="#">20/01212/LBC2</a>	41 and 41A Cheap Street, Newbury for Living Club Ltd	Alterations to ground floor shop premises to provide shop with store and welfare facilities and two self-contained studio apartments, alterations to first floor to provide 4 self-contained studio apartments and to create an additional floor with new staircase and

				replace the existing pitched roof and flat roof construction to the rear of the premises to provide a single studio apartment.
17	West Fields	<a href="#">20/01362/HOUSE</a>	30 Rectory Close, Newbury for Mr & Mrs Bailey	Section 73 Application for variation of condition (2) approved plans of approved <a href="#">18/01047/HOUSE</a> – Proposed single storey rear extension and two storey side extension.
18	West Fields	<a href="#">20/01352/FUL</a>	85A Northbrook Street, Newbury for Fenwall Investments Ltd	Proposed replacement of roof covering/roof lights and the installation of new roof edge protection.
19	West Fields	<a href="#">20/01387/COMIND</a>	13-17 The Kennet Centre, Newbury for Lochailort Newbury Ltd	Change of use from A1 to D2 for a three-year temporary period
20	West Fields	<a href="#">20/01433/FULD</a>	13 Rockingham Road, Newbury for Vokins Construction and Sons Ltd	Creation of new attached dwelling house to existing property with associated parking.
21	<b>Adjacent Parish</b> (East Fields)	<a href="#">20/01354/FULD</a>	Bride House, Overbridge Square, Newbury for Overbridge Developments Ltd	Section 73A: Variation of Condition 2 – Amended Plans of planning permission <a href="#">17/00331/FULD</a> .
22	<b>Adjacent Parish</b> (East Fields)	<a href="#">20/01356/FULD</a>	Lock House, Overbridge Square, Newbury for Overbridge Developments Ltd	Section 73A: Variation of Condition 2 – Amended Plans of planning permission <a href="#">17/00333/FULD</a>
23	<b>Adjacent Parish</b> (East Fields)	<a href="#">20/01359/FULD</a>	Weir House, Overbridge Square, Newbury for Overbridge Developments Ltd	Section 73A: Variation of Condition 2 – Amended Plans of planning permission <a href="#">17/00335/FULD</a>
24	<b>Adjacent Parish</b> (Wash Common)	<a href="#">20/01238/OUTMAJ</a>	Sandleford Park, Newtown Road, Newtown, Newbury for Bloor Homes & Sandleford Farm Partnership	Outline planning permission for up to 1,000 new homes; an 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to

				500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. <b>Matters to be considered: Access.</b>
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**Planning and Highways Committee Meeting  
Monday 13<sup>th</sup> July 2020**

**Schedule of planning decisions & recommendations made by West Berkshire Council  
(WBC)**

<b>Application No.</b>	<b>Location And Application</b>	<b>Proposal</b>	<b>NTC Observations</b>
<a href="#"><u>20/00778/FULD</u></a>	23 Newport Road, Newbury for Mr Martin Hawkins	Conversion of part of the property to form a separate dwelling.	No objection
<b>WBC Final Decision – Refused</b>			



Planning and Highways Committee Meeting Monday 13<sup>th</sup> July 2020

## Schedule of Licensing Applications

Licence	Applicant(S)	Premises
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New  Ref: <b>20/00539/LQN</b>	Applicant: West Berkshire Pub Company Limited  Location: 17 Market Place, Newbury, RG14 5AA	<b>Proposal:</b> Films, Recorded Music, Performance of Dance & Supply of Alcohol on Monday to Sunday from 10:00 to 00:00 Live Music on Monday to Sunday from 10:00 to 23:00 Late Night Refreshment on Monday to Sunday from 23:00 to 00:00

Licence	Applicant(S)	Premises
Bingo Premises Licence - section 160 of the Gambling Act 2005 Premises Licence – New	Applicant: Cashino Gaming Limited  Location: Merkur Slots, 11-13 Market Place, Newbury	<b>Proposal:</b> Bingo



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Our ref: MBNL\_WBE006

Mr Hugh Peacocke  
Newbury Parish Council  
Town Hall  
Market Place  
Newbury  
RG14 5AA

Email: [towncouncil@newbury.gov.uk](mailto:towncouncil@newbury.gov.uk)

Via Email

25<sup>th</sup> June 2020

Dear Mr Peacocke

**PRE-APPLICATION CONSULTATION – RADIO BASE STATION INSTALLATION AT MBNL\_WBE006 AMPERE ROAD DNS, AMPERE ROAD J/W FARADAY ROAD, NEWBURY, BERKSHIRE, WEST BERKSHIRE, RG14 2AD. NGRs E:447673 N:167466**

Clarke Telecom Ltd act on behalf of the mobile telecommunications operator MBNL. MBNL undertakes the management and network deployment of telecommunications sites on behalf of both EE (UK) Ltd and Hutchison 3G UK Limited. The proposal is for a new Hutchison 3G UK Limited column, in order to provide the latest 4G and new 5G technologies to the Newbury area.

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, MBNL are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of MBNL's continued network improvement program, there is a specific requirement for a new mast at the footway of Ampere to ensure that the latest high quality 2G, 3G and 4G service provision continues to be provided in the Newbury area. The proposed new column will also ensure that new 5G coverage can also be provided at this location. This ensures that coverage and capacity requirements are maintained.

The proposed new mast has been sited and designed in order to provide 5G coverage and to support the existing mobile network. At present it is paramount that digital connectivity is supported and maintained throughout the country. In particular the current massive shift in user demand from city centres and places of work to residential areas and suburbs requires an improvement in coverage and capacity throughout the whole network. The current proposal therefore provides such additional capacity to the network whilst still promoting the improved 5G technology.

The proposed development is within the limits set out in Part 16 for permitted development with Prior Approval. The location enables the whole of the surrounding area to benefit from improved 5G network coverage and has been designed to be future proof, thus enabling other technologies to be deployed depending upon the demand required. As the shift in demand is expected for the foreseeable future and that as central government considers digital communications to be a critical national infrastructure, we intend to support customers and local residents by ensuring as little disruption as possible. The existing site will therefore be retained so that all existing users may benefit at this difficult time. In addition, EE

will become the Emergency Services Network Provider and in order to dedicate the 4G network for that use, the intention is to support all users during the current climate and to maintain all current services without the removal of any existing equipment.

The current proposed works are an upgrade to this installation to enable 5G to be brought to this area. Ultimately the existing column will be replaced by the proposed new column in a slightly different location, but the timings of this cannot be provided due to the need to ensure that there is no loss of service especially during these very trying times that we are living through. Consequently the intention is to retain the existing monopole for a short period, integrate the 5G antennas on the new monopole and to remove the existing monopole when it is practicable. The intention is not to have both monopoles in place for an extended period but simply to ensure that the most effective support for the network is provided at the current time. The timescales involved are dependent upon available teams to complete the works, the integration of the new site and the operational requirement to maintain the network to its fullest capacity during this unprecedented period. We do not anticipate this to be a long period of time but I hope you can appreciate that at present our priority is providing connectivity to all users without any chance of a loss in coverage.

Mobile telecoms networks are now ubiquitous throughout the UK. It is an expectation that an individual can connect and use their mobile phone whenever and wherever they are. With the advent of new technology, under the banner of 5G, further advances are proposed and Central Government has seen the telecoms industry, and in particular 5G, to be at the forefront of economic development.

This new column will enable 5G coverage to be provided to this area of Newbury. The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage.

As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver prosperity at the local level and enable all places to share in the proceeds of growth.

5G service provision will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, the 'Internet of Things'. This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

The base station will also meet the extra demands on the network in this area as more people use internet enabled handheld devices.

The preferred MBNL option is as follows:

**MBNL\_WBE006 AMPERE ROAD DNS, AMPERE ROAD J/W FARADAY ROAD, NEWBURY, BERKSHIRE, WEST BERKSHIRE, RG14 2AD. NGRs E:447673 N:167466**

The proposal relates to the installation of a new monopole up to 20m in height supporting 6 no. antennas with a wrap around equipment cabinet at the base of the column, installation of 3 no. new equipment cabinets and ancillary development thereto. Enclosed for reference is a site location plan and an indicative drawing of the proposed monopole.

The proposed height is essential in order to ensure the latest 4G and new 5G technologies are provided in and around this area of Newbury. These latest technologies operate at higher frequency bands than older technologies such as 2G and 3G. The higher the frequency band the greater the radio signal is naturally weakened. This means that the effects of clutter are even more significant than for the provision of older technologies. As a result, a higher column is normally required to maintain the same coverage footprint. The latest 4G technology and new 5G service provision carry higher capacity and data speeds to the user, this leads to such antennas having to be positioned at a higher height than more standard antennae and in turn a taller antenna height for 5G service provision.

The new column is located where there is an existing established radio base station. There are no other more suitable locations within the immediate area for the operator to locate their equipment. As such this is sequentially the most preferable site for the operator to install the new column and associated equipment cabinets.

The proposal for this MBNL site has been designed within International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines. 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.

For your information pre-consultation letters and a set of plans have been sent to the other local ward councillors for Newbury Clay Hill Ward Newbury Parish Council and the local MP Laura Farris.

We look forward to receiving your response within 14 days of the date of this letter.

Yours sincerely

Site Ref	WBE006	Site Name and Address	AMPERE ROAD DNS NEWBURY WEST BERKSHIRE RG14 2AD
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NOTE THE MAP IS NOT TO SCALE



Our ref: MBNL\_WBE014

Mr Hugh Peacocke  
Newbury Parish Council  
Town Hall  
Market Place  
Newbury  
RG14 5AA

Email: [towncouncil@newbury.gov.uk](mailto:towncouncil@newbury.gov.uk)

Via Email

26<sup>th</sup> June 2020

Dear Mr Peacocke

**PRE-APPLICATION CONSULTATION – RADIO BASE STATION INSTALLATION AT MBNL\_WBE014 PINCHINGTON LANE (PARA V/F 98715), PINCHINGTON LANE, NEWBURY RETAIL PARK, NEWBURY, WEST BERKSHIRE, RG14 7EX. NGRs E:447565 N:165243**

Clarke Telecom Ltd act on behalf of the mobile telecommunications operator MBNL. MBNL undertakes the management and network deployment of telecommunications sites on behalf of both EE (UK) Ltd and Hutchison 3G UK Limited. The proposal is for a new Hutchison 3G UK Limited column, in order to provide the latest 4G and new 5G technologies to the Newbury area.

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, MBNL are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of MBNL's continued network improvement program, there is a specific requirement for a new mast at the footway of Pinchington Lane to ensure that the latest high quality 2G, 3G and 4G service provision continues to be provided in the Newbury area. The proposed new column will also ensure that new 5G coverage can also be provided at this location. This ensures that coverage and capacity requirements are maintained.

The proposed new mast has been sited and designed in order to provide 5G coverage and to support the existing mobile network. At present it is paramount that digital connectivity is supported and maintained throughout the country. In particular the current massive shift in user demand from city centres and places of work to residential areas and suburbs requires an improvement in coverage and capacity throughout the whole network. The current proposal therefore provides such additional capacity to the network whilst still promoting the improved 5G technology.

The proposed development is within the limits set out in Part 16 for permitted development with Prior Approval. The location enables the whole of the surrounding area to benefit from improved 5G network coverage and has been designed to be future proof, thus enabling other technologies to be deployed depending upon the demand required. As the shift in demand is expected for the foreseeable future and that as central government considers digital communications to be a critical national infrastructure, we intend to support customers and local residents by ensuring as little disruption as possible. The existing site will therefore be retained so that all existing users may benefit at this difficult time. In addition, EE



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The current proposed works are an upgrade to this installation to enable 5G to be brought to this area. Ultimately the existing column will be replaced by the proposed new column in a slightly different location, but the timings of this cannot be provided due to the need to ensure that there is no loss of service especially during these very trying times that we are living through. Consequently the intention is to retain the existing monopole for a short period, integrate the 5G antennas on the new monopole and to remove the existing monopole when it is practicable. The intention is not to have both monopoles in place for an extended period but simply to ensure that the most effective support for the network is provided at the current time. The timescales involved are dependent upon available teams to complete the works, the integration of the new site and the operational requirement to maintain the network to its fullest capacity during this unprecedented period. We do not anticipate this to be a long period of time but I hope you can appreciate that at present our priority is providing connectivity to all users without any chance of a loss in coverage.

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5G service provision will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, the 'Internet of Things'. This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

The base station will also meet the extra demands on the network in this area as more people use internet enabled handheld devices.

The preferred MBNL option is as follows:

**MBNL\_WBE014 PINCHINGTON LANE (PARA V/F 98715), PINCHINGTON LANE, NEWBURY RETAIL PARK, NEWBURY, WEST BERKSHIRE, RG14 7EX. NGRs E:447565 N:165243**

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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.

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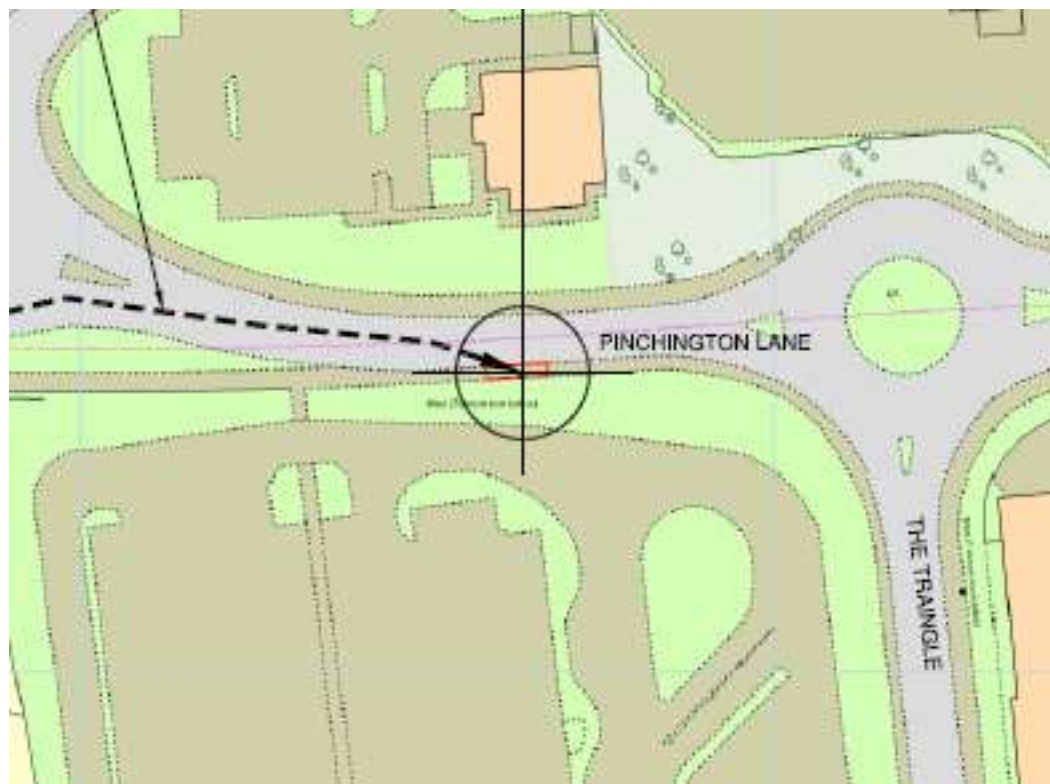
We look forward to receiving your response within 14 days of the date of this letter.

Yours sincerely



Site Ref	WBE014	Site Name and Address	PINCHINGTON LANE NEWBURY RETAIL PARK NEWBURY RG14 7EX
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NOTE THE MAP IS NOT TO SCALE





# 5G and Future Technology – Delivering the UK's Telecoms Future

## Streetworks Monopoles in support of 5G

### Setting the scene

Mobile connectivity is becoming ubiquitous and the expectation is that it should be available throughout the country. From the first generation of analogue phones to modern 4G enabled smart phones, people have embraced the benefits provided by increased connectivity and the applications that smart phones can control. As digital systems and mobile telephony develop it has become apparent that the mere requirement to make a telephone call is secondary to the overall advantages and opportunities that modern smart phones and increased data speeds can offer.

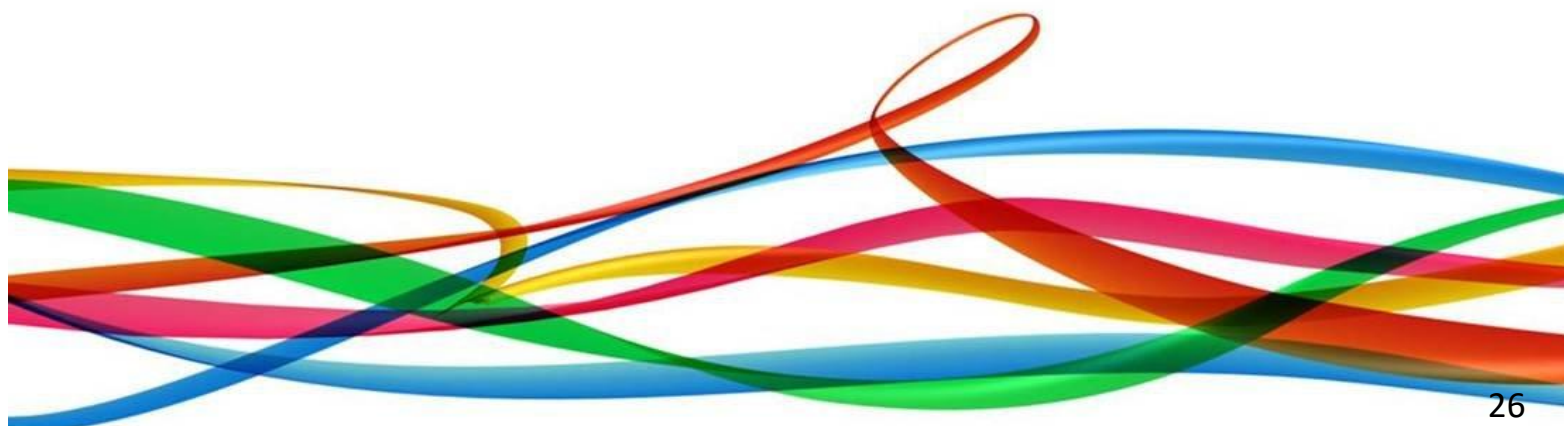
***“We will build a Britain that lives on the digital frontier, with full-fibre broadband, new 5G networks and smart technologies”***

**BEIS Industrial Strategy – Building a Britain fit for the Future 2017**

It is anticipated that the next generation of smart phones will be only a small part of wider mobile connectivity. The first generation provided voice calls, the second generation allowed basic data such as texting and the third generation offered internet access and the development of apps. Since then the smart phone has developed further and the fourth generation has brought video and much faster data speeds allowing the integration of the smart phone into wider use.

***“Securing the mobile networks necessary to put the UK at the forefront of this emerging technology will be critical to the growth of our economy”.***

**‘Connected Future’ National Infrastructure Commission 2016**



The next generation of mobile telephony is 5G and it brings a revolutionary approach to managing spectrum and greatly increasing data speeds. The advantages this presents range from near-instant downloads of HD films to connected cars, smart medical devices and smart cities.

***“5G has the potential to dramatically transform the way we go about our daily lives, and we want the citizens of the UK to be amongst the first to experience all the opportunities and benefits this new technology will bring....”***

***Margot James, the government minister for digital.***

***“5G is about more than mobile phone consumers having a fast and reliable connection anywhere in the country. It’s a vital piece of technology that can be used to improve the productivity and growth of our industrial sectors. That’s why we’re excited to develop new trials in areas such as manufacturing and logistics that can really benefit from 5G”.***

***Digital Secretary Jeremy Wright June 2019***

5G also integrates the previous generations of mobile telephony through either utilising the existing radio spectrum and/or combining the advantages of previous generations and using multiple platforms to manage coverage and capacity. It is estimated that 5G will directly contribute to an additional £7 Billion a year to the UK economy in just six years from roll-out. Although 5G will undoubtedly bring new opportunities and huge benefits to society, we cannot escape from the requirement that new structures, antennas and ancillary equipment will be needed. But to do so the network needs to be surveyed, designed and planning approval obtained. It has been acknowledged by Government that we must ensure that we have the infrastructure in place to deliver 5G across our major centres and transport networks.

## The Next Generation

The growth of digital connectivity over the last few decades has transformed all aspects of life within the UK. It has provided the opportunity to work differently, to socialise and interact differently, to bring the world closer and to offer new commercial opportunities. The internet and mobile connectivity rely upon the deployment of new fibre networks. Utilising these fibre networks allows each mobile base station to link back into the wider core network, however, the requirements in the future are for ubiquitous coverage and this will mean the more complex, more remote locations throughout the country will need further new installations. In addition, 5G offers download speeds far in excess of what can be achieved today, even by fixed line broadband. Such increased speeds and low latency provides the potential for far greater economic and social opportunities.

Examples of this new world that will emerge from ubiquitous 5G coverage involves such things as connected and autonomous vehicles, traffic management, smart manufacturing with heterogenous autonomous machines, direct machine to machine communication, advanced medical devices, automated agriculture, far greater security provision, more stable and reliable connectivity and advances in further application development with uses not yet identified. All of the above provides an insight into the future development of connectivity in our modern world and also provides a further insight into the expected minimum eight-fold increase in data usage by each mobile operator over the next 5-6 years.

## Current Legislative Environment

The existing 4G network rollout has been relatively rapid. However, it was apparent that there were certain restrictions and complications, particularly within the Planning regime, that hindered a more effective rollout. Telecoms Planning is governed by secondary legislation set by central government and the Devolved Authorities and much work has been made to lessen the adverse effects of previous generations of legislation. In England, Part 16 of the General Permitted Development Order ([2016 SI No. 1040](#)) was revised in November 2016 and increased permitted development rights for Electronic Communications Code System Operators. In Scotland the relevant legislation is [Class 67](#) of the General Permitted Development Order (In order to benefit from the potential that 5G offers, these regulations will need to be relaxed further and altered to address the particular requirements of the new infrastructure proposed). In Wales it is Part 24 of the GPDO ([2019 No. 330 W. 80](#)) which was recently revised in 2019. This approach is supported in National Planning Policy:

***“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”.***

**National Planning Policy Framework July 2018**

Consultation is ongoing with the relevant government departments in order that a better understanding of the requirements is being presented and understood, however, it is imperative that the UK prepares itself in order to enable this new technology and to lessen the burden of over complex regulations. Reducing barriers to network deployment should therefore be considered a strategic necessity given the potential for 5G to help digitise wider areas of the economy. Mobile telephony is seen as a critical aspect of the future of our country and the Government directly supports the increase and expansion of services and new technology:

***“Getting 5G deployment right will be critical in a future where connectivity is becoming integral to almost all parts of the economy, and the UK will put its future growth and competitiveness at risk if it falls behind”.***

**‘Connected Future’ National Infrastructure Commission 2016**

## New Equipment

The initial rollout of equipment will be concentrated on a macro level, that being the upgrading of main hub sites but also coupled with new standalone sites. The potential for Small Cells will evolve as the technology is taken up. 5G has to be deployed smoothly and effectively and as such many existing rooftops, streetworks monopoles and stand-alone greenfield towers will need to be upgraded and redeveloped to accommodate the new equipment and antennas.

In addition to upgrading existing rooftop sites we will need to deploy new standalone streetworks installations. At present the mobile networks comprise multiple buildings, structures and installations in order to provide the necessary coverage to customers. With the advent of 5G and the need to provide

ubiquitous coverage the need is for an installation wherever there is demand and thus where population density is highest. As the nature of our built environment has developed there are certain areas of the country with a large demand for mobile connectivity but with limited available buildings or structures to site such equipment. Examples of such locations are residential housing estates, transport routes, commercial retail centres etc. Such locations have an acute demand for connectivity, but the antennas and equipment have to be located within the vicinity so that a signal can be easily broadcast from the base station to the mobile device and vice versa.

At present we are embarking upon a process to upgrade our existing streetworks monopole installations. These sites are predominantly located on Highways land close to population densities and have been sited with consideration of a sequential approach to site acquisition. With 5G the design of the installations has to change. We are now deploying 2G/3G/4G and the now the new 5G antennas in order to provide the best possible mobile experience for all our customers.

The design of the new monopoles has to accommodate the additional equipment but requires a separation between antenna systems so as not to create interference. The addition of a further generation of antennas has meant that the monopoles need to be taller, predominantly 20m. In conjunction with the height increase we have still managed to maintain a slim and regular monopole design without a bulky headframe. The intention is to represent the existing installation but to bring the benefits of 5G connectivity to the surrounding area.

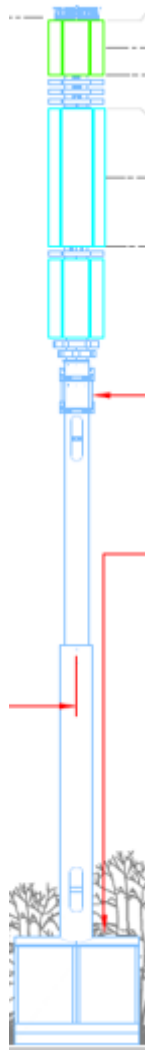
It is also anticipated that at times two new monopoles will be required. The reasons for this are to manage the increased demands in data and also so that each of the Mobile Operators – EE and Three – can optimise the best use of the spectrum available to them. Wherever possible we will design and locate equipment so that it presents the least visually obtrusive feature within the landscape and consultation with the Local Planning Authority will be undertaken so that there is an understanding of the technical challenges and design proposals made.

5G operates across multiple spectrums and therefore requires additional antennas and new equipment cabinets. The signals that are broadcast are more prone to the shadowing effect of adjacent buildings or structures, and also the effect of tree canopies reducing the broadcast range and effectiveness of the antennas. Consequently, the height of the 5G antennas needs to be sited to avoid such obstacles and this in part dictates the height of the new streetworks monopoles. All new proposals will be set out in associated drawings and the broadcast levels will also be within agreed ICNIRP (International Commission for Non-Ionising Radiation Protection) guidelines.

The higher frequencies that 5G will use can provide more bandwidth and thus greater capacity but the signal will not travel as far as those of previous generations. The implications to the built environment will be that more infrastructure is needed with a significant increase in capital required. In order to meet future demands for connectivity the new installations will have to be designed to optimise the network and thus provide a public benefit in addition to the existing telecoms generations and frequencies used. Additional installations are anticipated in high demand areas such as city centres and residential housing estates in order to meet the ever-increasing levels of demand and capacity.



Note typical design and size of proposed streetworks monopoles



In order for the UK to benefit from the huge potential of 5G Local Planning Authorities will have to weigh the Public Benefits of such connectivity with the requirements to direct and manage the built environment. Central Government understands that this may present concerns with the various design solutions proposed but it is important that all Local Planning Authorities understand the technical needs of 5G and better understand the wider advantages of such new technology. This is further emphasised within the National Infrastructure Commission's report in 2016, where National Digital Strategy will be directed through the Economy and Industrial Strategy Cabinet Committee in order to:

***“Support and challenge local government in their plans to enable the delivery of digital infrastructure; both in terms of ensuring that these plans help the UK to meet its national objectives, and that local authorities develop consistent approaches to support the deployment of mobile infrastructure across the country”.***

**‘Connected Future’, National Infrastructure Commission 2016**

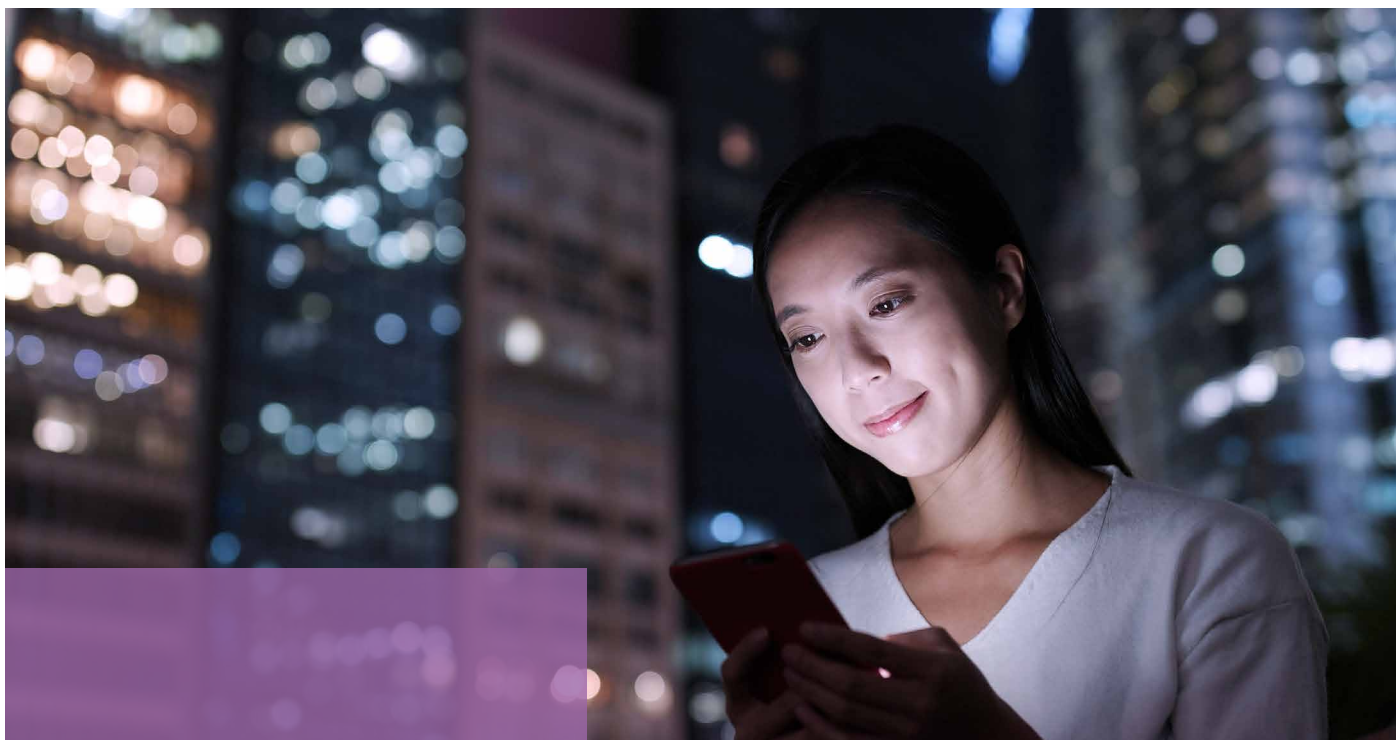
## Outcomes

Central Government has expressed a support for new telecoms installations and the deployment of new technology. It is seen as essential for the country to develop and exploit the advantages of such new technology to the direct benefit of the public and the economy as a whole. It is seen that Local Government is key to the effective deployment of new technology and the upgrading of existing technology. Support and understanding from Local Government is needed to process Planning Applications, to offer the use of publicly owned assets to locate new equipment and to liaise with Mobile Network Operators in creating the infrastructure required. This is supported by the encouragement the National Infrastructure Commission has indicated in their Connected Future report 2016:

***“Local government should actively facilitate the deployment of mobile telecoms infrastructure”.***

**Connected Future, National Infrastructure Commission 2016**

It is suggested that Local Government will directly benefit from new and improved connectivity which will directly improve the local economy, social interaction, improved services, higher productivity and the reduction of social exclusion. The introduction of new infrastructure is required for all of the reasons above but also to prepare the UK for wider and greater advances benefiting from ubiquitous coverage and improved connectivity.



## Allaying health concerns regarding 5G and exposure to radio waves

An IET guide for local planning authorities regarding 5G masts and small cells

[theiet.org/5g-health](https://theiet.org/5g-health)



# Introduction



The UK has an ambitious programme<sup>2</sup> to become a world leader in 5G; the fifth generation of mobile technology. The aim of this document is to give local planners a better understanding of what 5G is – and isn't – as this affects both future coverage and concerns that have been expressed about exposure to radio waves. The document is intended to be a brief overview and references for further reading are provided at the bottom of each page.

## What is 5G?

5G is the next transformational technology that will provide the underlying wireless infrastructure to cope with relentless rise in data consumption and support many new applications<sup>3</sup>. This includes everything from connected cars and virtual and augmented reality through to the foundations for emerging smart city and Internet of Things (IoT) technologies.

## Features of 5G

### Faster download speeds

It's expected that 5G will provide speeds of between 1GBps and 10GBps; much faster than today's 4G networks. This would mean a full HD movie could be downloaded in 10 seconds, as opposed to 10 minutes today.

### Lower latency

5G has been designed to have significantly lower latency, meaning very little lag, or buffering. This could enable mobile applications that simply aren't possible today, such as multiplayer gaming, factory automation and other tasks that demand quick responses.

### Greater capacity

5G will also have vastly greater capacity, allowing networks to better cope with not only the rapidly increasing data demands of customers today, but also the growth of high-demand applications being planned in the future.

<sup>2</sup> Department for Culture Media & Sport "Next Generation Mobile Technologies: A 5G strategy for the UK" [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/597421/07.03.17\\_5G\\_strategy\\_-\\_for\\_publication.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/597421/07.03.17_5G_strategy_-_for_publication.pdf)

<sup>3</sup> Ofcom "Enabling 5G in the UK" [https://www.ofcom.org.uk/\\_\\_data/assets/pdf\\_file/0022/111883/enabling-5g-uk.pdf](https://www.ofcom.org.uk/__data/assets/pdf_file/0022/111883/enabling-5g-uk.pdf)

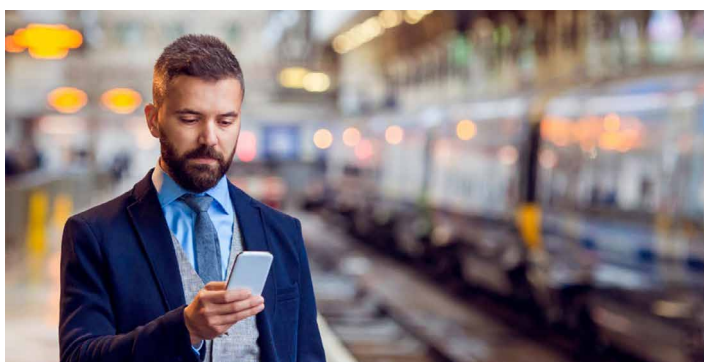
## Key observations

- 1 Operators will continue to design and build sites to be rigorously compliant with the International Commission on Non-Ionizing Radiation Protection (ICNIRP). The commission's guidelines cover all frequencies used for 5G.
- 2 The use of small 5G base stations in towns and cities will reduce exposure of radio waves to individual smartphone users.
- 3 The most widely deployed 5G spectrum band in public places will be 3.6GHz.
- 4 A new generation of 5G antenna called massive MIMO will not be 'massive'.
- 5 A good 5G fibre based local broadband infrastructure will be important to local communities over the coming decades.<sup>1</sup>



<sup>1</sup> Future Telecommunications Infrastructure Review, DCMS, 23 July 2018 see <https://www.gov.uk/government/publications/future-telecoms-infrastructure-review>

# EMF exposure guidelines developed by the International Commission on Non-Ionizing Radiation Protection (ICNIRP)



Mobile operators in the UK design and build their masts, rooftop antennas and other installations to be compliant with exposure guidelines developed by the ICNIRP<sup>4</sup>.

These guidelines are prepared following a comprehensive assessment of all the peer-reviewed scientific literature, including thermal and non-thermal effects. The guidelines are based on evaluations of biological effects that have been established to have health consequences. The World Health Organisation (WHO) recommends that countries adopt the ICNIRP guidelines<sup>5</sup>.

As part of the process for obtaining planning consent for new 5G sites and upgrades, each operator will continue to confirm compliance with ICNIRP guidelines<sup>6</sup>.

## Exposure levels due to 5G small cell networks

Small cells, also known as micro-cells or pico-cells, are smaller antenna systems designed to work over a very short range, such as a hundred metres. They can be deployed in high usage urban areas, in conjunction with large cells on normal masts, to ease network congestion<sup>7</sup>. Some people have expressed a concern that a large number of 5G cells may increase a person's exposure to radio waves.

However, the particular feature of cellular radio is that every time a new base station or cell is added, the distance the signal has to travel is shorter. Therefore, under the laws of physics, the power needed is reduced, leading to a decline in the smartphone power level required to connect to a base station. For many people, their smartphone will be by far the nearest source of radio wave energy to their bodies. As a result, more 5G cells will lead to a reduction in the overall radio wave signal strength an individual smartphone user is exposed to<sup>8</sup>.

<sup>4</sup> See <https://www.icnirp.org/en/frequencies/high-frequency/index.html>

<sup>5</sup> World Health Organisation Standards and Guidelines <https://www.who.int/peh-emf/standards/en/>

<sup>6</sup> See <https://www.ofcom.org.uk/manage-your-licence/radiocommunication-licences/mobile-wireless-broadband/exposure-electro-magnetic-fields>

<sup>7</sup> See <https://www.smallcellforum.org/what-is-a-small-cell/>

<sup>8</sup> "Public exposure to radiofrequency electromagnetic fields in everyday microenvironments: An updated systematic review for Europe" September 2019 <https://www.sciencedirect.com/science/article/pii/S0013935119303068> and "Impact of 5G technology on human exposure" Dr. Fryderyk Lewicki ITU-T SG5, Chairman of WP1 Orange Polska, Poland Expert Meeting: Electromagnetic Field Level and 5G Roll-out November 2017 <https://www.itu.int/en/ITU-D/Regional-Presence/Europe/Documents/Events/2017/EMF/Fryderyk.pdf>

# — The most widely used 5G band in the UK will be 3.6GHz

The UK and Europe will use three bands for 5G<sup>9</sup>. These are termed the 5G pioneer bands and each has a different purpose.



**700MHz**

This band is to secure pervasive national coverage. It's likely to be deployed from the traditional tall mobile phone masts.



**3.6GHz (3.4-3.8GHz)**

The 3.6GHz band sits between the current WiFi bands at 2.4GHz and 5GHz that are already widely deployed in smartphones, homes and offices. 3.6GHz is the 'sweet spot' for achieving the best capacity over the largest areas for the lowest cost, and has wide international support. The mass deployment of small low power base stations in towns and cities will most likely use this band as the cost of covering wider areas is much lower than at 26GHz<sup>10</sup>.



**26GHz**

Sometimes referred to as millimetre or mmWave, 26GHz will be used to provide very high capacity in the limited number of locations of exceptionally high traffic density and applications, such as industry 4.0 (very advanced manufacturing). It will also be used in the relatively few locations where the 3.4-3.8GHz band maxes out. Total coverage by mobile operators at this frequency could be as small as 3% of the UK land area<sup>11</sup>.

## The 5G massive MIMO antenna

The name given to a new kind of 5G antenna – Massive MIMO (multiple input, multiple output) – has provoked some unnecessary concerns.

Although the name would imply something large in scale, in reality the antenna elements of a massive MIMO system are actually tiny. An antenna helps direct the radio energy along a specific path, known as beam forming, rather than spraying it in all directions.

For the past 20 years mobile operators have typically used three or four sectored antennae, so as not to waste radio energy in directions where it's not needed. The 5G massive MIMO antenna makes the transmission more efficient, with the equivalent of 40 sectors, each delivering the same power to a user standing at the edge of coverage but wasting less energy to achieve this<sup>12</sup>.



<sup>9</sup> European Commission Radio Spectrum Policy Group's "Strategic Roadmap towards 5G in Europe" [https://rspg-spectrum.eu/wp-content/uploads/2013/05/RPSG16-032-Opinion\\_5G.pdf](https://rspg-spectrum.eu/wp-content/uploads/2013/05/RPSG16-032-Opinion_5G.pdf) and IET "5G Networks for Policy Makers" report <https://www.theiet.org/media/1166/5g-report.pdf>

<sup>10</sup> Ofcom "Enabling 5G in the UK" March 2018 paragraph 1.13 [https://www.ofcom.org.uk/\\_\\_data/assets/pdf\\_file/0022/111883/enabling-5g-uk.pdf](https://www.ofcom.org.uk/__data/assets/pdf_file/0022/111883/enabling-5g-uk.pdf)

<sup>11</sup> techUK "UK SPF publish principles for the release of 26 GHz 5G pioneer band" <https://www.techuk.org/insights/reports/item/15915-uk-spf-publish-principles-for-the-release-of-26-ghz-5g-pioneer-band>

<sup>12</sup> IEEE Spectrum "5G Bytes: Massive MIMO Explained" <https://spectrum.ieee.org/video/telecom/wireless/5g-bytes-massive-mimo-explained>



## Conclusion



This document has aimed to set out the reality around concerns regarding radio wave exposure, mobile coverage and 5G.

Small 5G base stations in our towns and cities will allow improved network coverage. They will reduce radio wave exposure to individual smartphone users and improve local 5G capacity for all manner of useful bandwidth-hungry applications. And a good 5G fibre base local broadband infrastructure will be important to local communities over the coming decades in view of the ever-increasing amounts of data being consumed by the general public.

**Newbury Town Council**

**Town Centre Working Group**

**Remit:** To make recommendations regarding items related to the Town Centre in :

- NTC Strategy 2019-2024,
- The Newbury Town Plan (Or NDP, should one happen)
- Vision 2036 and
- The BID Business Plan Term II

**Town Centre area:**

North boundary: Bath Road- London Road

East: Boundary Road- Robin Hood Roundabout

South: The railway line

West: Kennet Road-West Street

**Membership:** The following organisations invited to nominate up to 3 members:

NTC (The Chairs of P & R, P &H and Community Services),  
WBC, BID, TVP

The Working Group may also invite any other person whose expertise/ experience they require.

**Reporting:** To the Planning and Highways Committee, every quarter

**Support/ Admin:** To be provided by Newbury Town Council

**Budget:** As allocated by NTC. Other parties also welcome to contribute.

**Term:** To be approved at the first meeting of the Planning and Highways Committee in each municipal year.

## Newbury Town Council

Future Work Programme for Planning and Highways Committee Meetings: 13 July 2020.

### Standing Items on each (ordinary meeting) agenda:

1. Apologies
2. Declarations and Dispensation
3. Approval of Minutes of previous meeting
  - 3.1 Report on actions from previous minutes
4. Questions/ Petitions from members of the Public
5. Questions/ Petitions from Members of the Council
6. Schedule of Planning Applications
7. Schedule of Planning Decisions (if any)
8. Schedule of Prior Approval Applications (if any)
9. Schedule of Licensing Applications (if any)
10. Update from The Western Area Planning Committee
11. Sandleford Park Joint Working Group – Update
12. Update on Town Centre re-opening

22 June	Request and receive a presentation from Newbury Car Club and invite the Highways Authority to attend.
13 July	Town Centre Working Group, including Terms of Reference, membership and reporting arrangements.
To be confirmed	The Future of the Kennet Centre
	Paths that have Cycle ban signs to be reviewed.
	A survey of all pathways/rights of way
	Property of the Essex Wynter Trust at Argyle Road, Newbury.
June/ Sept/ December/ March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts
<i>Each April/ October</i>	<i>To review progress on the implementation of the Town Plan</i>
Each November	Review of KPI's for Planning and Highways Committee
Each December	Send Budget proposals to RFO