

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND
COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)
ORDER 2015 (AS AMENDED)



To:	Maxema Ltd	Application no: 24/00437/PRIOR
	Mr Andy Lewis	Applicant: Cornerstone
	Unit 2 - Charnwood House	Hive 2
	Marsh Road	1530 Arlington Business Park
	Ashton	Theale
	Bristol	Berkshire
	BS3 2NA	RG7 4SA
		England

19th April 2024

Dear Sir/Madam,

MILTON KEYNES CITY COUNCIL AS THE LOCAL PLANNING AUTHORITY DETERMINE THAT THE
APPROVAL OF THE AUTHORITY IS **REQUIRED AND REFUSED**

Application No: 24/00437/PRIOR

**Prior notification for the installation of a 20m monopole, accommodating 6no. antennas, the
installation of 2no. equipment cabinets (+ a meter pillar), along with ancillary works**

At: Monopole Drayton Road Bletchley

in accordance with your application electronically registered on 26th February 2024

Milton Keynes City Council hereby determine that the approval of the local planning authority is
Required and Refused for the above mentioned application in accordance with the plans and
particulars accompanying it for the following reasons:

Planning and Placemaking
Civic, 1 Saxon Gate East, Central Milton Keynes, MK9 3EJ
01908 691691
www.milton-keynes.gov.uk/planning-and-building

(1) Prior approval is required and refused for the following reasons:

In accordance with Class A of Part 16 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, the works would be unacceptable by reason of its siting and appearance. The proposal is located in a prominent location near a main road and a road junction, upon a landscaped grass verge, and near to dwellings. It would appear to be conspicuously tall, and with the associated removal of trees (for which the full impact is unknown) which currently contribute to the character of the area, there would be a removal of screening to mitigate the visual impacts on the street scene. The approval of this application could also lead to the cluttering of the street scene due to adjacent 22/01504/PRIOR having extant permission; no compelling evidence showing that consideration has been given to sharing equipment between providers or whether this is feasible has been presented. Furthermore, there is a lack of information that has been provided to justify why other sites have been discounted, including equipment sharing with other providers.

The siting and appearance of the proposal is therefore not acceptable in this location. The proposal is contrary to paragraph 119 of NPPF (December 2023), and the guidance set out in Milton Keynes Council Telecommunications System Policy 2005. In this instance the public benefit of providing improved telecommunications infrastructure is not outweighed by the visual harm to the character and appearance of the area.



Head of Planning
Council

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