

# Planning Policy Guidance Note 8: Telecommunications

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**Chiltern Local Committee**

**17 October 2001**

**contact officer: Gill Gowing**  
**Director of Planning and the Environment**  
**Chiltern District Council**

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## **1 Purpose of the report**

- a To advise of the recent publication of PPG8 and amendments to the prior approval procedures for telecommunications permitted development

## **2 Proposed action**

- b Local Committee Members are invited to NOTE this report.

## **3 Background Information**

- c In August 2001 the DTLR published a revised version of Planning Policy Guidance Note 8 Telecommunications, and simultaneously issued Statutory Instrument 2001 No 2 718 which amended the Town and Country Planning (General Permitted Development) Order 1995. This amended the provisions relating to the prior approval procedures for telecommunications permitted development and came into effect on 22 August 2001.
- d The new PPG replaces PPG8 Telecommunication of December 1992 and Circular 4/99 Planning for Telecommunications. PPG8 consists of two parts. The first sets out planning policy and the second consists of an appendix with two annexes which provide guidance on the policy, the prior approval procedure under part 24 of the GPDO and technical developments within the telecommunications industry. The first part of the PPG Planning Policy is attached as an Appendix to this report.
- e The main changes to PPG8 are:
  - to update guidance to take account of developments in telecommunications technology and the growth of the telecommunications industry;
  - to update guidance to take account of changes to the permitted development rights that apply to telecommunications code system operators;
  - to provide advice about taking account of health considerations in making planning decisions about telecommunications development.
- f In relation to the prior approval procedure which requires that, before installing certain telecommunications apparatus under permitted

development rights, a code system operator must apply to the planning authority for a determination as to whether their approval of the siting and appearance of the development is required.

**g** The key changes are:

- extending the previous 28 day time limit which the local planning authority had to consider the siting and appearance of the proposed development, to 56 days;
- consultation on prior approval applications, plus advice to local planning authorities to consider, on a case-by-case basis, whether the mandatory consultation arrangements will adequately provide for interested parties to be notified of a particular development;
- encouragement for operators submitting an application for planning permission or prior approval for the installation, alteration or replacement of a mobile 'phone base station at or near a school or college, to discuss such an application with the relevant body of the school or further education college before submitting the application, and when such an application has been submitted, the local planning authority should consult the relevant body and take into account any relevant views;
- in addition to the requirement to provide certain basic information with an application for prior approval, there is now advice that the applicant should also forward the following additional information:
  - i. evidence that the possible use of an existing mast, building or structure has been considered before submitting an application to erect a new mast;
  - ii. information about the purpose and need for the particular development;
  - iii. where the proposed development consists of the installation, alteration or replacement of a mobile 'phone base station on or near a school or college, evidence that the relevant body of the school or college have been consulted about the proposal;
  - iv. a statement that a proposed mobile 'phone base station, when operational, will meet the ICNIRP guidelines;
  - v. a statement indicating the height of the proposed antenna, the frequency and modulation characteristics, and details of power output.

**h** The current Code of Best Practice on prior approval procedures is being revised and updated to reflect changes to the legislation, and the PPG advises that it will include advice on additional information which operators are "strongly encouraged" to provide to the local planning authority in making an application.