

**Landrake with St Erney Parish Council**  
**Pre consultation response**

**From:** Michal Laskowski <[Michal.Laskowski@Clarke-Telecom.com](mailto:Michal.Laskowski@Clarke-Telecom.com)>  
**Sent:** 09 January 2023 10:07  
**To:** Karenza Heald <[clerk@landrakeparishcouncil.gov.uk](mailto:clerk@landrakeparishcouncil.gov.uk)>  
**Subject:** RE: CRN25410 - Pre-consultation for proposed radio base station

Dear Karenza,

Thank you for your email.

I am afraid that for some reason I have not received this email before.

The planning application was already submitted to the local planning authority, and once it will be validated by them it will be possible for anyone to comment on it via the council's planning website.

You are more than welcome to share provided details with any party that would be interested in this application. Regarding the health concerns, all applications are in full accordance with ICNIRP guidelines (an internationally and nationally government recognised organisation) and have an ICNIRP declaration submitted as part of the application.

As part of the application the surrounding area of the proposed site was fully investigated, and it was considered that the proposed site is the most viable for the proposed equipment. The search area for the proposed site is small due to the operator's requirement to fill the hole in coverage to fix coverage and capacity issues currently being experienced.

Kind regards  
Michal

**Michal Laskowski | [Graduate Town Planner](#)**  
**Clarke Telecom**

**From:** Karenza Heald <[clerk@landrakeparishcouncil.gov.uk](mailto:clerk@landrakeparishcouncil.gov.uk)>  
**Sent:** 11 December 2022 16:11  
**To:** [Michal.Laskowski@Clarke-Telecom.com](mailto:Michal.Laskowski@Clarke-Telecom.com)  
**Subject:** FW: CRN25410 - Pre-consultation for proposed radio base station

CRN25410 - Pre-consultation for proposed radio base station

Dear Mr Laskowski

Thank you for your email and attached pre-application consultation letter, site plans and document containing frequently asked questions in relation to the proposed radio base installation at your proposed site (ID CRN25410, School Road, Landrake St Erney).

The Parish Council is not scheduled to meet officially until Tuesday 10th January 2023. An informal Zoom meeting was held on Thursday 8th December 2022. Those Councillors present felt the suggested site is completely inappropriate and unacceptable.

There are several reasons the parish councillors felt the community in Landrake with St Erney would not be in support of the proposed location:

- The location would be in a particularly dangerous location.
- The siting of the mast would potentially cause visual impairment for drivers existing the village.
- The structure would be distraction for drivers on the A38. There are already safety concerns on what is an extremely hazardous trunk road. This stretch of road is rated one of the most dangerous roads in the country.
  - The proposed installation of a 20m high slim-line monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet at the base of the monopole, 2 no. equipment cabinets, 1 no. electric meter cabinet, and ancillary development thereto including GPS 1 no. module would be an unsightly eyesore for the entrance to the village.
  - The Parish Council is in discussions with National Highways regarding Highway Improvements. This piece of land may be part of the proposed A38 Safety package.
  - Residential properties are very close to the proposed location. There are health and safety concerns for the neighbouring properties.

Whilst the Parish Council supports the need to make sure residents in the parish have access to 4G and 5G networks, the Council's thoughts are, with the exception of 'the land to the north of Quarry Lane' that the listed sites are not suitable. This is the initial view of the Parish Council and a formal response can be given after the next Full Council meeting on 10th January 2023.

We have some questions regarding how this site meets the requirements of existing planning laws -

National Planning Policy Framework ([publishing.service.gov.uk](https://publishing.service.gov.uk))

Paragraph 115 of the National Planning Policy Framework (NPPF) states "The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate." Please provide evidence that this is the case.

Paragraph 117 of the National Planning Policy Framework (NPPF) states "Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development." Evidence is required to justify the proposed development (CRN25410) and alternative more appropriate locations should be sought.

In your letter you mentioned consulting with local stakeholder groups, presumably you therefore have no objection to the plans for Clarke Telecom's proposed site, on the document titled 'Site Plan Rev A', being published on the Parish Council's website and shared on the local community Facebook page. It would also be advisable for you to consult with local organisations such as ['Safe38'](#) and ['Sir Robert Geffery Memorial Hall'](#).

Regards

*Karenza Heald*

Karenza Heald  
Parish Clerk / RFO for Landrake with St Erney Parish Council  
Tel 07854 948936  
<https://www.landrakeparishcouncil.gov.uk>

**From:** Michal Laskowski <[Michal.Laskowski@Clarke-Telecom.com](mailto:Michal.Laskowski@Clarke-Telecom.com)>  
**Sent:** 06 December 2022 10:42  
**To:** [clerk@landrakeparishcouncil.gov.uk](mailto:clerk@landrakeparishcouncil.gov.uk)  
**Subject:** CRN25410 - Pre-consultation for proposed radio base station

Dear Mrs Heald,

Please find attached a pre-application consultation letter, site plans, and answers to frequently asked questions in relation to the proposed radio base installation at the above site.

If you have any comments, they would be gratefully received.

Kind regards,

Michal

**Michal Laskowski | Graduate Town Planner**  
**Clarke Telecom**