

2EØLDZ

LONDON



STAND BY FOR ACTION



Planning for Transmission

How to give yourself the best chance of success at planning

2E0LDZ

Trevor Clapp

- Architect
- London Practice
- Difficult planning applications
- Getting Clients out of trouble
- Mad antenna builder
- DX Chaser & UKAC Portable



Capt T Clapp BA(hons)DipArch RIBA CPL(h)

Planning for Transmission

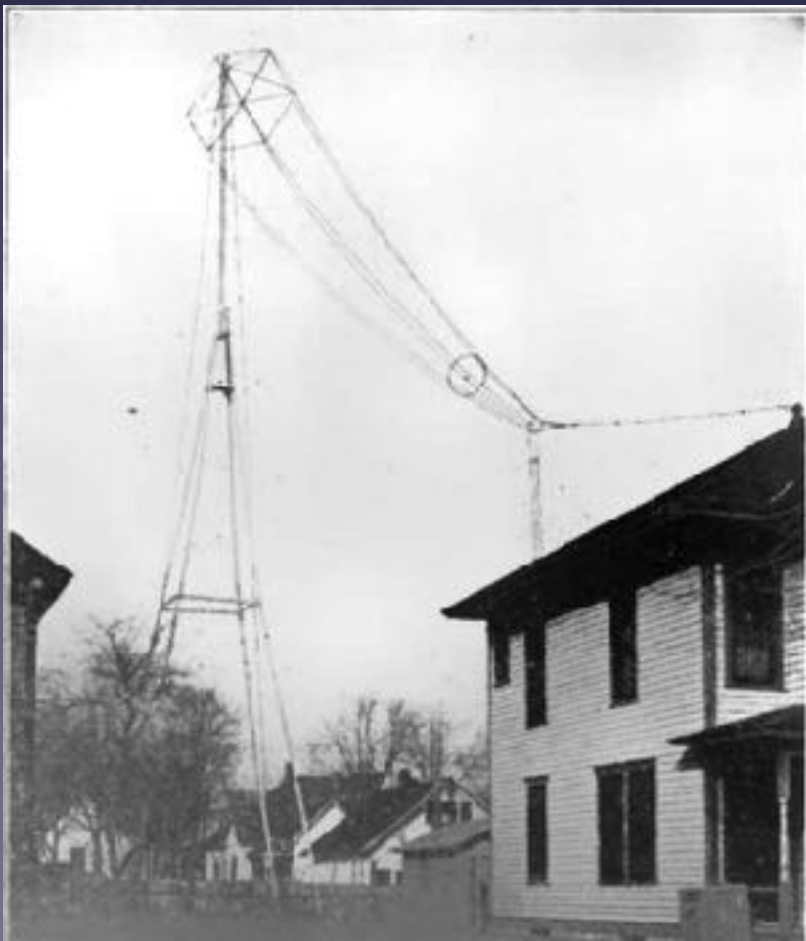
How to give yourself the best chance of success at planning

- The Planning System - an over view
- Permitted Development & The 4 year rule
- When you get into trouble
- Adopt a Strategy
- Making an Application
- Appealing a Refusal

A station is only as good as..



What needs permission ?



What needs permission ?

- Over 4.6 m in height
- and Permanent

Don't want to get permission

- Resign yourself to portable or stealth antennas



- Or be lucky

An EXAMPLE

Here's one I started earlier

My recent application for a
12m mast

Example

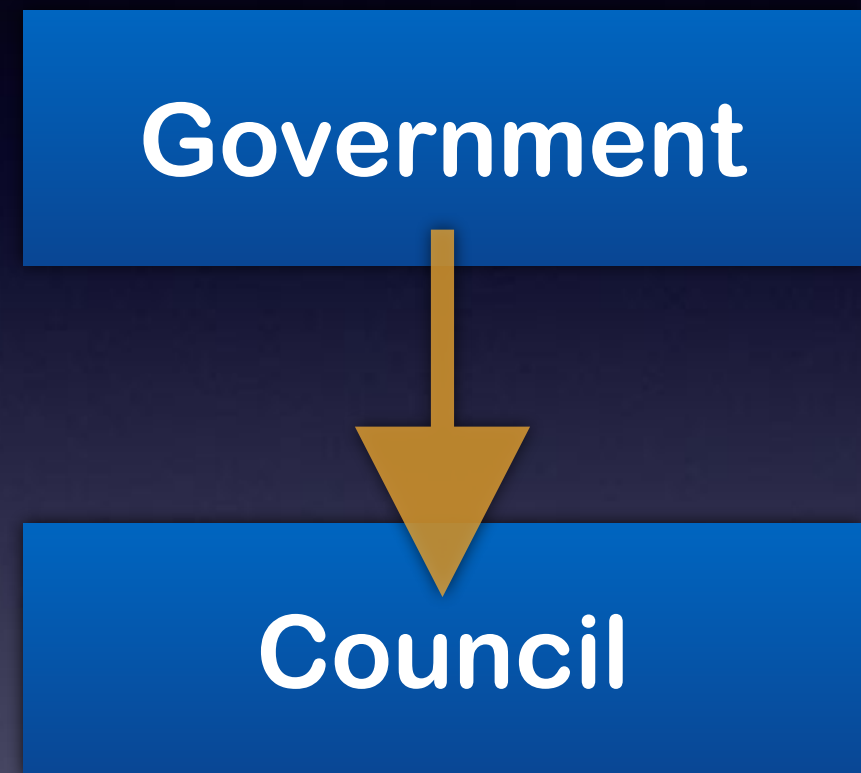


About Planning

- Who makes the rules - Government & Council
- Planning Policy
- Is, for us, a **REACTIVE** process
- it keeps as many people happy as possible
- it constantly changes

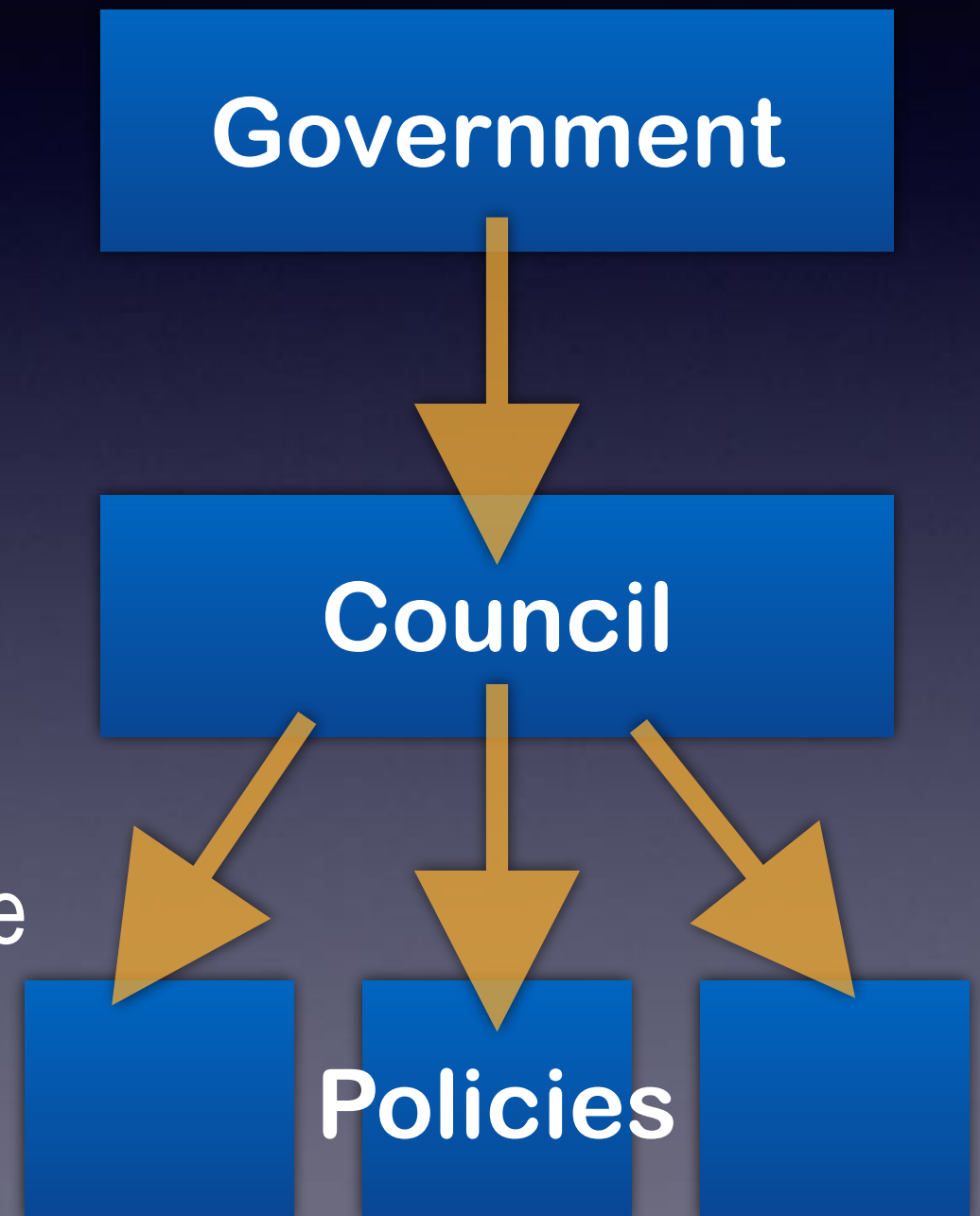
Central Government

- Set Broad Policies
- Interpreted by Local Councils
- Contained in **PPG**
- **P**lanning **P**olicy **G**uidance

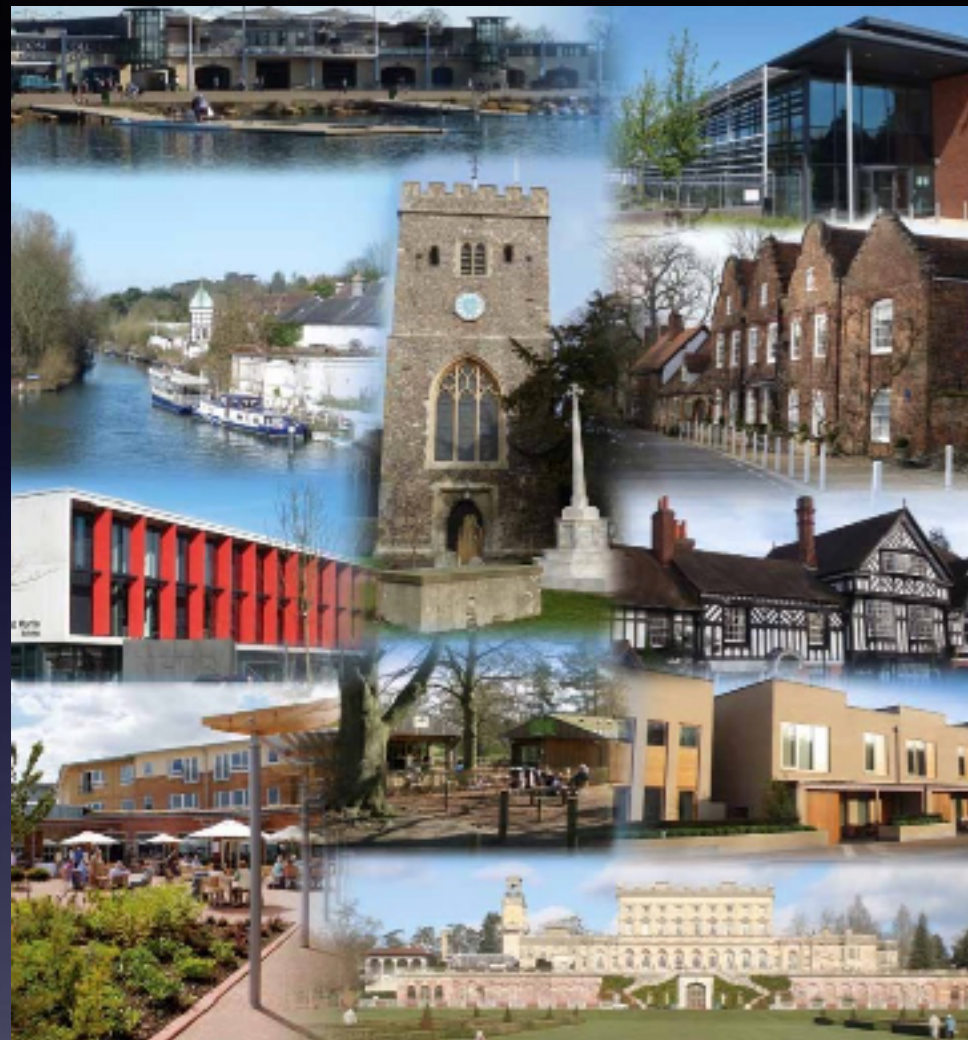


Local Council

- Central Government Guidance
- Set Policies
- **Local Plan - under review**
- Gives Guidance
- **S**upplementary **P**lanning **G**uidance



Core Strategy = Broad Policies



South Bucks Local Development Framework

Core Strategy Development Plan Document

Adopted February 2011



South Bucks
District Council

Core Policy 11: Healthy and Viable Town and Village Centres

Proposals for new retail, office and other main town centre uses should enhance the vitality and viability of centres in South Bucks, and support the following hierarchy:

- District Centres - Beaconsfield (New Town) and Gerrards Cross will complement the larger regional and sub-regional centres outside of the District, by providing for bulk convenience food shopping and offering a reasonable range and choice of comparison shops and other services, in a distinctive local environment.
- Local Centres - Beaconsfield (Old Town), Burnham, Farnham Common, Iwer Village and Denham Green, will complement the District Centres by catering for top-up shopping trips and a more limited range of comparison shopping.

Neighbourhood Centres will be protected, recognising their important local role.

New retail provision will be encouraged to meet the indicative floorspace requirements set out in table 8 below (or as updated in a future Retail and Town Centre Study), with the allocation of sites in a subsequent Development Plan Document, as necessary. Redevelopment of the Bishop Centre is supported, although the actual form and scale of new retail provision will be subject to a more localised need, impact and sequential analysis, at the time a planning application is submitted. The Bishop Centre must maintain a scale and role which does not impact adversely on other centres, including Burnham, Slough and Maidenhead.

Particular support will be given to improvements in the retail offer in Beaconsfield (New Town), Gerrards Cross and Burnham. A limited increase in retail floorspace to meet local needs will be acceptable in the Local Centres. In particular, the regeneration and enhancement of Iwer Village centre will be encouraged.

Centre	Additional Convenience Floorspace (sqm)		Additional Comparison Floorspace (sqm)	
	2007-2016	2016-2026	2007-2016	2016-2026
Beaconsfield	250	100	0	2,250
Gerrards Cross	450	50	0	800
Bishop Centre, Taplow	350	100	250	1,000
Other	0	0	0	1,250

Find the Documents

[Jobs](#) | [Find](#) | [Pay for](#) | [Apply for](#) | [Report it](#) | [News](#) | [Have your say](#)

[South Bucks](#) | [Our Services](#) | [Planning](#) | [Planning Policy](#) | [Local Plan \(Formally known as Local Development Framework\)](#)

[South Bucks](#)

[Our Services](#)

[Planning](#)

[Planning Policy](#)

[Local Plan \(Formally known as Local Development Framework\)](#)

- [Development Plan Documents](#)
- [Supplementary Planning Documents](#)
- [South Bucks District Local Plan \(adopted 1999\)](#)
- [Annual Monitoring Report](#)
- [Local Development Scheme](#)
- [Statement of Community Involvement](#)
- [Emerging Local Plan](#)
- [Green Belt](#)
- [Guidance Notes and other Material Considerations](#)
- [Background Documents](#)

Local Plan (Formally known as Local Development Framework)

The Local Plan is a portfolio of documents that works alongside national policy to form the development plan for the District. It sets out a framework for how development will be managed and delivered in South Bucks, including where new homes and infrastructure will be located and how jobs will be created. Following the publication of the National Planning Policy Framework (NPPF) in March 2012, Local Development Frameworks were rebranded as Local Plans.

The Local Plan is primarily comprised of a collection of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). In South Bucks, the original Local Plan is still in place. The portfolio of Local Plan documents is made up of the following:

- [South Bucks District Local Plan \(adopted 1999\)](#)
- [Development Plan Documents](#)
 - [Core Strategy \(adopted 2011\)](#)
 - [Proposals Map \(adopted 2011\)](#)
 - [Development Management Local Plan \(emerging\)](#)
 - [Gypsies & Travellers Plan \(emerging\)](#)
- [Supplementary Planning Documents \(SPDs\)](#)
 - [Affordable Housing SPD \(adopted 2013\)](#)
 - [Mill Lane Taplow SPD \(adopted 2013\)](#)
 - [Wilton Park Development Brief SPD \(emerging\)](#)
 - [Residential Development Design Guide SPD \(adopted 2008\)](#)
- [Annual Monitoring Report](#)
- [Statement of Community Involvement](#)
- [Local Development Scheme](#)

The Council is currently not progressing a Community Infrastructure Levy (CIL).

The County Council has adopted the [Mineral and Waste Core Strategy](#) for Buckinghamshire to replace the current Mineral and Waste Local Plan.

Contacts

Planning Policy

Email: [Planning Policy](#)
Tel: [01895 837200](#)
Fax: [01895 837269](#)

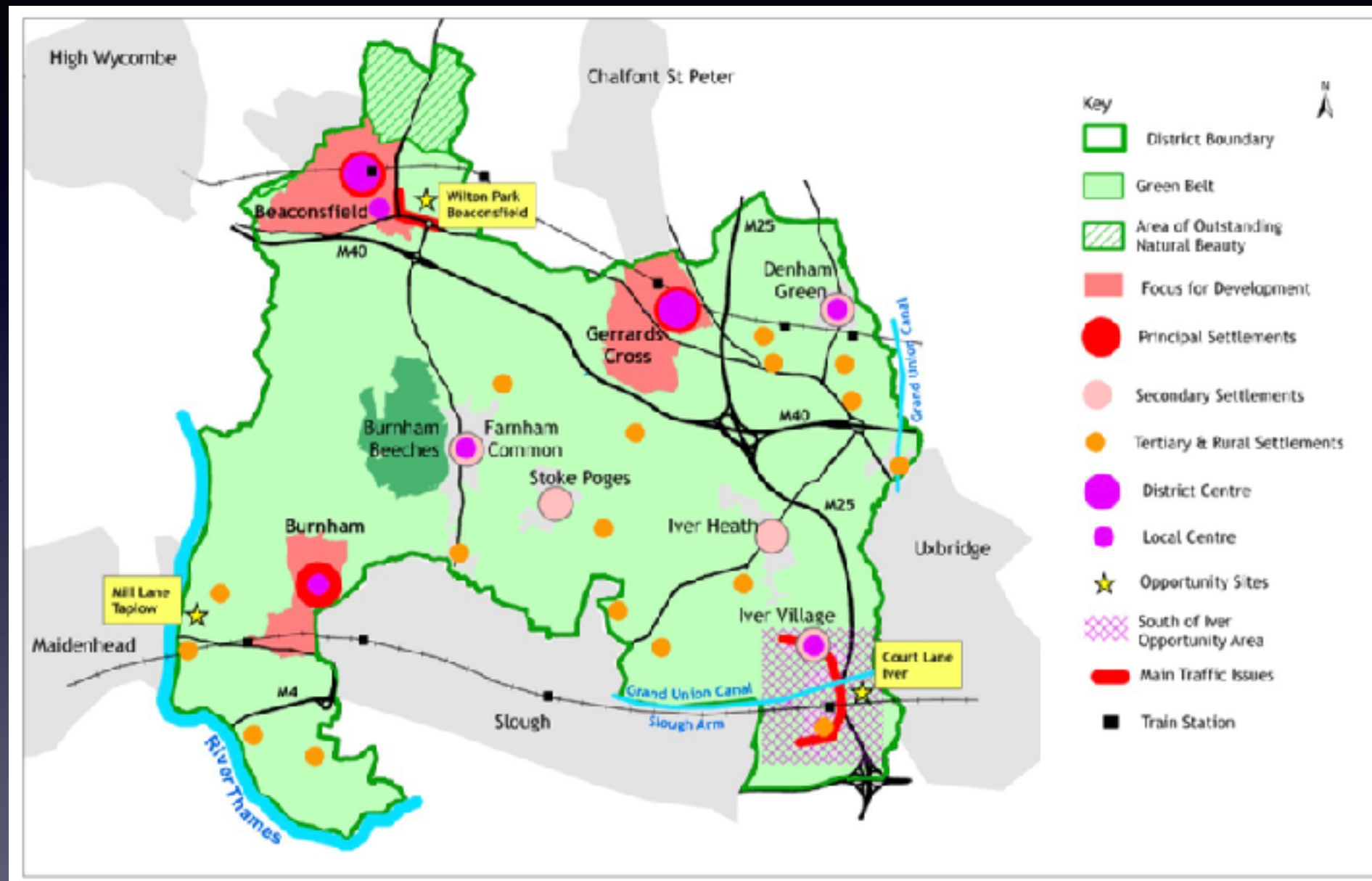
[Full details for Planning Policy](#)

Related Pages

- [Development Plan Documents](#)
- [Supplementary Planning Documents](#)
- [South Bucks District Local Plan \(adopted 1999\)](#)
- [Annual Monitoring Report](#)
- [Sustainable Development Bulletin](#)

Know where you are

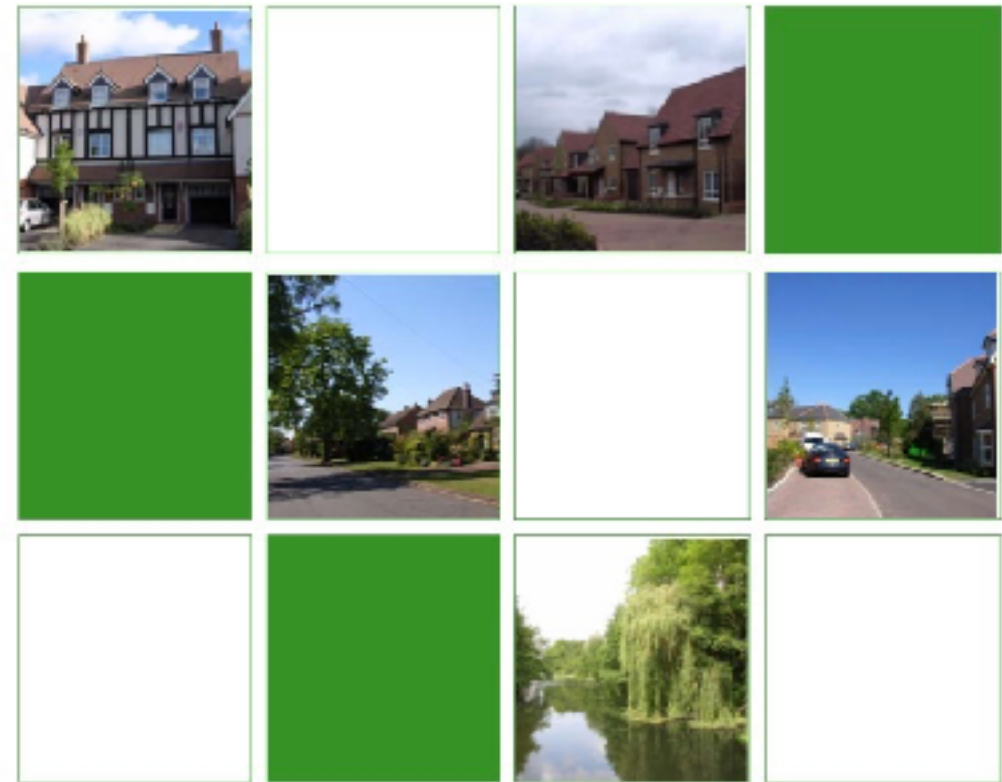
Policies are area specific



Conservation areas have different rules

SBDC

- No specific policies for antennas and masts
- Where you are will affect what you can do - eg: Conservation Area
- Many other factors can influence what you can do.
- Are there any covenants ?
- Do you have to ask anyone else....a Freeholder?
- Research before you start



South Bucks District Council

Residential Design Guide
Supplementary Planning Document

October 2008



Covenants

- mean you need someone else's permission for your mast as well as the planners

Permitted **DEVELOPMENT**

No Permission Required

Permitted Development

- General Permitted Development Order
- Sets out what you can do without Planning Permission
- Quite a lotactually
- 2 x Flagpoles up to 4.6m high - Trailer Masts with no guys
- You can build a shack but not put aerials on it under PD
- Rights can be removed
- Seek a Certificate to confirm the Position

Planning Portal



<http://www.planningportal.gov.uk/permission/>

Established DEVELOPMENT

Permission by Default over Time

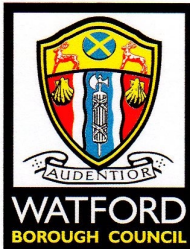
The 4 Year Rule

- If it has been there for 4 years
- **AND**
- Your PD rights have not been removed
- No one has complained
- You can **Prove It**
- Apply for Certificate of Lawful Development.
- **CLUED**



Getting out of Trouble

When you get THAT letter



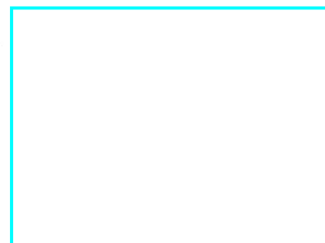
Watford Borough Council

Town Hall · Watford · Hertfordshire · WD17 3EX

Tel 01923 226400 Fax 01923 278100

DX 51529 Watford 2

Website www.watford.gov.uk Email enquiries@watford.gov.uk



Enquiries to: Stephanie Waldron
01923 278289

My Ref: EN16/00092/UD

Your Ref:

Date: 5th June 2016

Dear Sir/Madam

Town and Country Planning Act 1990

We received an enquiry concerning the erection of a large antenna at your property which requires planning permission.

Please can you contact me within 7 days from the date of this letter to discuss the matter and arrange a site visit.

I can be contacted on the telephone number above or by email at:
stephanie.waldron@watford.gov.uk.

Yours sincerely

Stephanie Waldron
Enforcement Officer
Planning

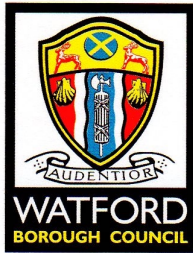


When you get THAT letter



INVESTORS
IN PEOPLE

Bronze



Watford Borough Council
Town Hall · Watford · Hertfordshire · WD17 3EX
Tel 01923 226400 Fax 01923 278100
DX 51529 Watford 2
Website www.watford.gov.uk Email enquiries@watford.gov.uk



Enquiries to: Stephanie Waldron
01923 278289
stephanie.waldron@watford.gov.uk

My Ref: EN16/00092/UD
Your Ref:

Date: 21st June 2016



Town and Country Planning Act 1990

As discussed at your property on 14th June 2016, the large antenna attached to the rear of your property requires planning permission. I have discussed the matter with my line manager, Adrien Waite who has confirmed that we would not grant permissions for the aerial.

Unfortunately, as this is currently unauthorised development you are required, **within 28 days from the date of this letter**, to remove the aerial.

I will need to revisit the property at the end of this period to check for compliance with this request so please contact me after this period to arrange a suitable time and date.

Free Advice

If you wish to take some advice on what may be a more acceptable aerial and location then I would suggest that you bring in some information to the duty planner.

For example:

- 1) Photographs of the setting of your property showing your garden in relation to the neighbours and where you might be able to site an aerial.
- 2) Details of different types of aerial which you are considering.

The Duty Planner service is free and operates between 10.00 am – 12.45 pm Monday, Wednesday and Friday. Please telephone the main number on 01923 226400 and ask for the duty planner. You may also apply for free pre-application advice on a specific aerial and location. Details are available on the Council website at watford.gov.uk.

Yours sincerely

Stephanie Waldron
Enforcement Officer



INVESTORS
IN PEOPLE

Bronze

Take some advice

- You do not need to take it down
- You must respond
- You can apply for retrospective permission

Seeking Permission

Making a planning application

Strategy

- The most important thing you can do
- Think up an argument as to why you should be given permission
- Based on the Council Policies - AMENITY
- Based on what has happened so far

Do Your Homework

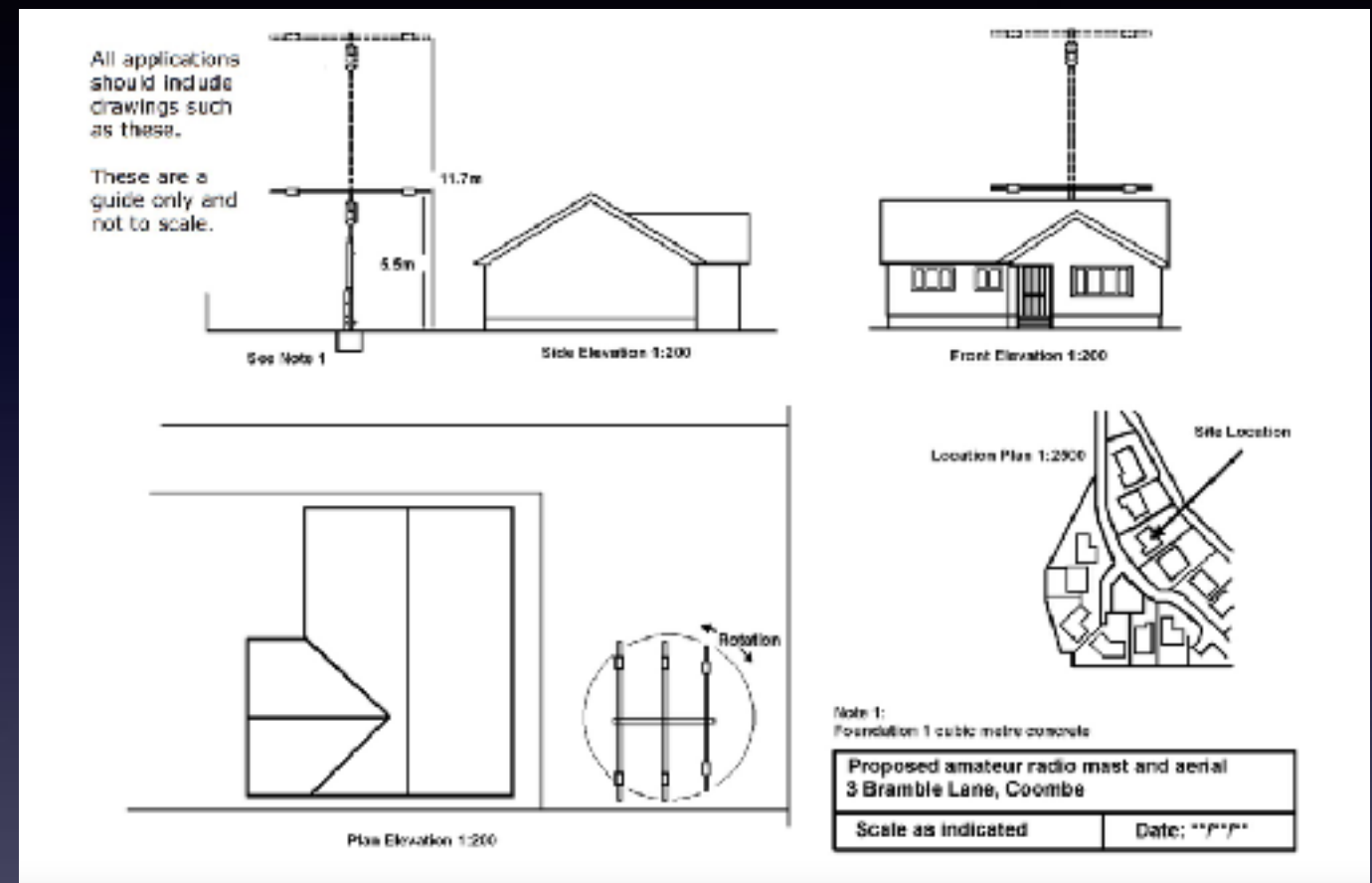
- What advantage can you get from the surroundings
- Know your Enemy
- What has been permitted / refused before
- Do the Council have any specific policies

RSGB Guidance



Planning Permission Advice to RSGB Members

Includes information on English, Welsh & Scottish Legislation



Homework

There is a problem
neighbour

There are floodlights on the
field behind

Installed a few years ago to
much opposition

Example



Google Earth
is your friend



Example

Planning Considerations

- **Amenity** -
- Visual Impact - how does it look
- Noise - of motors / rotators
- Sense of Enclosure - is it overbearing
- Show you mitigate these

Not Planning Matters

- Interference - potential or actual
- House values
- Right to a view

Strategy

- Your Game Plan
- Have an argument - why is it acceptable
- Be prepared to adapt it
- Whatever you do....Have One

My Strategy

7m vertical

6m fibreglass pole

7m vertical

6m vertical

Existing antennas

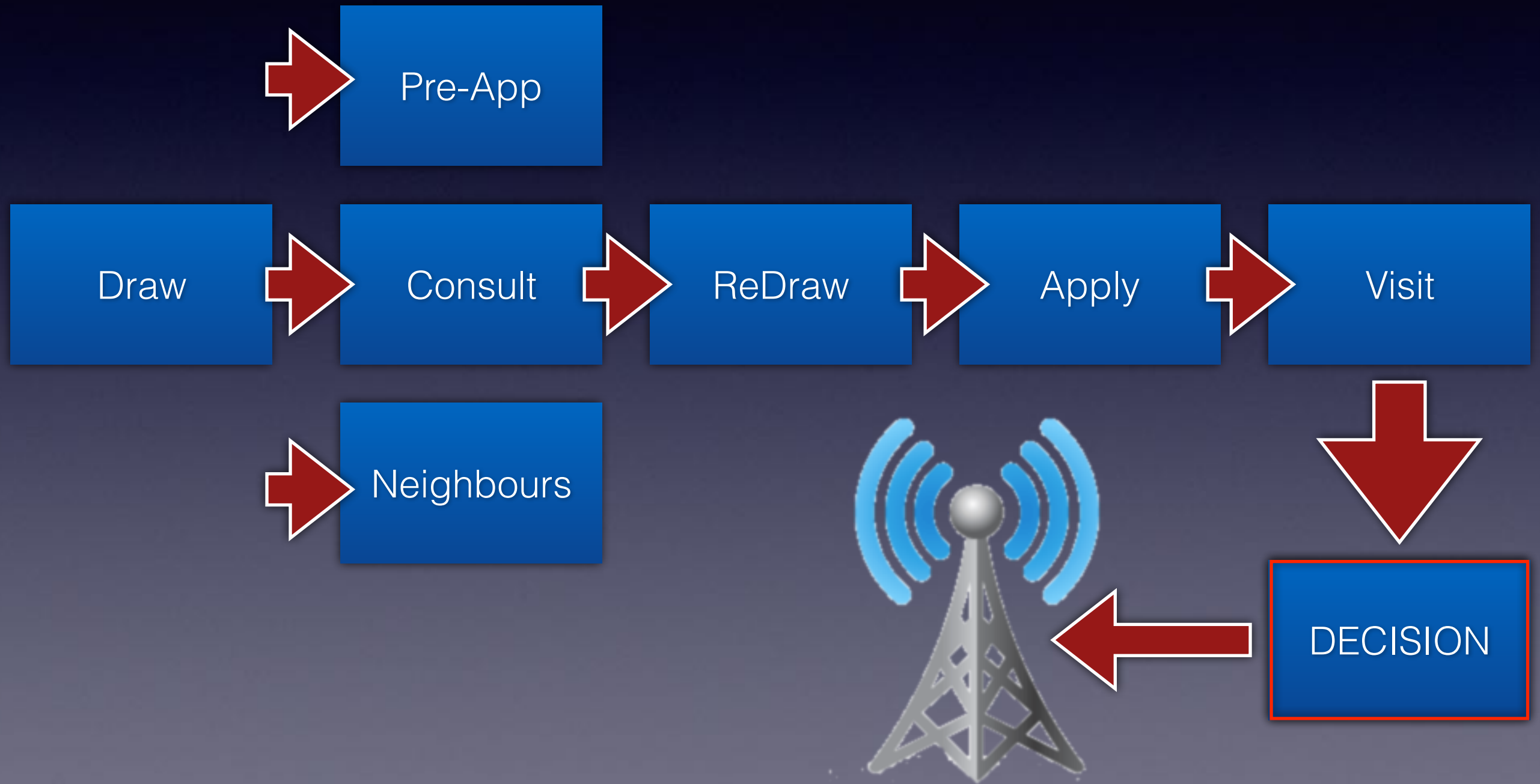
Add a telescopic Mast

No worse than floodlights

Example



Process



The Application

and negotiation process

Pre-Application

part of your homework

- Initial advice from Council you pay for
- Without consulting neighbours
- Useful to know what the problems are
- Ask specific questions...answers will help you

Pre App

Does require permission

Depends on neighbours

Could be acceptable

No Policies for Aerials

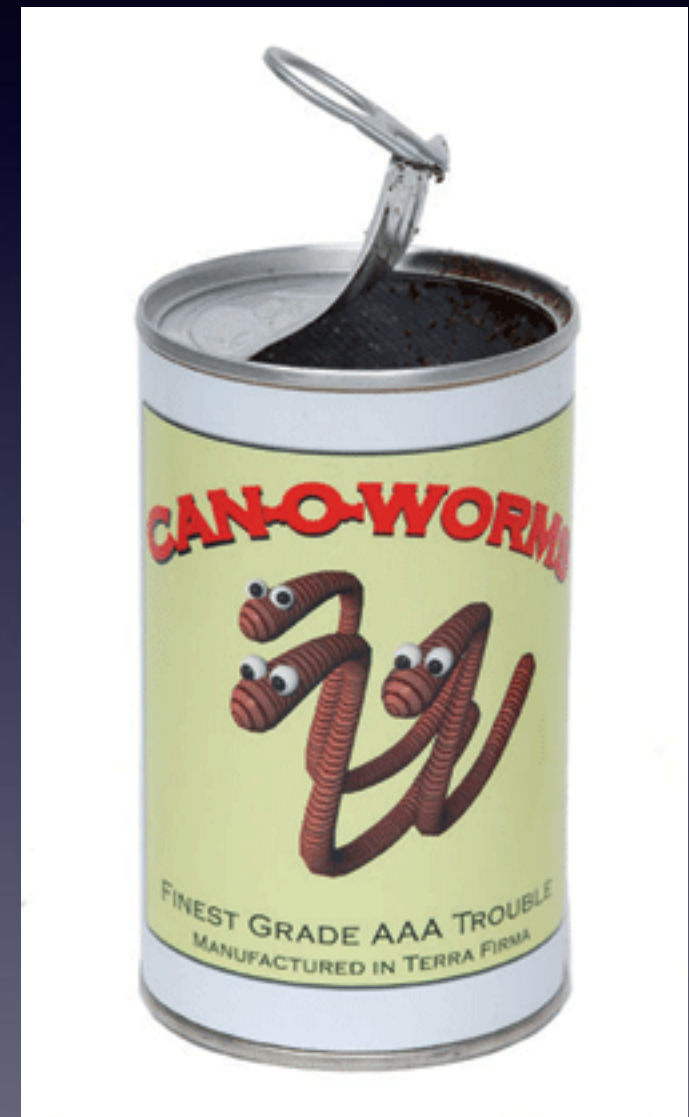
Example



Consult Neighbours

more homework

- Seek support of neighbours
- Before applying
- See how the land lies
- Lobby for support
- Can open a can of worms



Consultation

It spoils our view

realised that permission was required for the existing aerals

So they sent the Council round!

We NOW know the issues

We know our strategy



The Strategy

the floodlights have been accepted

mast will have less impact

telescoping mast reduces impact

therefore better than existing setup

Example

Documents

- Site Plan
- Existing Drawing
- Proposed Drawing
- Application Form
- Statement - Nice to have but not essential
- Check local validation requirements
- Use the RSGB planning service

Site Plan

- Must be to Scale
- Red line
- 2 roads
- Download / Screenshot

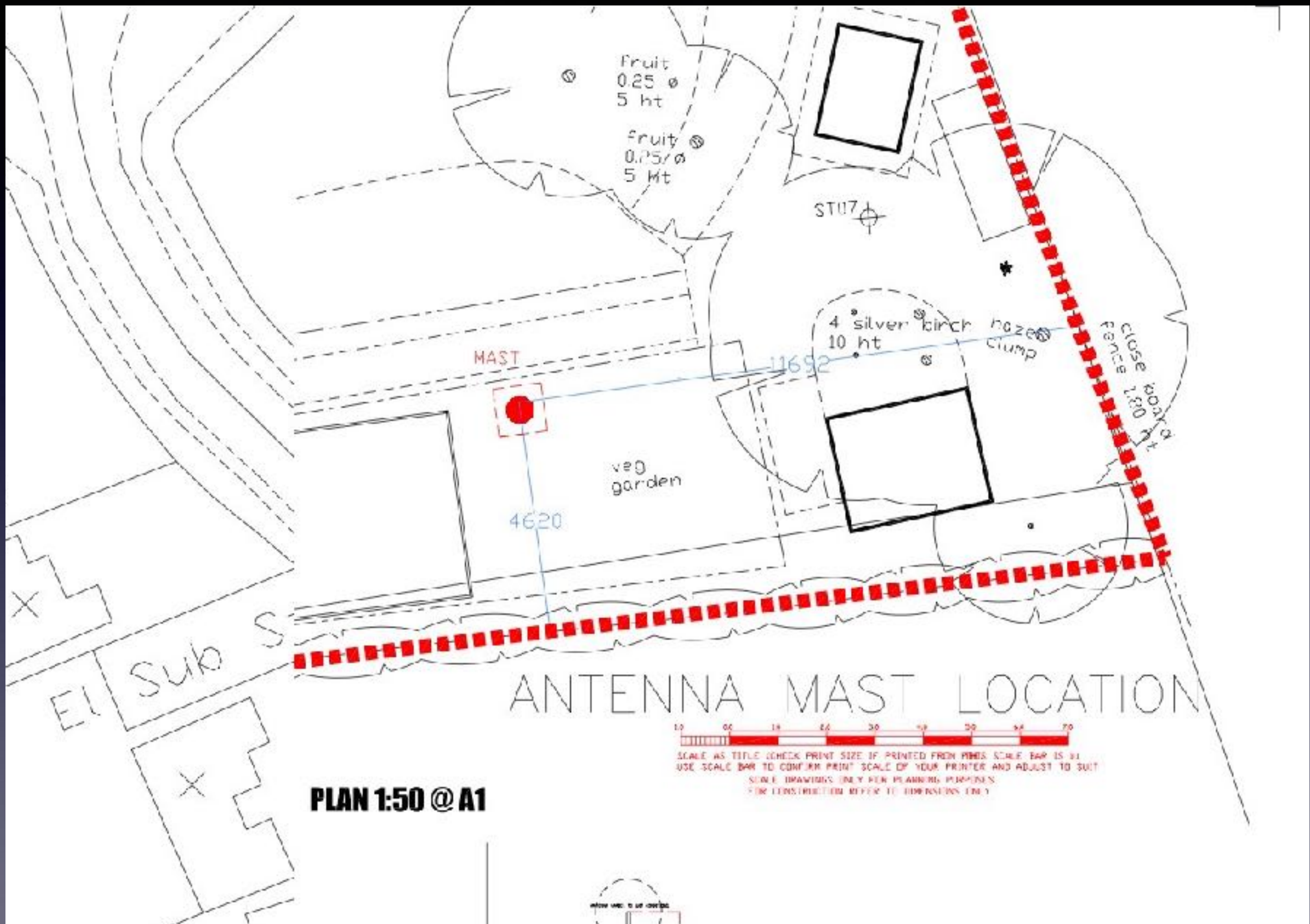


FOR PLANNING

Foundation

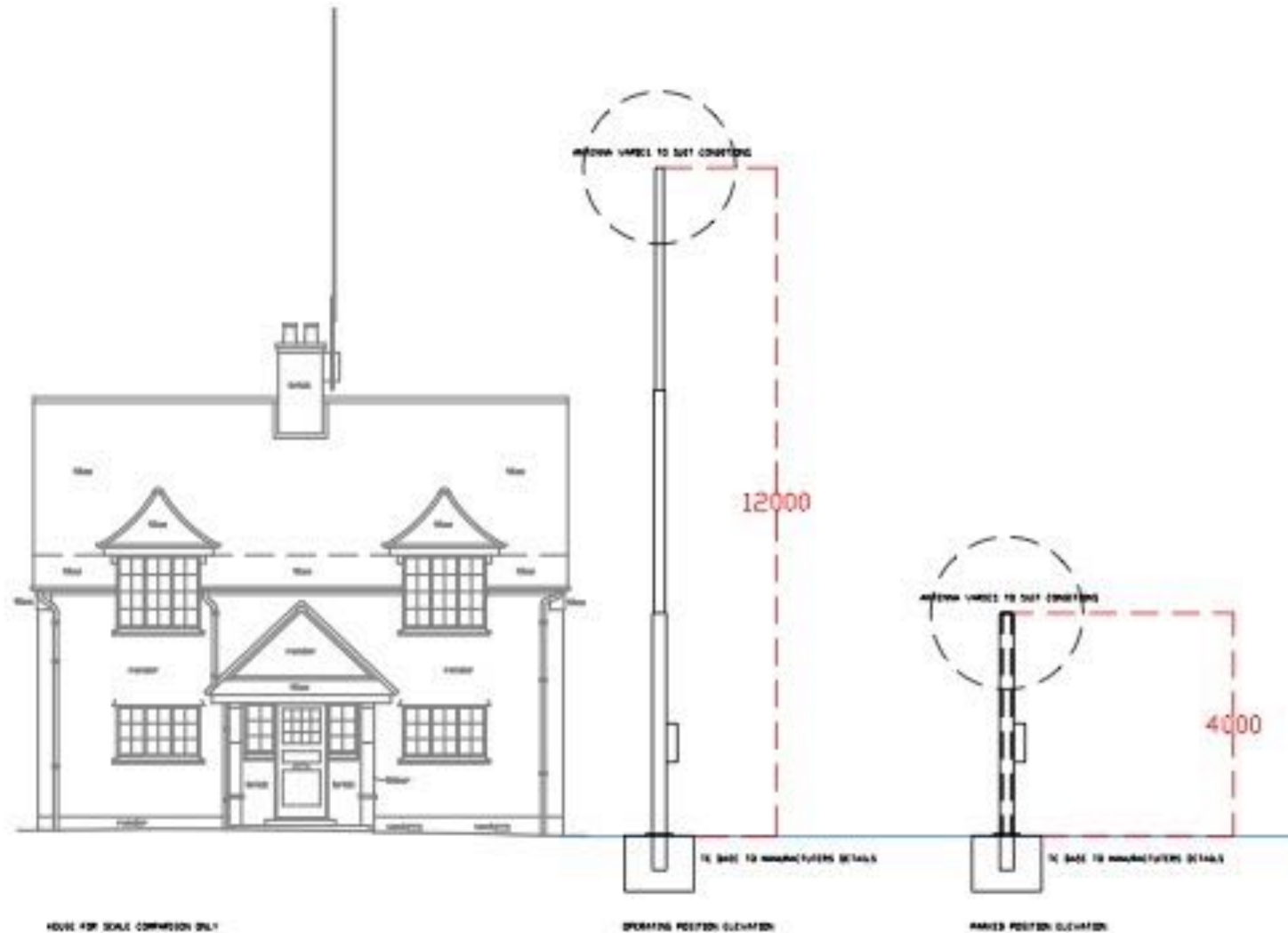
Plans

- Existing
- Proposed
- Show what you are doing - annotate key points
- Suitable scale + scale bar
- Hand drawn is fine
- Give comparison of scale if it assists



PLAN 1:50 @ A1

USE SCALE BAR TO CONFIRM PRINT SCALE OF YOUR PRINTER AND ADJUST
SCALE DRAWINGS ONLY FOR PLANNING PURPOSES
FOR CONSTRUCTION REFER TO DIMENSIONS ONLY



ANTENNA MAST DETAIL

SCALE AS TITLE (CHECK PRINT SIZE OF PRINTS FROM PAPER SCALE BAR IS 1:1)
USE SCALE BAR TO CONFIRM PRINT SCALE OF YOUR PRINTER AND ADJUST TO SUIT
SCALE DRAWINGS ONLY FOR PLANNING PURPOSES
FOR CONSTRUCTION REFER TO DIMENSIONS ONLY

MAST DETAIL 1:100 @ A1

NO	DATE	BY	DESCRIPTION OF AMENDMENTS
1	??/??/??	??	?
1	??/??/??	??	?



Foundation
ARCHITECTURE
LLC

Omnibus, 39-41 North Road, L.A.

project **WINDRUSH T**

site **PROPOSED I**

scale **VARIES @ A1** date **JAN 2015** drawn **FA**

*Scale is 1:? at A3

THE STATEMENT

Your chance to make your argument

Design & Access Statement

- Include photographs
- Analyse the site and what you have already
- Show how you have chosen to minimise impact
- Make compromises - Paint it green
- Show you have listened to your neighbours

The Proposal

The proposal will address the following issues:

- Site antenna away from sources of electrical interference
- Provide a "parked" position for the mast at approximately 4m high when the station is not in use
- Provide an "elevated" position of the mast at approximately 12m when the station is in use
- Replace the existing antennas with one mast
- Allow experimentation with antenna design (which is a major part of the Amateur Radio hobby)

Amateur Radio

Is a technical hobby and experimentation by radio amateurs has lead to major developments in electronics and communication technology in the UK.

Making the best of lower power transmitting levels through the use of well sited antennas allows the use of lower power levels and thus reduces the chance of sent and received interference.

Amateur radio signals are sent at an angle upwards to propagate off the ionosphere and thus a higher antenna has a better chance of clearing nearby obstacles, such as houses.

RSCG Leaflet EMC Advice states:

By far the most important factor in preventing both breakthrough and received interference problems is the antenna and its siting. The aim is to site the antenna as high as you can and as far as possible from neighboring houses.



By far the most important factor...

Radio "hams" have been around since the 1900's and the experimental nature of the hobby has provided most of the major innovations in radio technology and electronics that we use, such as the superhet receiver that forms the basis of every mobile phone today. The hobby is regulated in the UK by Ofcom and internationally by the ITU.

Radio Amateurs are responsible for providing emergency communications to statutory authorities under RAYNET.

OfCom

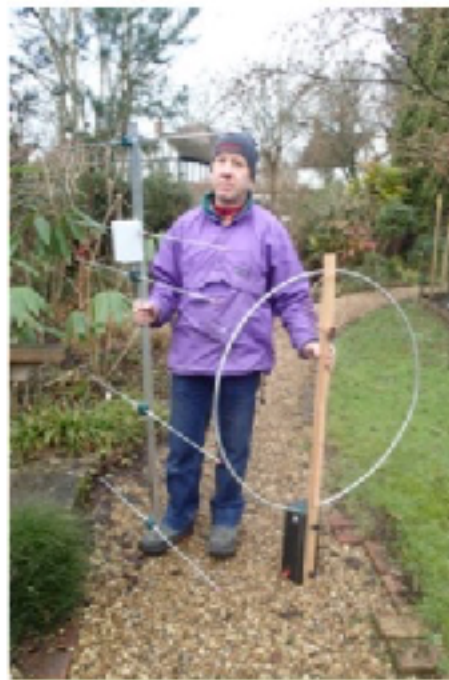
The applicant is licensed by OfCom to run an amateur radio station and the installation is periodically checked for EMC interference.

The Applicants License is 1-271351249

The Works

Will involve the construction of a concrete base to support a metal telescopic mast.

The mast will support various antennas depending upon the task in hand and will allow the testing and development of different designs of aerial.



The mast will support various antennas...

Existing Photographs



Aerial view from the road showing the location and mast location



Aerial view from the road showing the location and mast location

Planning Policy

Relevant planning policy

Planning Issues

As there is no material change of use the primary consideration must be one of aesthetics and visual impact on adjoining amenity.

Amenity

The proposal does not and can not affect daylight and sunlight to adjoining properties and similarly does not adversely affect any other party by way of noise, pollution, sense of enclosure etc.

Aesthetics

It is accepted that an amateur radio mast is probably more a thing of beauty to "radio nerds" and others may have differing viewpoints.

To deal with concerns that have been raised the applicant proposes a mast that provides minimal impact when not in use.

The applicant makes it clear that the "parking" of the mast at a lower level is an integral part of the operation of the mast thus any "impact" will be temporary given that the use of the station is not permanent and operated as a hobby.

When considering the raised mast in the operating state we need to look at the aesthetic affect on the surroundings.

It is helpful to look to comparisons within the locality and we find examples that have been and are currently being considered by the Council.

Location

It will be seen from the application drawings that the proposed location ensures an appropriate safety zone and meets the ERSR guidance with respect to siting. It is not sited directly behind any house (except the applicants) and is sited behind the ERSR sub station to the east.

Personal Permission

In it's pre application response the Council suggest that a personal permission may be appropriate and the applicant agrees with this statement.

Colour

In permitting the floodlighting masts the Council attached a condition that the masts should be painted

grey. In this instance, given the backdrop against trees, a green colour may be considered advantageous.

Relevant Permissions and Applications

There are two relevant permissions and one current application that need to be considered.

98/01173/FULL

This permission relates to a 24 metre amateur mast. The location is more rural than this application however given that the site is located in the Green Belt the Council was required to consider the aesthetic impact of a mast and consider it's guidance relating to communications masts located on Green Belt land.

This proposal is half the height of the 1999 permission which relates to the more urban location.

07/00093/FUT.

This 2007 permission is for the erection of 6No 15 metre flood lighting masts at the Farnham Common Sports Club. It is noted that the permitted masts and their alternate locations for summer use are sited closer to adjoining properties than this application.

The 07/00093 permission is for permanent masts, i.e. non telescopic and for the sake of stating the obvious this application does not include any lighting that would affect anyone during the hours of darkness.

In 2007 the Council considered the 07/00093 application against local concern over affect to amenity of adjoining properties, at Committee, and concluded that there was none.

15/00100/FULL

This is a current application for the erection of permanent floodlight masts at a height of 8m close to the application site for the lighting of tennis courts.



Other masts, painted not raised permission



Typical types of masts considered for mast painting

Negotiate

- Key Move
- Get people on your side
- Planners want to keep everyone happy
- At least Try.....



Be Responsive

we add to our argument

We are proposing a telescopic mast so we can take down the aerals that offend the neighbour.

I will cost a lot but worth it to please them

Example



Application Form

- On Line - Quickest
- Paper - Phased out
- Ownership Certificate



South Bucks District Council

Development Control
Capewood, Oxford Road, Denham, Bucks UB9 4LH
Telephone: 01895 837200 DX: 40291 Denham Bucks
Fax: 01895 837269 Website: www.southbucks.gov.uk

**Householder Application for Planning Permission for works or extension to a dwelling
Town and Country Planning Act 1990**

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using BLOCK CAPITALS and BLOCK INK
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address	2. Agent Name and Address
Title: <input type="text"/> First name: <input type="text"/>	Title: <input type="text"/> First name: <input type="text"/>
Last name: <input type="text"/>	Last name: <input type="text"/>
Company (optional): <input type="text"/>	Company (optional): <input type="text"/>
Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>	Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>
House name: <input type="text"/>	House name: <input type="text"/>
Address 1: <input type="text"/>	Address 1: <input type="text"/>
Address 2: <input type="text"/>	Address 2: <input type="text"/>
Address 3: <input type="text"/>	Address 3: <input type="text"/>
Town: <input type="text"/>	Town: <input type="text"/>
County: <input type="text"/>	County: <input type="text"/>
Country: <input type="text"/>	Country: <input type="text"/>
Postcode: <input type="text"/>	Postcode: <input type="text"/>

3. Description of Proposed Works
Please describe the proposed works:

Application Process

8 weeks

- Council register application
- notify neighbours & site notice
- Inform Parish Council
- 21 day consultation period
- site visit
- decision

Consultation Response

- If a refusal is likely consider WITHDRAWING
- Material considerations are established
- The Council may ask to vary the application so as to be acceptable
- this is a GOOD sign

THE DECISION
is not the end

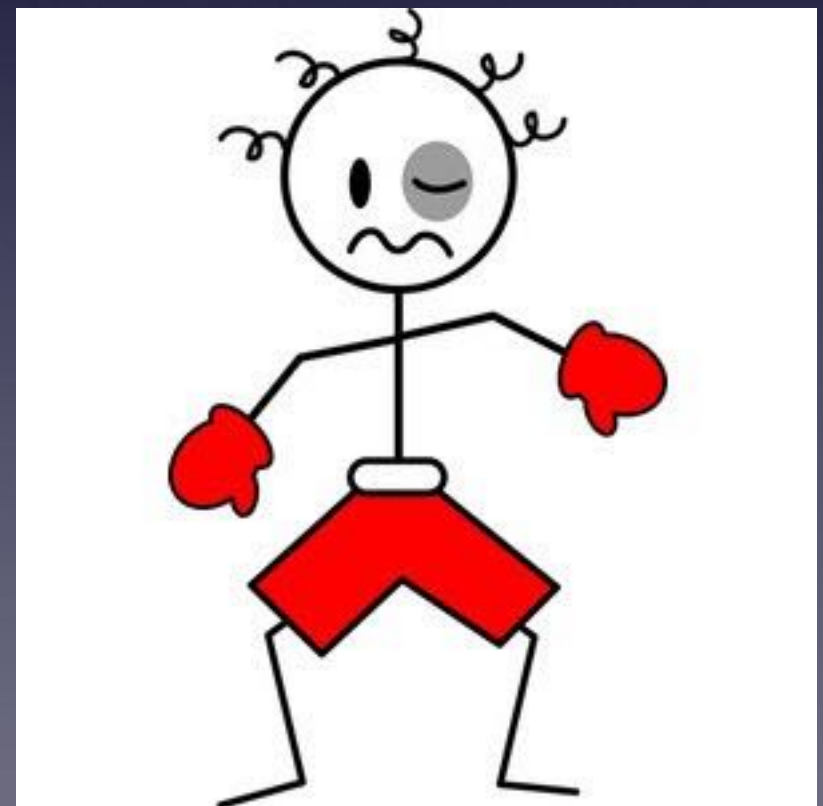
Permitted

- 3 years to implement permission
- Don't do something else
- may require conditions to be approved before you start



refused

- Make another, different application
- Appeal
- Give up



Permission

- Permitted
- Permitted with Conditions
- You can't vary itmuch

 **South Bucks**
District Council

Casswood, Oxford Road, Denham, Bucks UB9 4LH
Telephone: 01895 837200 DX: 40261 Gerrards Cross
www.southbucks.gov.uk

SUSTAINABLE DEVELOPMENT - DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) ORDER 2010**

FULL PLANNING PERMISSION

Mr T Clapp
C/o Foundation Architecture Ltd
39-42 Omnibus North Road
London
N7 9D>

Date of Application 23.01.15 Application No. 15/00166/FUL

Particulars and location of development:

12 metre telescopic amateur radio mast.
Windrush, One Pin Lane, Farnham Common, Buckinghamshire, SL1 3QY

Under the powers given to it by the Act and Order set out above, South Bucks District Council as District Planning Authority hereby **GRANTS** planning permission for the development referred to above subject to the following schedule of conditions and informatives.

Your attention is drawn to the attached notes.

Dated : 25th day of March 2015



Peter Beckford
Head of Sustainable Development
for and on behalf of the Council

 **INVESTORS
IN PEOPLE** | BDA028

Chief Executive: Alan Goodrum
Directors: Jim Burness (Resources) Bob Smith (Services)

Page 1 of 3

Appeal

- No Fee
- Heard by Secretary of State
- Decision is final - no challenge
- Argue against the reasons for refusal
- Takes 6 months minimum
- Time to take professional advice



Pre Application

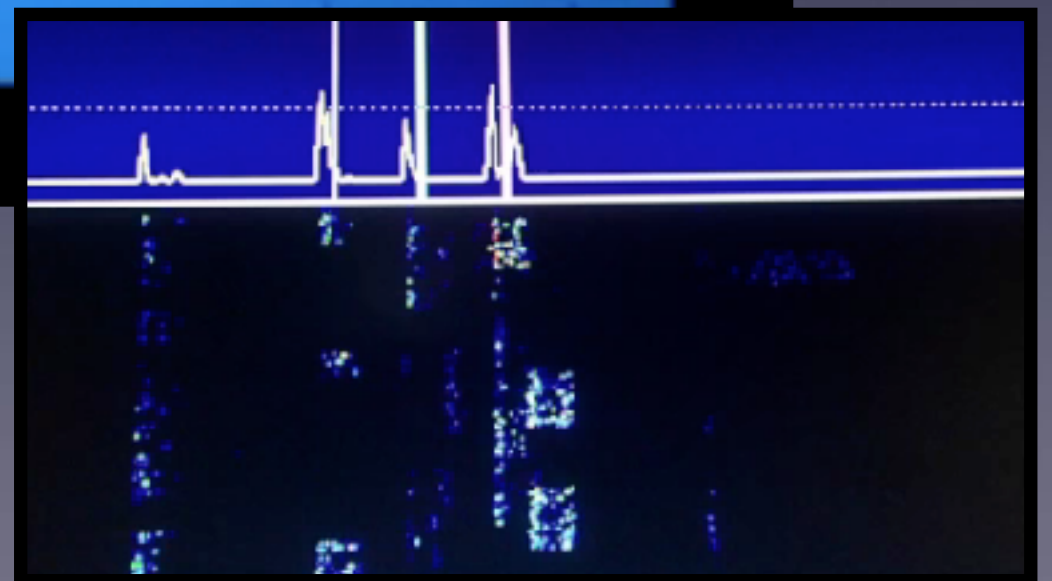
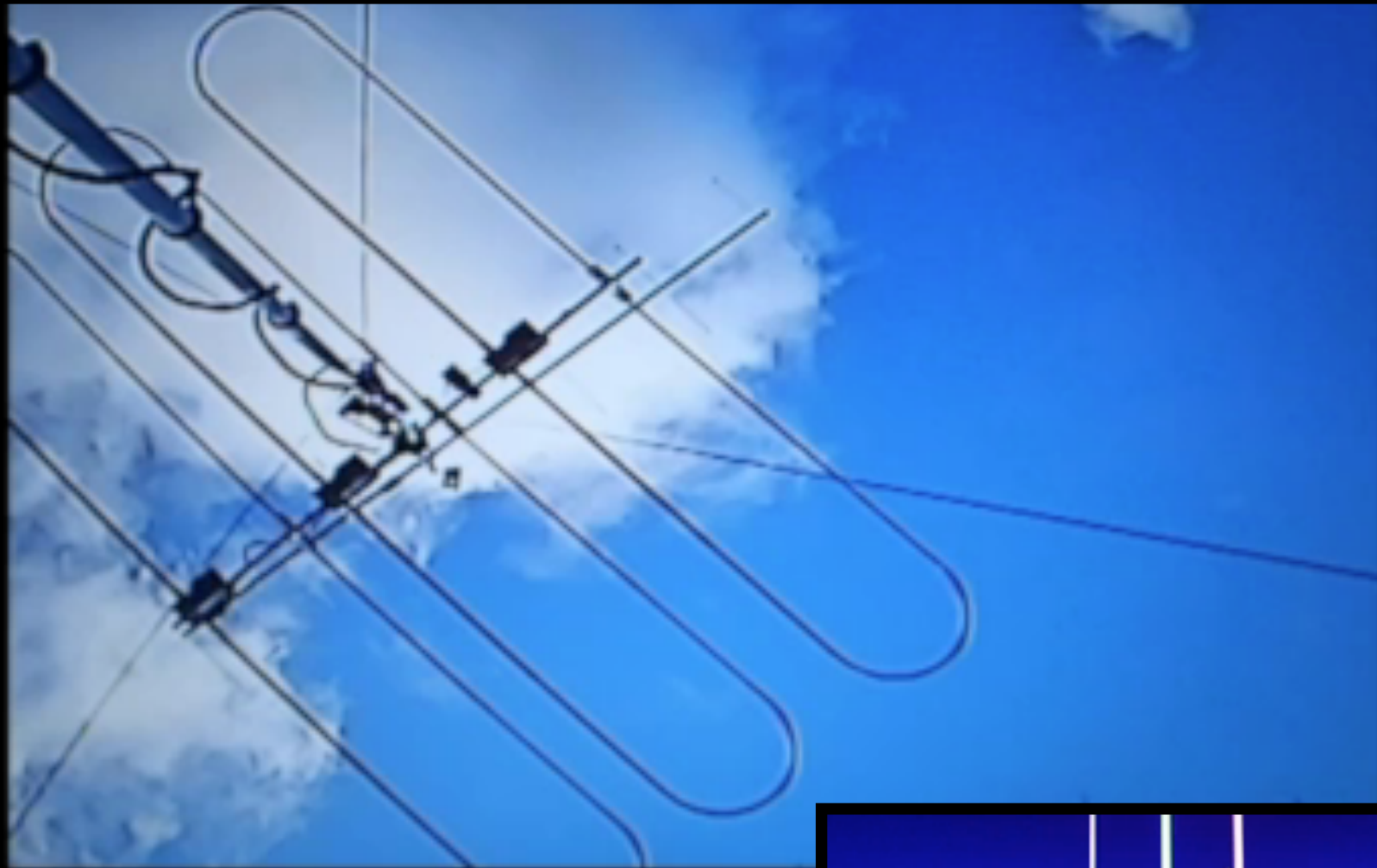


Permitted - UP



Permitted - Down

The Aim



- Break that Pile Up

If All Else Fails

- Go Portable



2EØLDZ/P
PORTABLE



Give it a go

FULLY ACKNOWLEDGED BROADCAST