



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01852
Decision Date: 14/05/2026

Applicant:	Cornerstone Telecommunications Cornerstone Telecommunications, Hive 2, 1530 Arlington, Business Park, Theale, United Kingdom, RG7 4SA.
Particulars of Development:	The removal of the existing 3no antennas and 1no. cabinet; the installation of 6no. antennas, 1no. 300mm and 1no. 600mm dishes, 18 ERS units and 1no. GPS module mounted on the existing 25m mast; the installation of 1no. cabinet and development works thereto.
At:	Land South West Of Cemetery Holt Road Bradford On Avon, BA15 1TS.

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

100 Rev1A Site location plans received on 19.03.2026. 200 Rev1A Existing site plan, 201 Rev1A Proposed site plan, 300 Rev1A Existing East Elevation, 301 Rev1A Proposed East Elevation received on the 26 March 2026.

Radio Planning & Propagation Sheet (V.4.2019), Coverage & Capacity information sheet, Dish Antenna information sheet, Health summary information sheet, Planning application form, Safety guidelines on electromagnetic fields from antennas, Health & Mobile Phone Base Stations, Cornerstone Community Information Sheet received on 19.03.2026. Planning Statement Supplementary Information, ICNIRP Compliance Declaration received on 26.03.2026

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the first use of the upgraded equipment, an assessment of the acoustic impact arising from the operation of the mast infrastructure shall be undertaken in accordance with BS4142:2014 +A1:2019. Background levels are to be taken as a LA90 1 hour and the ambient noise levels shall be expressed as an LAeq 1 hour during the daytime [07:00- - 23:00] and shall be expressed as an LA90 and LAeq 15 minutes during the night [23:00 – 07:00] at the boundary of the nearest residential noise-sensitive receptor.

The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to demonstrate the development can achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. If the precise detail of the scheme is not known, then likely worst-case scenarios with respect to noise impact on residential premises should be assumed. The attenuation scheme shall be implemented in full prior to the first use of the upgraded equipment and thereafter be permanently retained.

REASON: In the interests of local amenity.

Informative

- 4 The habitat within the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)