



Planning Committee

- To:** **Committee Members**
Cllrs Slade (Chairperson), Collins, Cooper-Marsh, Dunford, Hitchin, Maslen, Pitt, and Terry
- Copies:** **County Councillors** – Ferguson, Seef & S Taylor
District Councillors – Ferguson, Davenport-Ray, Jennings, Pickering, I Taylor & S Taylor
Town Councillors – not a member of this committee
Local Press, Town Council Website & Noticeboard

Agenda for the meeting of the **Planning committee** to be held on **Tuesday 25th March 2025** at **6.15pm** in the **Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES**

Please be aware that meetings may be recorded and made available to the public. Your participation in the meeting indicates your consent to being included in these recordings.

Members of the Planning committee are hereby summoned to attend this meeting to consider the following business.

C Robson

Town Clerk

- 1. Apologies for Absence**
To receive and note councillor's apologies.
- 2. Declarations of Interest**
To receive from councillor's declarations as to disclosable pecuniary interests and/or non-statutory disclosable interests along with the nature of those interests in relation to any agenda item of this meeting.
- 3. Minutes**
Members to approve the following minutes as a true and accurate record: Attachment 1
i) Planning Committee – 11th March 2025.
- 4. Public Participation**
There will be a 10-minute public participation during the meeting to allow any resident to address the committee on any matter appearing on the agenda for this meeting.
- 5. Schedule of Current Planning Applications**
To review current planning applications and make recommendations to Huntingdonshire District Council. Attachment 2
- 6. Pavement Licence Application**
To consider/note the Huntingdonshire District Council Consultation for a Pavement Licence Application for Shake Hut in St Neots. Attachment 3
- 7. Proposed Base Station Installation at Tebbutts Road Car Park**
To consider the proposal from Cornerstone with regards to a proposed base station installation at Tebbutts Road Car Park, Tebbutts Road, St. Neots, Cambridgeshire, PE19 1BG (NGR: 518527, 260487). Attachment 4
- 8. Development Management Committee**
To receive any updates from the Committee Chairperson.
- 9. Date of next meeting**
To note that the date of the next Committee meeting will be 8th April 2025.



Planning Committee

Present: **Committee Members**
Cllrs Pitt (Deputy Chairperson), Collins, Dunford and Maslen

Absent: Cllrs Cooper-Marsh, Hitchin, Slade and Terry

In Attendance: Town Clerk, Senior Administration Assistant

Minutes of the meeting of the **Planning committee** held on **Tuesday 11th March 2025** at **6.15pm** in the Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

117 Apologies for Absence

Apologies were received from Cllr Cooper-Marsh, Hitchin, Slade and Terry.

118 Declarations of Interest

There were none.

119 Minutes

RESOLVED to approve the amended minutes of the Planning Committee meeting held on 11th February 2025.

Admin

120 Public Participation

There was one member of the public present who addressed the Council on agenda item 7, reports from Huntingdonshire District Council's Development Management Committee (DMC). The resident explained that as the Council has dual hatted councillors who serve on the Town Council's Planning Committee and on Huntingdonshire District Council's DMC this risks a lack of St Neots representation at District level. Due to the need to avoid pre-determination on applications, a Councillor that votes at Town Council level as part of the planning committee cannot take part in discussion at DMC.

A Member commented that Members who serve on both committees avoid pre-determination by abstaining from voting at Town Council level on applications considered possible to go to DMC. The resident commented that there could be cases where unexpected applications go to DMC if the Town Council and Planning Officer disagree on the application.

The Chairperson commented that the Members of DMC take a wider planning-based view of all applications that come to the committee, whatever ward it may be for. However, there are times when it might be a need for more local knowledge and input.

Members would consider further as part of appointing committees and representatives at the Annual Council Meeting.

121 Schedule of Current Planning Applications

The Committee considered the schedule of current planning applications, and the recommendations made by the committee are appended to these minutes.



Members noted an application for 11 Levellers Lane, which neighbours a property leased by the Town Council. The committee did not submit a comment as a consultee due to a conflict of interest as a neighbour but agreed to submit a near neighbour comment.

RESOLVED to submit a near neighbour comment outlining support for the application but highlighting potential concerns of car parking provision and the impact this might have on the Council depot and the flow of council vehicles. The Council trusts that the operator will ensure there are no issues with customer parking or negative impacts on the Council or neighbouring properties.

122 Street Naming and Numbering

The Committee noted the Allocation of addressing at 1 Marston Road which is to be known as 1-6 Cons & 7-8 Marston Business Park, St Neots, PE19 2AZ.

123 Development Management Committee

The Chair informed members that a committee meeting was due to be held on Monday 17th March 2025 and that there were no applications relating to St Neots.

124 Date of Next Meeting

Members noted that the date of the next Planning Committee meeting would be Tuesday 25th March 2025.

Committee Chair

Schedule of Planning Applications – 11th March 2025

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	25/00210/LBC	Mrs Stella Green The Rectory Church Street St Neots Repair work to western boundary wall of The Rectory	SUPPORT	Minimum impact on neighbours. Improves the property.
The following application/s are in a conservation area				
S2	25/00227/TREE	Mr David Cumberland Catholic Church Of St Joseph East Street St Neots T2 Yew - Fell near to ground level - Tree is encroaching neighbours property and neighbour concerned about potential damage. T3 Lime - Re-pollard of 2m - Overhanging neighbours property. T4 Cypress - Cut back branches by 1.5m to suitable growth points - Overhanging neighbours property. T5 Robinia - Remove 2m of new growth back to previous pruning points - Overhanging neighbours property.	SUPPORT	Subject to agreement from HDC arboricultural officer. The Committee would have liked more information to better support this application, however the committee resolved to follow the advice of the appropriate HDC arboricultural officer.
S3	25/00315/TREE	Mobbs - The HML Group Mill View Site School Lane Eaton Socon T2 Weeping Willow: Reduce crown height and spread by 2.5m to reduce the risk of major limb loss.	SUPPORT	
S4	25/00380/HHFUL	Mr Chris Proctor 43 Ackerman Street Eaton Socon St Neots Proposed removal of existing extension and construction of new kitchen extension, internal alterations to create utility and downstairs WC alongside conversion of attic space to provide storage	SUPPORT	Satisfactory proposal in terms of scale and pattern of development. Will have no negative impact on the wider landscape character of the area.
S5	25/00144/HHFUL	Barry and Michelle Dugdale 10 Almond Road St Neots PE19 1DZ Erection of single storey rear extension	SUPPORT	Will have no negative impact on the wider landscape character of the area. Makes efficient use of its site.

Schedule of Planning Applications – 11th March 2025

No.	Reference	Development	SNTC Decision	Notes
S6	25/00345/HHFUL	Mr & Mrs Smith 11 Eaton Close Eaton Ford St Neots Proposed Side infill extension and garage conversion	SUPPORT	Minimum impact on neighbours. Makes efficient use of the site.
S7	25/00308/HHFUL	Mr Tony Leach 10 Romney Court Eaton Ford St Neots Replace existing flat roof to garage with pitched roof	SUPPORT	Will have no negative impact on wider landscape character of the area. Improves the property.
S8	25/00105/FUL	Mr A Sincock 11 Levellers Lane Eynesbury St Neots Change the use of an industrial unit in St Neots (Use Class B) to a learning pool F2	NO COMMENT	No consultee comment submitted due to near neighbour conflict. Near neighbour comment submitted.
S9	25/00321/HHFUL	Mr Jake Harwood 68 Mill Hill Road Eaton Ford St Neots Proposed single storey flat roof extension to the rear	SUPPORT	In keeping with locality. Fits in with local street scene.

Chairperson

Schedule of Planning Applications –25th March 2025

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/01497/FUL 24/01498/LBC	Twigden 7 - 9 Market Square, St Neots Change of Use, and partial demolition of former Public House to 9 residential units		
The following application/s are in a conservation area				
S2	25/00405/TREE	Sandra Mobbs - HML (hmlgroup.com) 1 Garden Court Cemetery Road, St Neots 4m reduction to ash and adjacent oak tree. Preventative maintenance given their proximity to the Garden Court building.		
S3	24/02354/TREE	Mobbs Garden Court Cemetery Road, St Neots T1 Sycamore - fell Works to Protected Tree		
S4	25/00434/HHFUL	Mr Aaron Murray 116 St Neots Road, Eaton Ford, St Neots, PE19 7AL Proposed conversion of existing garage along with single storey rear extension to rear and erection of single pitched open fronted/sided structure to rear		
S5	25/00443/S73	Mr Andrew Brown Malden House, Bedford Street, St Neots Variation of condition 2 (Plans) of 24/00636/FUL - Renewal of windows, change of material from aluminium to uPVC.		
S6	25/00439/S73	Mr Andrew Brown Maddison House, Bedford Street St Neots Variation of condition 2 (Plans) to change the windows for 24/00637/FUL		
S7	25/00454/HHFUL	Mr & Mrs Fisher 26 Beauchamp Close, Eaton Socon, St Neots Proposed two storey side/rear extension and ground floor front extension		

Schedule of Planning Applications – 25th March 2025

No.	Reference	Development	SNTC Decision	Notes
S8	24/01541/FUL	Land Between Manor Grove And Cromwell Road Eynesbury Works to public footpaths 2 and 23 through the site and creation of a bituminous bridleway with soft landscaping		
S9	24/01539/REM	DLP Planning Ltd Land Adjacent And Including 2 Cromwell Road Eynesbury Reserved Matters Application relating to the details of the appearance, landscaping, layout and scale of 20/00896/OUT for no. 83 dwellings.		
S10	24/02385/REM	Land Adjacent And Including 2 Cromwell Road Eynesbury Reserved matters including appearance, landscaping, layout and scale for 80no. dwellings.		

Chairperson

From: [Licensing \(HDC\)](#)
To: LicensingSouth@cambs.police.uk; [FireProtectionNorth.Consultations](#); ["Policy.andRegulation@cambridgeshire.gov.uk"](mailto:Policy.andRegulation@cambridgeshire.gov.uk); [Planning.Enforcement](#); [Environmental.Health](#); ["Highways@cambridgeshire.gov.uk"](mailto:Highways@cambridgeshire.gov.uk); [Calvin.Joce](#); [Contact.Us](#)
Subject: Consultation for a Pavement Licence Application – The Shake Hut – HDC/PAV025
Date: 14 March 2025 14:48:08
Attachments: [image005.png](#)
[583765_HDCLicPavConsultation-HDCPavementLicenceConsultationWORD_20250314133814306830.pdf](#)

Good afternoon,

Please find attached the details of a pavement application for the Shake Hut in St Neots.

Please can you review the information received and provide a response within 14 days otherwise the application will be deemed to have received no representations and will be granted.

The end date of consultation is 28/03/2025 for your comments

Kind regards

Jayne Jones



Jayne Jones

Licensing Assistant

Phone 01480 387075

Email licensing@huntingdonshire.gov.uk

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Pathfinder House, St Mary's Street
 Huntingdon. PE29 3TN
www.huntingdonshire.gov.uk

Dear Consultee

Re: Application for a Pavement Licence for 40 High Street, St Neots, PE19 1JA

As part of the consultation, please can you review the information below and provide a response within 14 days (excluding Public Holidays).

All the responses will be collated and reviewed before a decision is made.

Local Authority	Huntingdonshire District Council		
Application Type	Pavement Licence		
Online Link	Current Consultations - Huntingdonshire.gov.uk		
Applicant(s) name	MH Evans Hospitality LTD		
Address where licence will have effect	40 High Street St Neots PE19 1JA		
Days and times licence applied for	Day	From	To
	Mon	09:00	17:00
	Tues	09:00	17:00
	Weds	09:00	17:00
	Thurs	09:00	17:00
	Fri	09:00	17:00
	Sat	09:00	17:00
	Sun	09:30	16:00
Type of furniture to be used	10 tables 20 chairs		

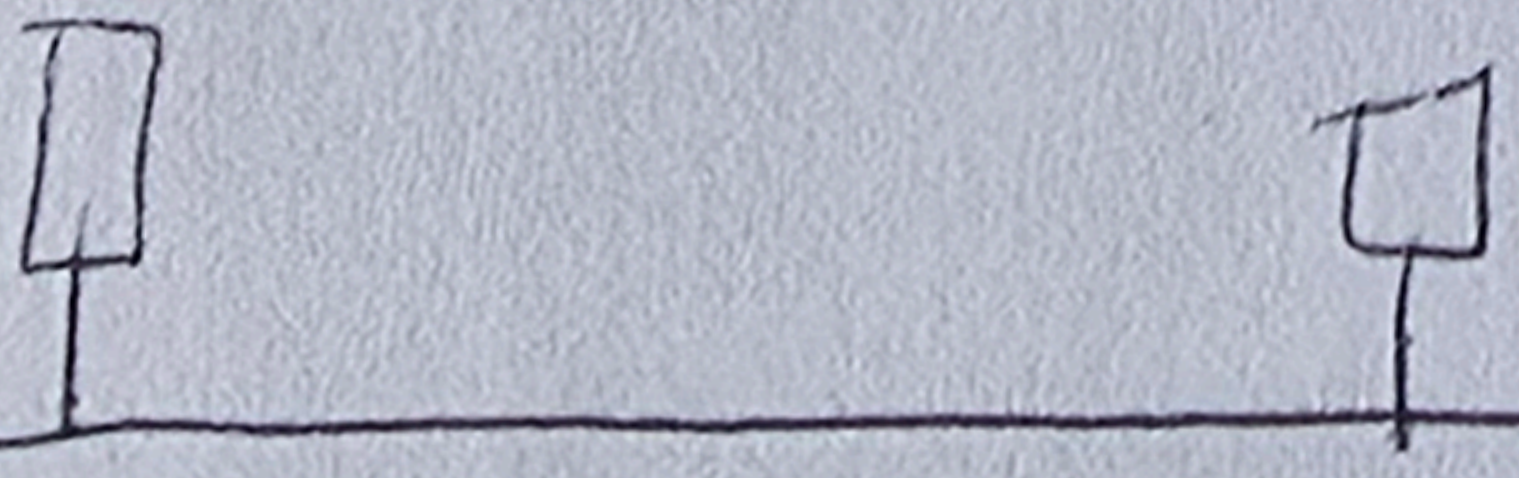
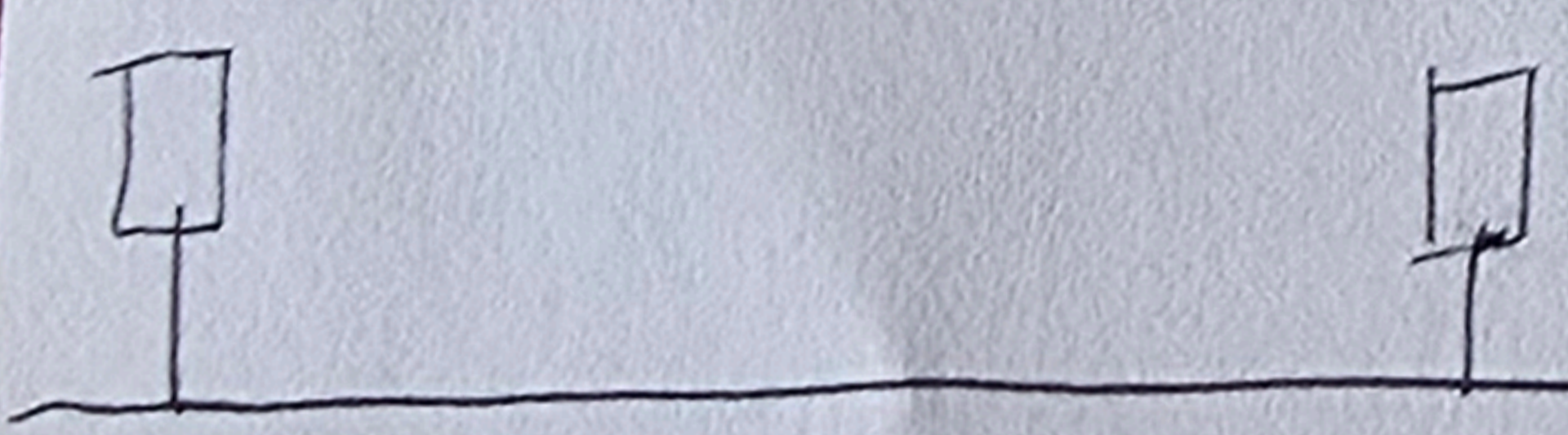
If you require any further advice or assistance, please do not hesitate to contact the Licensing Team at Licensing@huntingdonshire.gov.uk



Church walk

The Shake Hut

High street



To: Contact Us <enquiries@stneots-tc.gov.uk>

Subject: Proposed telecommunications installation - Tebbutts Road Car Park, Tebbutts Road, St. Neots, Cambridgeshire, PE19 1BG (NGR: 518527, 260487) (PM/CTIL_306834_00) - St. Neots Town Council

Dear Clerk Chris Robson,

I am writing on behalf of Cornerstone with regards to a proposed base station installation at Tebbutts Road Car Park, Tebbutts Road, St. Neots, Cambridgeshire, PE19 1BG (NGR: 518527, 260487).

VMO2 (trading as O2) have identified a requirement for a base station installation to improve network coverage within the surrounding area.

Please find the attached Consultation letter and Drawings in regards to the proposed base station installation for VMO2 at Tebbutts Road Car Park.

Kind Regards,

Harry O'Connor

Acquisition Project Coordinator | Waldon Telecom

Direct Line:



www.waldontelecom.com

Delivering what we promise



www.waldontelecom.com

Our ref: PM/CTIL_306834_00

Clerk Chris Robson
St. Neots Town Council
Steve van de Kerkhove Community Centre
Cemetery Road
St Neots
PE19 2BX

Waldon Telecom Ltd
West Lodge
Station Approach
West Byfleet
KT14 6NG

Wednesday 19th March 2025

BY EMAIL

Dear Clerk Chris Robson,

PROPOSED BASE STATION INSTALLATION AT CTIL_306834_00, TEBBUTTS ROAD CAR PARK, TEBBUTTS ROAD, ST. NEOTS, CAMBRIDGESHIRE, PE19 1BG (NGR: 518527, 260487)

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of progressing suitable sites in the St Neots area for radio base stations that will improve service provision for VMO2 (trading as O2).

The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone and VMO2 are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.


As part of VMO2's network improvement program, there is a specific requirement for a radio base station installation at this location to improve 3G, 4G and provide new 5G network coverage in the local area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard- 15/04/2021

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Please find below the details of the proposed site: -

Our technical network requirement is as follows:

- CTIL_306834_00, Tebbutts Road Car Park.
- To improve 3G, 4G and provide new 5G network coverage for VMO2 in the local area.

We consider the best solution is as follows:

- Tebbutts Road Car Park, Tebbutts Road, St. Neots, Cambridgeshire, PE19 1BG (NGR: 518527, 260487)
- The proposed development comprises of the installation of a 20m monopole supporting 6no. antennas; the installation of 2no. cabinets and ancillary works thereto.
- This site and design have been selected as they provide the technical requirements whilst keeping environmental and visual impact to a minimum


Alternative site options considered and rejected are as follows:

- 1) Greenfield - Tebbutts Road Car Park, Eaton Ford, St. Neots, PE19 1BS (NGR: 518479, 260454) - A site located centrally within Tebbutts Road Car Park was investigated, but was rejected in favour of the current site location due to the additional disruption created on the use of the car park. The current location minimises impact to the car park whilst also benefitting from additional visual screening from a nearby tree to the North.
- 2) Greenfield - Lidl Car Park, 27 Cambridge Street, Eaton Ford, St. Neots, PE19 1JL (NGR: 518698, 260364) - This location is not as well located as the nominated option to fulfil the network demand in the high demand areas.
- 3) Greenfield - Rowley Arts Centre Car Park, The Rowley Arts Centre, Huntingdon Street, St. Neots PE19 1BH (NGR: 518706, 260410) - This location is not as well located as the nominated option to fulfil the network demand in the high demand areas.
- 4) Streetworks - Brook Street, Adjacent to 14 Brook Street, St. Neots, PE19 2BP (NGR: 518393, 260126) - A streetworks site at this location is considered to have a greater visual impact on the surroundings.
- 5) Rooftop - St. Neots Telephone Exchange, West Street, St Neots, PE19 1AQ (NGR: 518258, 260379) - This rooftop had a former Cornerstone/Vodafone site hosted on the rooftop, however this was decommissioned in 2018 due to an unwilling landlord. This rooftop has been discounted for this reason.

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard- 15/04/2021

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VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

- 6) Streetworks – Grass Verge at St Neots Road/The Paddock Roundabout, St. Neots, PE19 7SR (NGR: 517871, 260134) - This location is not as well located as the nominated option to fulfil the network demand in the high demand areas. There was a refusal for a streetworks site at this location previously.
- 7) Streetworks - Market Square, St. Neots, PE19 2BQ (NGR: 518175, 260220) – This location is within a prominent location within the town square and within proximity to several Listed buildings. As such it is not considered suitable for the required base station.
- 8) Existing NTQ Site - St Neots Police Station, Dovehouse Close, St. Neots, PE19 1DS (NGR: 518730, 260605) – This is the existing NTQ site where O2 are currently present. This is being removed for redevelopment and a replacement site is required to ensure there is no coverage hole left for phone users when the site is removed. There is more network traffic from the South West, and with the East well serviced by a base station close to St Neots Station, therefore the preference is to search for replacement sites further to the South and West.
- 9) Existing EE/H3G Flagpole - 4 High Street, St. Neots, PE19 1JA (NGR: 518311, 260251) – This is an existing EE/H3G flagpole design on the rooftop. Should this site be considered for a site share, it would need to move away from a flagpole scheme in order to support the additional operators requirements. Its considered that this would significantly increase the visual impact on a high traffic part of the St Neots Conservation Area.
- 10) Rooftop - St Mary The Virgin (St Neots Parish Church), Church Street, St. Neots, PE19 2BU (NGR: 518442, 260162) – A base station within the louvres of the church would be significantly limited in the technologies it could provide, due to narrow louvres and fixed orientations, so it is considered unsuitable.
- 11) Rooftop – St. Neots. United Reformed Church, Moores Walk, St. Neots, PE19 1BP (NGR: 518437, 260348) - A base station within the louvres of the church would be significantly limited in the technologies it could provide, due to narrow louvres and fixed orientations, so it is considered unsuitable.

The Local Planning Authority mast register and the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.


We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard- 15/04/2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CTIL_306834_00)

Yours sincerely,



Peter Maynard

Waldon Telecom Ltd

(for and on behalf of Cornerstone)


Email: peter.maynard@waldontelecom.com

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard- 15/04/2021

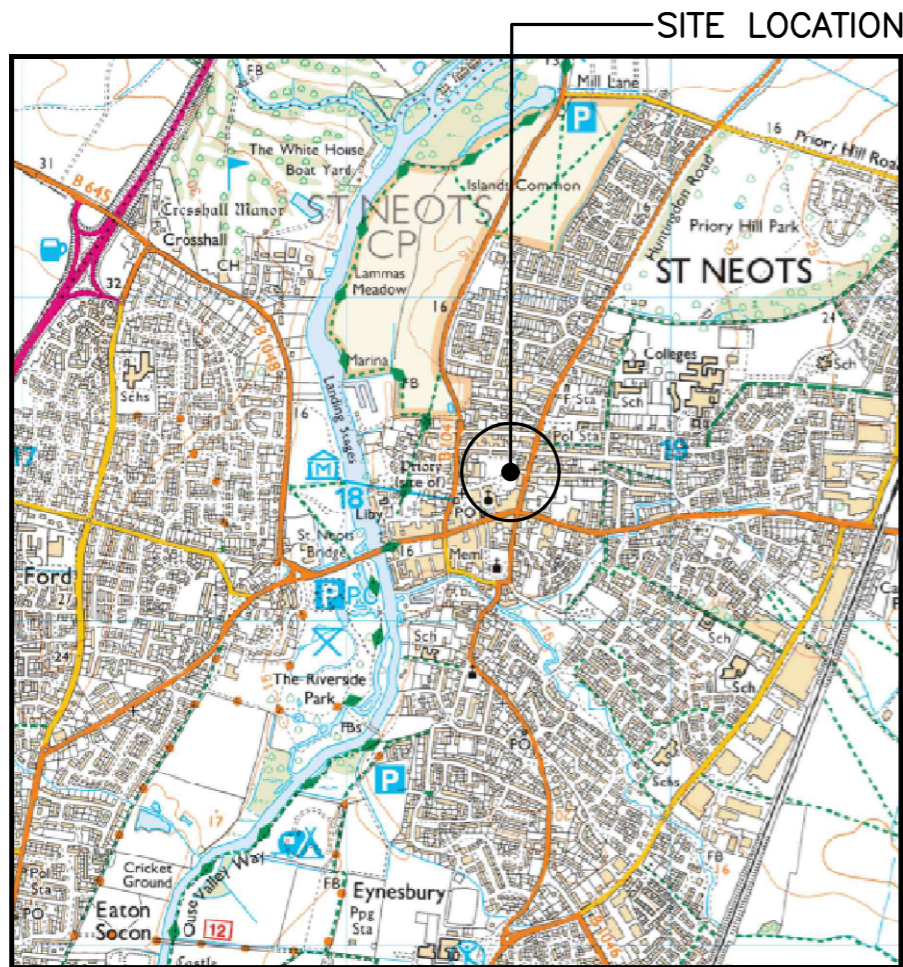
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VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Agenda Item 7

Attachment 4



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1:50000

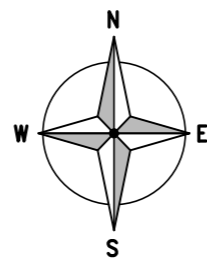
SITE LOCATION (Scale 1:50000)

Ordnance Survey map extract based upon Landranger map series with the permission of the controller of Her Majesty's Stationery Office
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SITE PHOTOGRAPH

These drawings comply with VMO2 Standard ICNIRP guidelines.
Designed in accordance with Cornerstone documents: SDN0007v1.0 & SDN0008v5.1

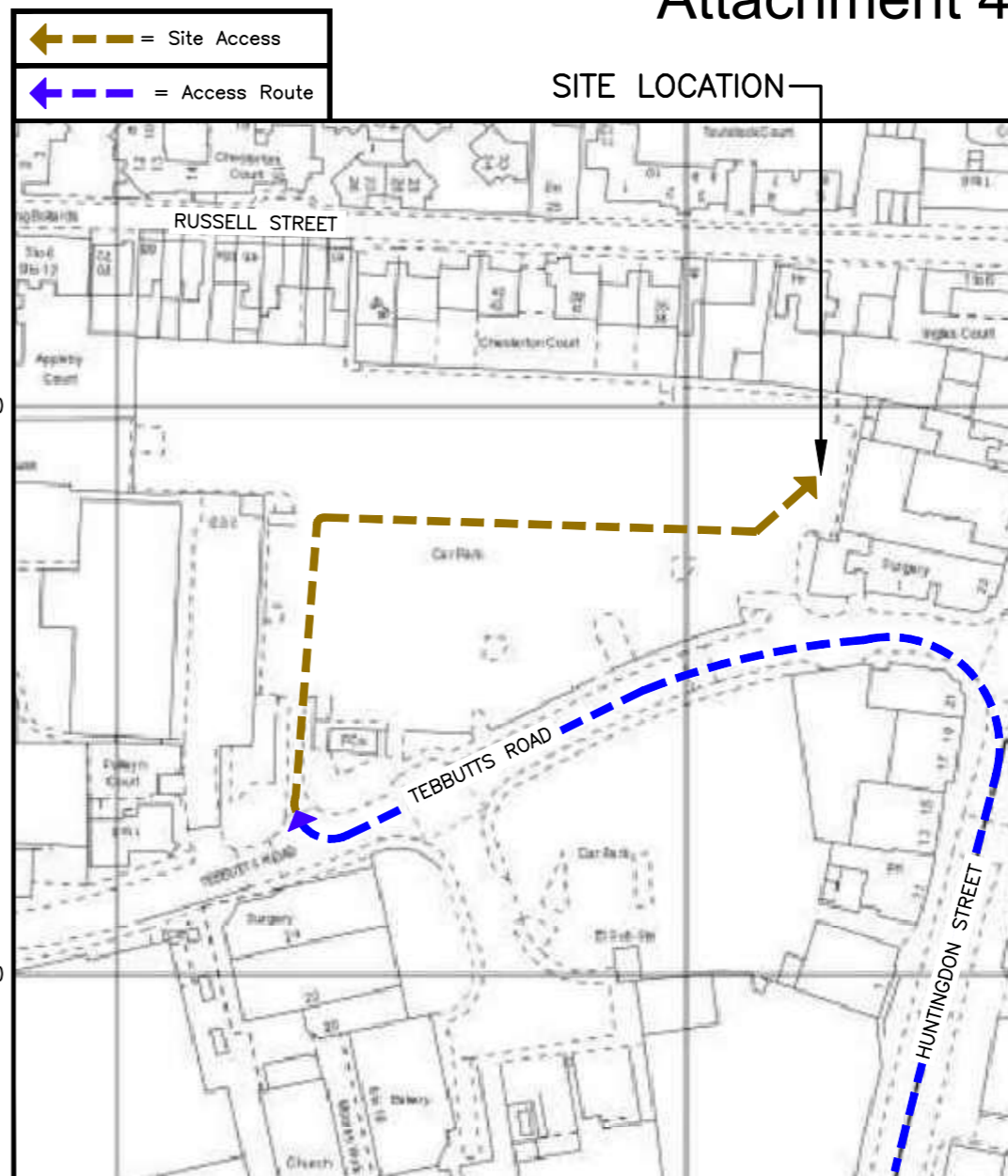


2605.00

2604.00

5184.00

5185.00



DETAILED SITE LOCATION (Scale 1:1250)

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0 12.5 25 37.5 50 62.5m
1:1250

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 518527 N: 260487

DIRECTIONS TO SITE:
FROM M11 MOTORWAY, JUNCTION 14, FOLLOW A428 TO CAMBRIDGE RD/B1428, AT CAXTON GIBBET, TAKE THE 2ND EXIT ONTO CAMBRIDGE RD/A428, CONTINUE TO FOLLOW A428, CONTINUE ON CAMBRIDGE RD/B1428 TO YOUR DESTINATION IN ST NEOTS, AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO CAMBRIDGE RD/B1428, AT THE ROUNDABOUT, TAKE THE 2ND EXIT AND STAY ON CAMBRIDGE RD/B1428, AT THE ROUNDABOUT, TAKE THE 2ND EXIT AND STAY ON CAMBRIDGE RD/B1428, AT THE ROUNDABOUT, TAKE THE 1ST EXIT ONTO CAMBRIDGE ST/B1428, GO THROUGH 1 ROUNDABOUT, TURN RIGHT ONTO HUNTINGDON ST/B1043, TURN LEFT ONTO TEBBUTTS RD, TURN RIGHT INTO CAR PARK, TURN RIGHT, SITE IS LOCATED STRAIGHT AHEAD.

NOTES:

C	Site Location Updated	SPD	HK	23.10.24
B	Site Location Updated	MT	FD	26.05.23
A	Issued for Approval	ASE	DW	27.09.22
REV	MODIFICATION	BY	CH	DATE



Cell Name		Opt.
TEBBUTTS ROAD CAR PARK		A
Cell ID No		
CORNERSTONE	VMO2	VF
30683400	022765	N/A

Site Address / Contact Details
TEBBUTTS ROAD
ST NEOTS
CAMBRIDGESHIRE
PE19 1AG

Drawing Title: SITE LOCATION MAPS			
Purpose of issue: PLANNING			Dwg Rev:
Drawing Number: 100			C
Surveyed By: CDS		Original Sheet Size: A3	Pack Issue:
Drawn: MT	Date: 26.05.23	Checked: FD	Date: 26.05.23
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ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 518527 N: 260487

NOTES:

REV	MODIFICATION	BY	CH	DATE
C	Site Location Updated	SPD	HK	23.10.24
B	Site Location Updated	MT	FD	26.05.23
A	Issued for Approval	ASE	DW	27.09.22

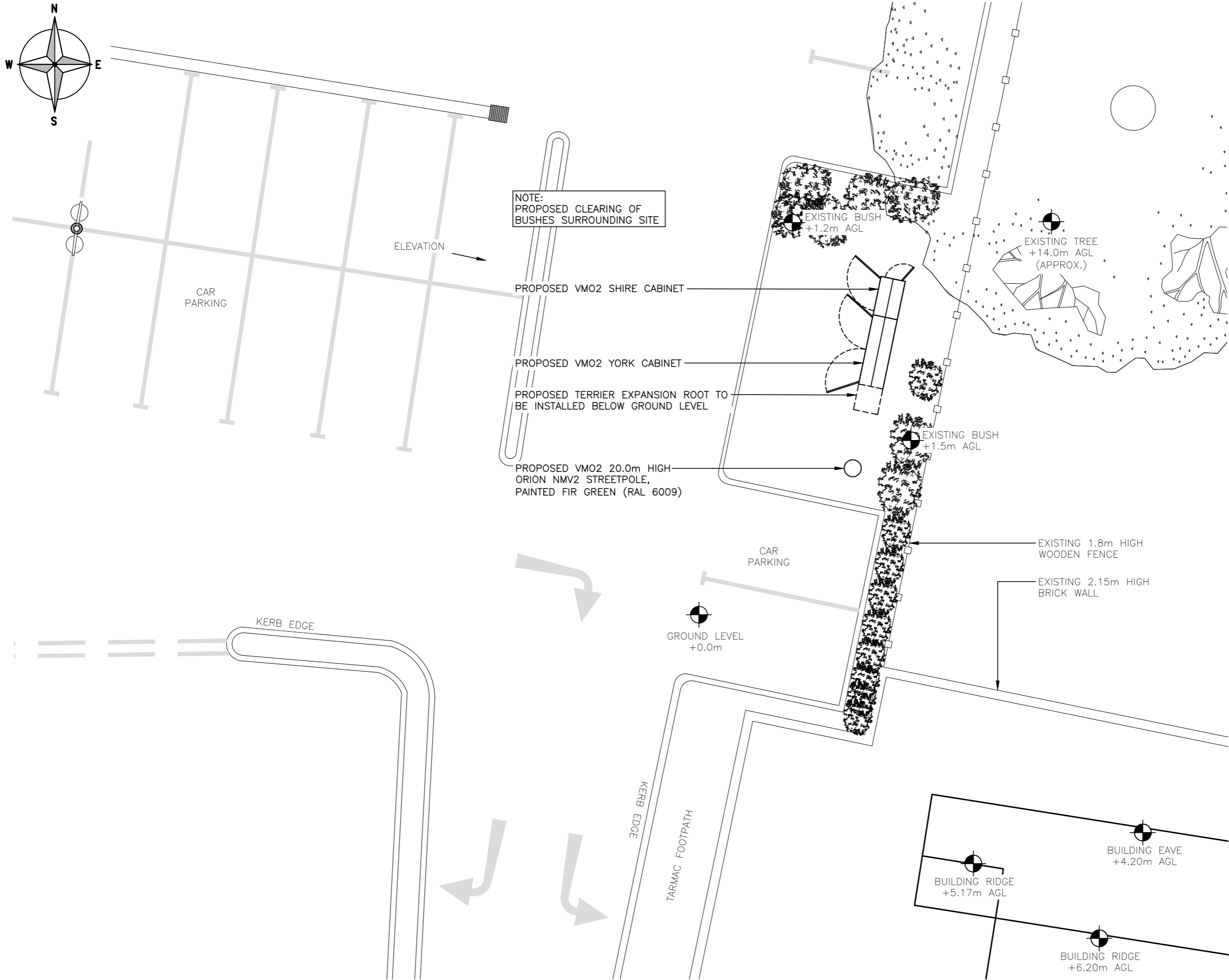


Cell Name		Opt.
TEBBUTTS ROAD CAR PARK		A
Cell ID No		
CORNERSTONE	VMO2	VF
30683400	022765	N/A

Site Address / Contact Details

TEBBUTTS ROAD
ST NEOTS
CAMBRIDGESHIRE
PE19 1AG

Drawing Title: EXISTING SITE PLAN				
Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 200				C
Surveyed By: CDS		Original Sheet Size: A3		Pack Issue:
Drawn: MT	Date: 26.05.23	Checked: FD	Date: 26.05.23	E



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 518527 N: 260487

NOTES:

REV	MODIFICATION	BY	CH	DATE
D	Site Location Updated	SPD	HK	23.10.24
C	Site Location Updated	MT	FD	26.05.23
B	Equipment Updated	ASE	DW	29.11.22
A	Issued for Approval	ASE	DW	27.09.22



Cell Name		Opt.
TEBBUTTS ROAD CAR PARK		A
Cell ID No		
CORNERSTONE	VMO2	VF
30683400	022765	N/A

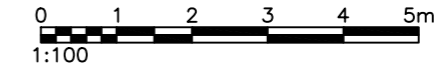
Site Address / Contact Details

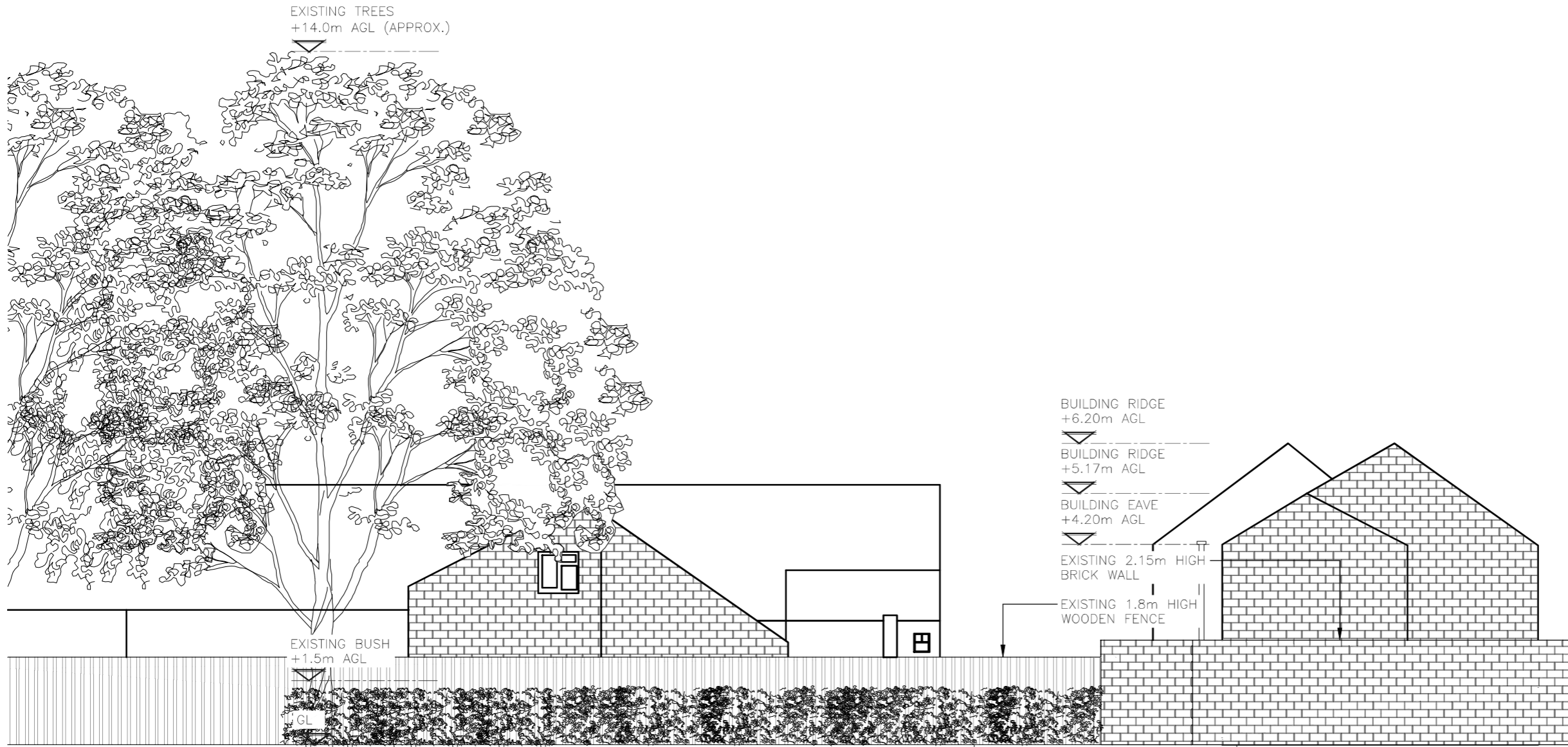
TEBBUTTS ROAD
ST NEOTS
CAMBRIDGESHIRE
PE19 1AG

Drawing Title: PROPOSED SITE PLAN			
Purpose of issue: PLANNING			Dwg Rev:
Drawing Number: 201			D
Surveyed By: CDS	Original Sheet Size: A3		Pack Issue:
Drawn: MT	Date: 26.05.23	Checked: FD	Date: 26.05.23
			E

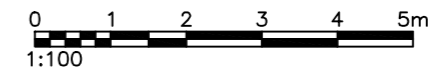
These drawings comply with VMO2 Standard ICNIRP guidelines.
Designed in accordance with Cornerstone documents: SDN0007v1.0 & SDN0008v5.1

PROPOSED SITE PLAN
(1:100)





EXISTING SITE ELEVATION
(1:100)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R	E: 518527	N: 260487
NOTES:		
C	Site Location Updated	SPD HK 23.10.24
B	Site Location Updated	MT FD 26.05.23
A	Issued for Approval	ASE DW 27.09.22
REV	MODIFICATION	BY CH DATE



Cell Name		Opt.
TEBBUTTS ROAD CAR PARK		A
Cell ID No		
CORNERSTONE	VMO2	VF
30683400	022765	N/A

Site Address / Contact Details
 TEBBUTTS ROAD
 ST NEOTS
 CAMBRIDGESHIRE
 PE19 1AG

Drawing Title: EXISTING SITE ELEVATION			
Purpose of issue: PLANNING			Dwg Rev:
Drawing Number: 300			C
Surveyed By: CDS	Original Sheet Size: A3		Pack Issue:
Drawn: MT	Date: 26.05.23	Checked: FD	Date: 26.05.23
			E

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 518527 | N: 260487

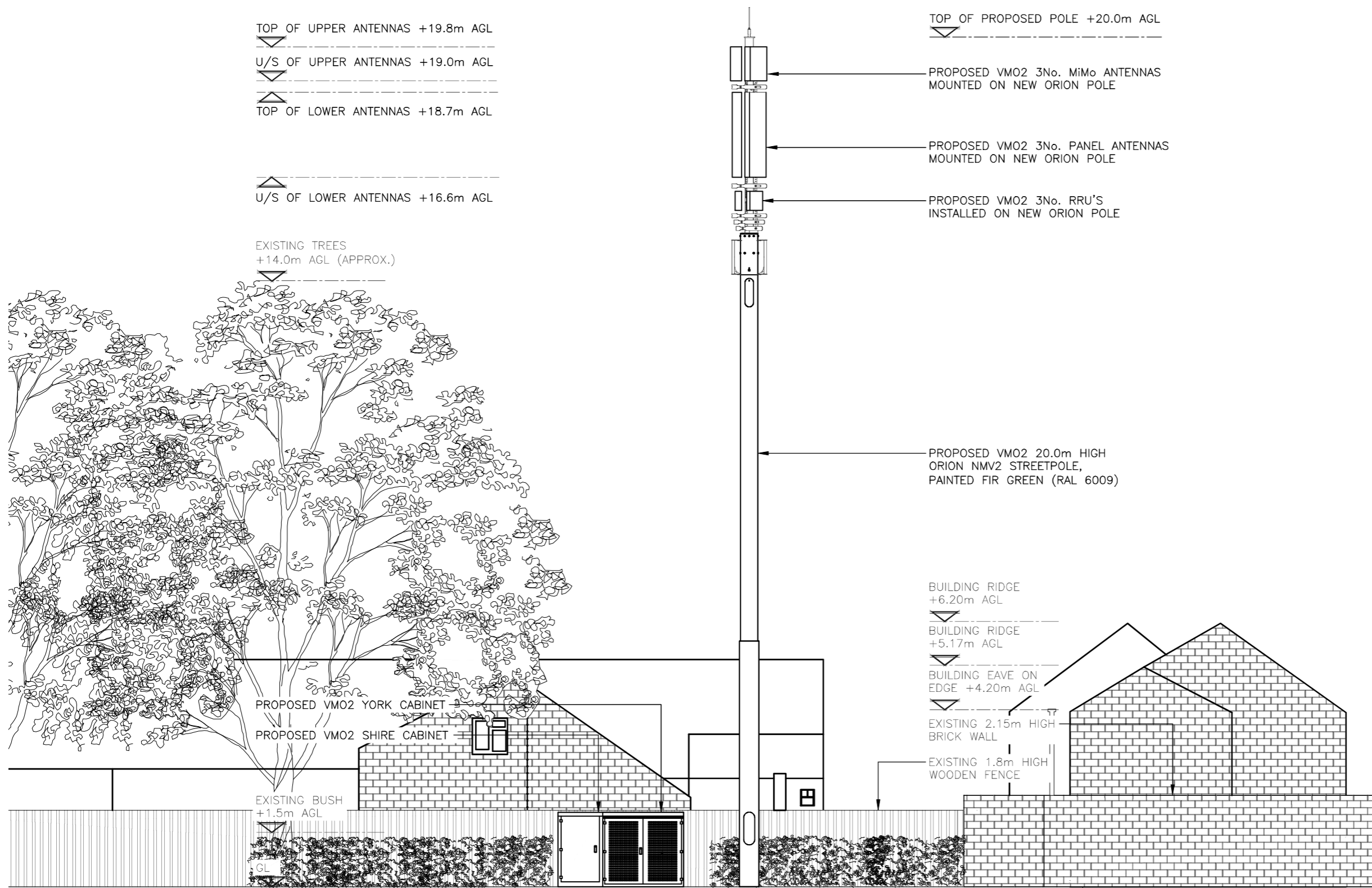
NOTES:

NOTE:
PROPOSED CLEARING OF
BUSHES SURROUNDING SITE

TOP OF UPPER ANTENNAS +19.8m AGL
 U/S OF UPPER ANTENNAS +19.0m AGL
 TOP OF LOWER ANTENNAS +18.7m AGL
 U/S OF LOWER ANTENNAS +16.6m AGL

TOP OF PROPOSED POLE +20.0m AGL

EXISTING TREES
+14.0m AGL (APPROX.)



PROPOSED VM02 3No. MiMo ANTENNAS MOUNTED ON NEW ORION POLE

PROPOSED VM02 3No. PANEL ANTENNAS MOUNTED ON NEW ORION POLE

PROPOSED VM02 3No. RRU'S INSTALLED ON NEW ORION POLE

PROPOSED VM02 20.0m HIGH ORION NMV2 STREETPOLE, PAINTED FIR GREEN (RAL 6009)

BUILDING RIDGE +6.20m AGL

BUILDING RIDGE +5.17m AGL

BUILDING EAVE ON EDGE +4.20m AGL

EXISTING 2.15m HIGH BRICK WALL

EXISTING 1.8m HIGH WOODEN FENCE

PROPOSED VM02 YORK CABINET

PROPOSED VM02 SHIRE CABINET

EXISTING BUSH +1.5m AGL

CL

PROPOSED SITE ELEVATION
(1:100)

D	Site Location Updated	SPD	HK	23.10.24
C	Site Location Updated	MT	FD	26.05.23
B	Equipment updated	ASE	DW	29.11.22
A	Issued for Approval	ASE	DW	27.09.22
REV	MODIFICATION	BY	CH	DATE



Cell Name	Opt.
TEBBUTTS ROAD CAR PARK	A

Cell ID No		
CORNERSTONE	VM02	VF
30683400	022765	N/A

Site Address / Contact Details
TEBBUTTS ROAD ST NEOTS CAMBRIDGESHIRE PE19 1AG

Drawing Title: PROPOSED SITE ELEVATION

Purpose of issue: PLANNING Dwg Rev:

Drawing Number: 301 D

Surveyed By: CDS Original Sheet Size: A3 Pack Issue:

Drawn: MT Date: 26.05.23 Checked: FD Date: 26.05.23 E

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Designed in accordance with Cornerstone documents: SDN0007v1.0 & SDN0008v5.1

