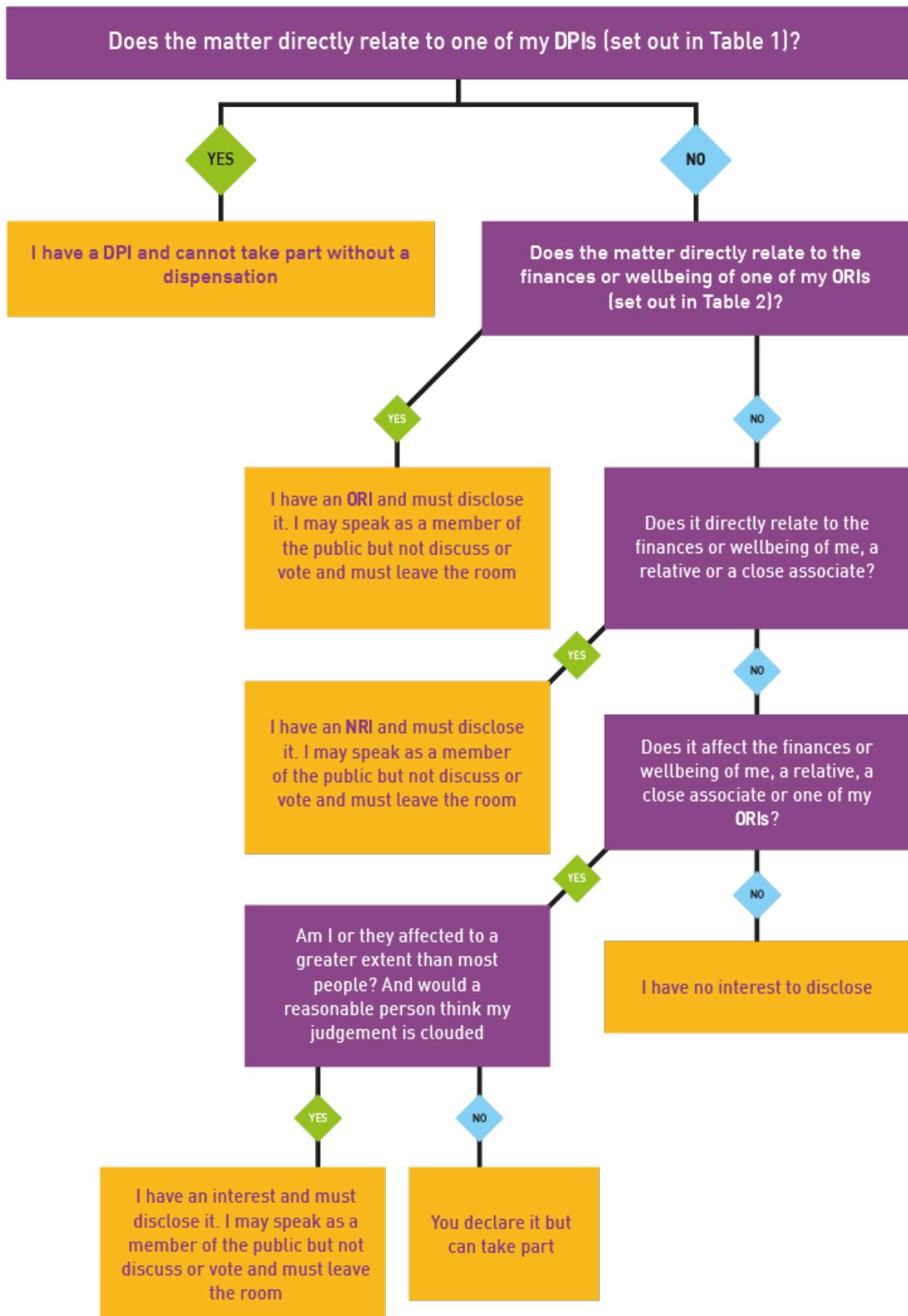


## Interests Flowchart

The flowchart below gives a simple guide to declaring an interest under the code.



**Table 1: Disclosable Pecuniary Interests**

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the

[Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012.](#)

<b>Subject</b>	<b>Description</b>
<b>Employment, office, trade, profession or vocation</b>	Any employment, office, trade, profession or vocation carried on for profit or gain.
<b>Sponsorship</b>	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
<b>Contracts</b>	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
<b>Land and Property</b>	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
<b>Licenses</b>	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer

<b>Corporate tenancies</b>	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
<b>Securities</b>	Any beneficial interest in securities* of a body where— (a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and (b) either— (i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners have a beneficial interest exceeds one hundredth of the total issued share capital of that class.

\* 'director' includes a member of the committee of management of an industrial and provident society.

\* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

#### **Table 2: Other Registrable Interests**

You must register as an Other Registrable Interest :

- a) any unpaid directorships
- b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority
- c) any body
  - (i) exercising functions of a public nature
  - (ii) directed to charitable purposes or
  - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management

# **HC HELLESDON PARISH COUNCIL**

The Council Office, Diamond Jubilee Lodge, Wood View Road, Hellesdon, Norwich, NR6 5QB  
Tel: 01603 301751 [www.hellesdon-pc.gov.uk](http://www.hellesdon-pc.gov.uk) email: [contact@hellesdon-pc.gov.uk](mailto:contact@hellesdon-pc.gov.uk)

## **Minutes of the meeting of the Planning Committee meeting held on Tuesday 23 December 2025 at 6:15 pm at the Council Chambers, Diamond Jubilee Lodge, Wood View Road, Hellesdon**

### **PRESENT:**

Cllr Greg Britton (Chairman)  
Cllr Roy Forder

Also, in attendance Mr. H. Clark (Deputy Clerk, Minute Taker)

#### **1. Apologies and acceptance for absence**

The meeting was opened by the Chairman. No apologies had been received. As there were only two members present the Chair declared the meeting was inquorate and the meeting was closed.

#### **2. Date, time and place of the next meeting.**

The next scheduled meeting was due on 13 January 2026 at 6.15pm.

**Meeting closed at 6.16pm**

Approved.....

Date.....  
HPC Planning Committee Minutes 9th December 2025

# **HC HELLESDON PARISH COUNCIL**

The Council Office, Diamond Jubilee Lodge, Wood View Road, Hellesdon, Norwich, NR6 5QB  
Tel: 01603 301751 [www.hellesdon-pc.gov.uk](http://www.hellesdon-pc.gov.uk) email: [contact@hellesdon-pc.gov.uk](mailto:contact@hellesdon-pc.gov.uk)

## **Minutes of the meeting of the Planning Committee meeting held on Tuesday 9th December 2025 at 6:15 pm at the Council Chambers, Diamond Jubilee Lodge, Wood View Road, Hellesdon**

### **PRESENT:**

Cllr Greg Britton (Chairman)  
Cllr Roy Forder, Cllr Mike Hicks, Cllr Robin Sear, Cllr Sue Holland, Cllr David Maidstone

Also, in attendance Mr. H. Clark (Deputy Clerk, Minute Taker)

### **1. Apologies and acceptance for absence**

a) To receive and accept valid apologies for absence as previously notified to the Parish Clerk  
No apologies, all councillors attending.

### **2. Declarations of Interest and Dispensations**

No declarations of interest made.

### **3. To approve minutes of the committee meeting held on 25<sup>th</sup> November 2025.**

The minutes of 25<sup>th</sup> November 2025 had previously been circulated. The minutes were AGREED and signed as a true and accurate record of the meeting.

### **4. Public Participation**

no member of public present.

### **5. Planning Outcomes**

Updated Information on recent decisions made on planning applications, these are circulated to all members of the committee and noted at the meeting.

### **6. Planning Applications for Consideration**

Application	Response to consultation
<b>2025/2755</b> <b>Location:</b> Hellesdon Hospital Drayton High Road Hellesdon Norfolk NR6 5BE <b>Proposal:</b> Creation of 4no en-suites to inpatient unit at Hellesdon Hospital.	No Objection
<b>2025/3637</b> <b>Location:</b> 176 Reepham Road, Hellesdon, Norfolk, NR6 5SN <b>Proposal:</b> Proposed single storey rear and side extension.	No Objection

Approved.....

Date.....

HPC Planning Committee Minutes 9th December 2025

**7. Date, time and place of the next meeting.**

Meetings would be scheduled if/when applications are received on 25<sup>th</sup> December 2025.

Meeting closed at 6.29pm

DRAFT

Approved.....

Date.....  
HPC Planning Committee Minutes 9th December 2025

Application number	Site Address	Description of Proposal	Parish Council meeting	Parish Council Decision	BDC require observations by	BDC Decision	Planning Officer Comments	Appeals
<a href="#">2024/3710</a>	2 - 3 Blackberry Court Sweet Briar Retail Park, NR6 5DH	Variation of condition 3 of 2023/3279 - (3) Specific use Application Type: Removal/Variation of Condition (S73 / S19).	14/01/2025	No objections		Approval with conditions		
<a href="#">2024/3542</a>	51 Saracen Road, NR6 6PB	Proposed extension of kitchen wall on front of dwelling.	14/01/2025	No objections		Approval with conditions		
<a href="#">2024/3740</a>	12 Meadow Way, NR6 5NW	Single storey flat roof rear extension.	14/01/2025	No objections		Approval with conditions		
<a href="#">2024/3596</a>	73 Meadow Way, NR6 6XZ	Demolition of existing dwelling and erection of new two-storey dwelling.	14/01/2025	No objections		Approval with conditions		
<a href="#">2024/3832</a>	167 Middletons Lane Hellesdon Norfolk NR6 5SF	First floor extension over existing garage	14/01/2025	No objections		Approval with conditions		
<a href="#">2024/3826</a>	19 Gowing Road, NR6 6UN	Rear extension, loft conversion with front and rear dormers, new front entrance and demolition of existing rear extension and conservatory.	28/01/2025	No objections		Approval with conditions		
<a href="#">2025/0053</a>	33 Lilian Close Hellesdon Norfolk NR6 6RZ	Single storey rear extension with single storey side extension to facilitate a garage and carport	11/02/2025	No objections		Approval with conditions		
<a href="#">2025/0329</a>	9 Meadow Way Hellesdon Norfolk NR6 5NW	Two storey rear extension (incl loft conversion) & single storey side extension	11/02/2025	No objections		Approval with conditions		
<a href="#">2025/0280</a>	158 Gowing Road NR6 6PY	Single storey flat roof rear extension	25/02/2025	No objections		Approval with conditions		
<a href="#">2025/0514</a>	156 Reepham Road NR6 5SN	Single Storey Rear Extension	11/03/2025	No objections		Approval with conditions		
<a href="#">2025/0575</a>	13 Eversley Road	Single Storey Rear Extension	11/03/2025	No objections		Approval with conditions		
<a href="#">2024/3381</a>	24 Sutherland Avenue	Erection of bungalow	25/03/2025	Objection: Unacceptable access to highways, detrimental to neighbouring properties		Refusal		
<a href="#">2025/0672</a>	80 Raymond Road	Proposed single storey rear flat roof extension and loft conversion	25/03/2025	No objections		approval with conditions		
<a href="#">2025/0727</a>	2 - 3 Blackberry Court Sweet Briar Retail Park	Erection of main entrance flex face signage, goalpost entrance surround, totem graphic overlay only and installation of various window graphics	25/03/2025	No objections		approval with conditions		
<a href="#">2025/0785</a>	Holiday Inn Express Hotel Drayton High Road Hellesdon Norfolk NR6 5DU	Addition of one floor of 32 no. hotel rooms, extended emergency external stairs, ground floor extension and solar panels to roof Application	25/03/2025	No objection subject to the air extraction system to be monitored & prevent additional noise pollution.		Pending consideration		
<a href="#">2025/0730</a>	75 Bush Road Hellesdon Norfolk NR6 6UD	Rear extension, roof conversion with rear dormer and replacement of hipped roof with gable end.	08/04/2025	No Objections		Approval with conditions		
<a href="#">2025/0769</a>	173 Middletons Lane Hellesdon Norfolk NR6 5SF	Proposed single storey rear and side extensions and associated works	08/04/2025	No Objections		Approval with conditions		
<a href="#">2025/0962</a>	Land East Of Heath Crescent Hellesdon Norfolk NR6 6XD	Erection of 40 dwellings, vehicular access, pedestrian/cycle access, public open space, landscaping, and associated infrastructure (existing dwelling and changing rooms/pavilion building to be demolished)	08/04/2025	Withdrawn, extraordinary full council meeting being held on 16/04/25 at 7pm to discuss application.		Pending Consideration		
<a href="#">2025/0980</a>	Location: 73 Westwood Drive, Hellesdon, Norfolk, NR6 5DF	Loft conversion extension	22/04/2025	No Objection		Approval with conditions		
<a href="#">2025/0984</a>	Location: 60 Westwood Drive, Hellesdon, Norfolk, NR6 5DF	Single Storey Rear Extension and Loft Conversion Extension	22/04/2025	No Objection		Approval with conditions		
<a href="#">2025/0985</a>	57 Low Road, Hellesdon, Norfolk, NR6 5AF	Front porch and garage door infill	22/04/2025	No Objection		Approval with conditions		
<a href="#">2025/1022</a>	8-10 Cromer Road, Hellesdon, Norfolk, NR6 6ND	Change of Use, alterations and extensions of former insurance office to create 2no 3 bed dwellings with associated gardens	22/04/2025	No Objection		Pending Consideration		
<a href="#">2025/1238</a>	24 Meadow Way Hellesdon Norfolk NR6 5NN	Single Storey Rear Extension	13/05/2025	Not enough for quorum		Approval with conditions		
<a href="#">2025/1060</a>	2 Heath Crescent Hellesdon Norfolk NR6 6XD	Loft conversion and new hipped roof over garage	13/05/2025	Not enough for quorum		Approval with conditions		
<a href="#">2025/1052</a>	94 Hercules Road Hellesdon Norfolk NR6 5HJ	Variation of conditions 2 and 3- Revised design of consented permission: 20221903 (which gave consent for two storey rear extension and front porch) Dated: 6th Feb 2023	13/05/2025	Not enough for quorum		Approval with conditions		
<a href="#">2025/1008</a>	46 Dennis Road Hellesdon Norfolk NR6 6UB	Erection of single storey side extension	13/05/2025	Not enough for quorum		approval with conditions		
<a href="#">2025/1014</a>	17 Meredith Road Hellesdon Norfolk NR6 6PE	Single storey rear extension	13/05/2025	Not enough for quorum		Approval with conditions		

<a href="#">2025/1301</a>	255 Drayton High Road Hellesdon Norfolk NR6 5BP	Two storey side extension	27/05/2025	meeting cancelled		Approval with conditions		
<a href="#">2025/0923</a>	20 Devon Avenue Hellesdon Norfolk NR6 5BH	Front porch. Side and rear extension. 3no front dormers. Rear dormer. Proposed render and Cladding	27/05/2025	meeting cancelled		Approval with conditions		
<a href="#">2025/1022</a>	8 - 10 Cromer Road Hellesdon Norfolk NR6 6ND	Change of use, alterations and extensions of former insurance office to create 2no 3 bed dwellings with associated gardens	27/05/2025	meeting cancelled		Pending Consideration		
<a href="#">2025/1379</a>	23 Links Avenue Hellesdon Norfolk NR6 5PE	Proposed annex, and adaption of existing extension and converted loft	24/06/2025	No Objection subject to the proposed annexe not being let out/sold/hired out as a separate dwelling		Pending Consideration		
<a href="#">2025/1156</a>	188 Middletons Lane Hellesdon Norfolk NR6 5SF	Proposed single storey porch and garage conversion	24/06/2025	No Objection		Approval with conditions		
<a href="#">2025/1922</a>	Land At Carrowbreck Close Hellesdon Norfolk NR6 5FB	The installation of a new 25m lattice mast, hosting 6no. antennas and 2no. dish antennas, with 3no. equipment cabinets and 1no meter cabinet all within a fenced compound. All other associated ancillary apparatus and permitted development thereto.	08/07/2025	Objection: unacceptable location due to placement near dwellings		Approval of details-Refused		
<a href="#">2025/2064</a>	5 Brandon Close Hellesdon Norfolk NR6 5SE	Demolition of garage and single storey side extension	22/07/2025	No Objection		Approval with conditions		
<a href="#">2025/1762</a>	The Whiffler Boundary Road Hellesdon Norfolk NR6 5JB	Alterations to the existing beer garden located to the front of the site, additional windows and the provision of additional parking to the rear of the site	22/07/2025	Insufficient parking for numbers of customers & staff and will cause additional parking on adjacent street causing a deterrent to residents of city view road. Council recommends if application goes ahead to put double yellow lines to prevent traffic congestion of the area.		Pending Decision		
<a href="#">2025/2075</a>	51 Brabazon Road Hellesdon Norfolk NR6 6SZ	Single storey extension to rear and side of property	22/07/2025	No objection		Approval with conditions		
<a href="#">2025/1301</a>	255 Drayton High Road Hellesdon Norfolk	Two storey side extension	22/07/2025	No objection		Approval with conditions		
<a href="#">2025/1156</a>	188 Middletons Lane Hellesdon Norfolk NR6 5SF	Proposed single storey porch and garage conversion	22/07/2025	No objection provided that extension not to be let/sold as a separate unit.		Approval with conditions		
<a href="#">2025/1783</a>	50 Middletons Lane Hellesdon Norfolk NR6 5NG	Change of use only - private swimming pool to a hired swimming pool by the public	12/08/2025	Objection, parish Council supports the highway authority report and parish council further objects to the impact on neighbours.		Pending decision		
<a href="#">2025/2157</a>	162 Reepham Road Hellesdon Norfolk NR6 5SN	Removal of conservatory and replacement with single storey rear extension	12/08/2025	No Objection		Approval with conditions		
<a href="#">20220391</a>	The Norwich Golf Club Drayton High Road Hellesdon NR6 5AH	Reserved Matters application for appearance, scale, landscaping and layout following Outline Planning Permission 20151770 (as amended by S73 Permission 20171514 (for up to 1000 dwellings)), for phase 3 comprising 128 dwellings and associated works including open space, sustainable urban drainage systems, landscaping, infrastructure and earthworks (20181963 approved)	12/08/2025	Parish Council continues objection in reference of report dated back on 12th May 2025		Pending Decision		
<a href="#">2025/1060</a>	2 Heath Crescent Hellesdon Norfolk NR6 6XD	Loft conversion and new hipped roof over garage	12/08/2025	No Objection		Approval with conditions		
<a href="#">2025/2280</a>	Mawkins Manor Riverside Close Hellesdon Norfolk NR6 5AU	Erection of single storey rear extension	12/08/2025	No Objection		Approval with conditions		
<a href="#">2025/2359</a>	80 Raymond Road Hellesdon Norfolk NR6 6PW	1.5 storey side extension and loft conversion	12/08/2025	Parish Council objects due to the over development of the property		Approval with conditions		
<a href="#">2025/2433</a>	Willow House 14 Princess Beatrice Close Hellesdon Norfolk NR6 5DB	T3 Lime tree in rear garden- Reduce tops of crown by 2m, Crown lift to 5m, Thin out crown by 20%	26/08/2025	No Objection, subject to the officer at Broadland are happy work required to be done.		Approval with conditions		
<a href="#">2025/2493</a>	2 Hamond Road Hellesdon Norfolk NR6 5RR	Change of use from residential to mixed residential and Class E veterinary services	09/09/2025	Parish Council has no objection and supports application subject to environment report suggestions being followed.		Approval with conditions		
<a href="#">2025/2288</a>	27 Bramble Avenue Hellesdon Norfolk NR6 6LN	Removal of 44 Leylandii and concrete hardstanding and erection of two bedroom bungalow	09/09/2025	The parish council objects to this application as it is dangerous access to the highway and is out of character with the development of the area.		Refusal		

<a href="#">2025/2577</a>	296 Drayton High Road Hellesdon Norfolk NR6 5BJ	Variation of condition 6 relating to pedestrian crossing point of consented permission 20190580 and 2024/2116 (Proposed Residential Development (Outline) dated 31/03/2020	23/09/2025	No Objection		Refusal		
<a href="#">2025/2359</a>	80 Raymond Road, Hellesdon Norfolk, NR 6 6PW	Proposed 1.5 storey side extension and loft conversion. Proposed render	23/09/2025	The Parish council objects to the application due to the over development of the property as stated previous on 12th August 2025		Approval with conditions		
<a href="#">2025/3036</a>	Broadland Snooker Centre Reepham Road Hellesdon Norfolk NR6 5NX	Installation of 3no fascia signs, 3no totem signs and 1no vinyl window graphic	14/10/2025	No objection		Approval with conditions		
<a href="#">2024/3511</a>	Persimmon Builders Compound Drayton High Road Hellesdon Norfolk NR6 5AH	Variation of condition 1 of 20181963 - amend current masterplan RNGCMP01 Revision B to reflect changes to the remaining phases with viability appraisal and consequential Deed of Variation to the Section 106 Agreement.	14/10/2025	The parish council objects to the application as they wish the to remain aligned with the original S106.		Refusal		
<a href="#">2025/3160</a>	Amenity Land at Acorns Close and Oakwood Drive, Hellesdon, Norfolk	Works to TPO Trees: Silver Birch – Crown raise to 6m and reduce house side back by 2m with a total length of 6m. Beech Tree (Acorn Close) – Crown raise to 6m, reduce radius house side by 2m with a total length of 6m. Sweet Chestnut (Oakwood Drive) – Reduce in height by 8m by removing dead wood back to growth points. Oak (Timber Close) – Crown raise to 4m in height to remove limbs from fence and shed.	25/11/2025	No objection		Approval with conditions		
<a href="#">2025/3379</a>	97 Reepham Road Hellesdon Norfolk NR6 5LQ	First floor side extension	25/11/2025	No Objection		Approval with conditions		
<a href="#">2025/3399</a>	44 Bramble Avenue, Hellesdon, Norfolk, NR6 6LN	Garage Extension	25/11/2025	No Objection as long as not being used commercially.		Pending Decision		
<a href="#">2025/2755</a>	Hellesdon Hospital Drayton High Road Hellesdon Norfolk NR6 5BE	Creation of 4no en-suites to inpatient unit at Hellesdon Hospital	09/12/2025	No Objection		Pending consideration		
<a href="#">2025/3637</a>	176 Reepham Road Hellesdon Norfolk NR6 5SN	Proposed single storey rear and side extension.	09/12/2025	No Objection		Pending Consideration		

Our ref: CS\_309360

11<sup>th</sup> December 2025**Hellesdon Parish Council**

The Parish Council Office  
Diamond Jubilee Lodge  
Wood View Road  
Hellesdon  
NR6 5QB

Perry Williams Ltd  
Dunkirk Avenue  
Desborough  
Northants  
NN14 6DE

**Via Email:** [clerk@hellesdon-pc.gov.uk](mailto:clerk@hellesdon-pc.gov.uk)

Dear Councillors,

**PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT  
CS\_309360, HELLESDON COMMUNITY CENTRE, MIDDLETONS LANE, HELLESDON, NORFOLK, NR6 5SR (NGR:  
E620570, N312430)**

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 Hellesdon area for radio base stations that will improve service provision for VMO2.

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

As part of VMO2's continued network improvement program, there is a specific requirement for a new telecommunication base station at this location to provide upgraded 4G coverage and capacity as well as new 5G coverage in this area of Hellesdon.

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.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:

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

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 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

**CS\_309360, HELLESDON COMMUNITY CENTRE, MIDDLETONS LANE, HELLESDON, NORFOLK, NR6 5SR (NGR: E620570, N312430)**

The operator currently provides coverage to the area from an existing installation located at 241, Reepham Road, Hellesdon, Broadland, Norfolk, NR6 6UW (NGR E:620524, N:312676). However, the existing installation is not able to support modern telecoms installation required to enable both operators Vodafone and VMO2 to provide the latest 4G and 5G coverage and capacity to the area. As such, a new replacement site for VMO2 is required. As the replacement VMO2 site will need to cover the same target coverage area, it needs to be located as close as possible to the existing site.

A number of options have been assessed in respect of the site search process and the preferred option is as follows:

**CS\_309360, HELLESDON COMMUNITY CENTRE, MIDDLETONS LANE, HELLESDON, NORFOLK, NR6 5SR (NGR: E620570, N312430)**

The proposed installation of a telecommunications base station comprising a 20m monopole supporting 6 no. antennas, together with 3 no. ground based equipment cabinets and ancillary development thereto.

Details enclosed on drawings numbered: 100A, 200A, 201A, 300A & 301A.

Alternative site options considered and rejected are as follows:

<b>Site Type</b>	<b>Site Address</b>	<b>National Grid Reference</b>	<b>Reason for not choosing site</b>
D1 - Existing Telecoms Site	241, Reepham Road, Hellesdon, Broadland, Norfolk, NR6 6UW	E:620524, N:312676	The operator has fully investigated upgrading this site to provide the latest technologies for 4G services as well as new 5G coverage/capacity in to both the VMO2 and Vodafone networks. However, the existing installation is not able to support the new 5G antennas for both Vodafone and VMO2. This existing telecommunications site has therefore been discounted for the operators new technology requirements for this reason. A new site for VMO2 is therefore needed to provide this operator with the latest 2G, 4G and 5G technologies. The existing site will remain for Vodafone technologies only.
D2 - Streetworks	Kudos Residential, 303, Reepham Road, Hellesdon, Norwich, Norfolk, NR6 5AD	E:620220 N:312937	An installation at this location is located too far from the target area to deliver the required level of coverage. This site has therefore been discounted for this reason.
D3 - Streetworks	Drayton Wood Road, Hellesdon, Drayton, Broadland, Norfolk, NR6 5DG	E:620166 N:312970	An installation at this location is located too far from the target area to deliver the required level of coverage. This site has therefore been discounted for this reason.

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

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VAT No. GB142 8555 06



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

D4 - Streetworks	357, Reepham Road, Hellesdon, Drayton, Broadland, Norfolk, NR8 6BL	E:620080 N:313064	An installation at this location is located too far from the target area to deliver the required level of coverage. This site has therefore been discounted for this reason.
D5 - Streetworks	3, Bernham Road, Hellesdon, Broadland, Norfolk, NR6 5QG	E:620363 N:312804	An installation at this location is considered to be too exposed in the streetscene and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
D6 - Streetworks	Cottinghams Drive, Hellesdon, Broadland, Norfolk, NR6 6PR	E:620348 N:312968	A mast at this location is not viable due to a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
D7 - Streetworks	Raymond Road, Hellesdon, Broadland, Norfolk, NR6 6PN	E:620458 N:312896	A mast at this location is not viable due to a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
D8 - Streetworks	Raymond Road, Hellesdon, Broadland, Norfolk, NR6 6PN	E:620557 N:313004	A mast at this location is not viable due to a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
D9 - Streetworks	Berrington Road, Hellesdon, Broadland, Norfolk, NR6 6PH	E:620548 N:312822	A mast at this location is not viable due to a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
D10 - Streetworks	Meredith Road, Hellesdon, Broadland, Norfolk, NR6 6PE	E:620609 N:312759	A mast at this location is not viable due to a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
D11 - Streetworks	Saracen Road, Hellesdon, Broadland, Norfolk, NR6 6PH	E:620775 N:312896	A mast at this location is not viable due to a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
D12 - Streetworks	The Woodland Care Home, 189, Woodland Road, Hellesdon, Norwich, Norfolk, NR6 5RQ	E:620183 N:312798	A mast at this location is not viable due to a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
D13 - Streetworks	57, Bernham Road, Hellesdon, Broadland, Norfolk, NR6 5QQ	E:620133 N:312550	A mast at this location is not viable due to a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.

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

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 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

D14 - Streetworks	Woodview Road, Hellesdon, Broadland, Norfolk, NR6 5QH	E:620413 N:312453	A mast at this location is not viable due to a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
D15 - Streetworks	Plantation Road, Hellesdon, Broadland, Norfolk, NR6 5RH	E:620129 N:312427	A mast at this location is not viable due to a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.

The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in 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. A certificate of ICNIRP compliance will be included within the planning submission.

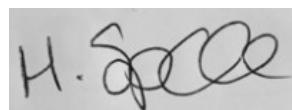
In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number **CS\_309360**).

Yours faithfully,



**Helen Spoores MRTPI**  
**Town Planner: Perry Williams**  
 Tel: +44 (0) 793 0333 769  
 Email: [helen@fairwaydevplan.com](mailto:helen@fairwaydevplan.com)

(for and on behalf of Cornerstone)

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

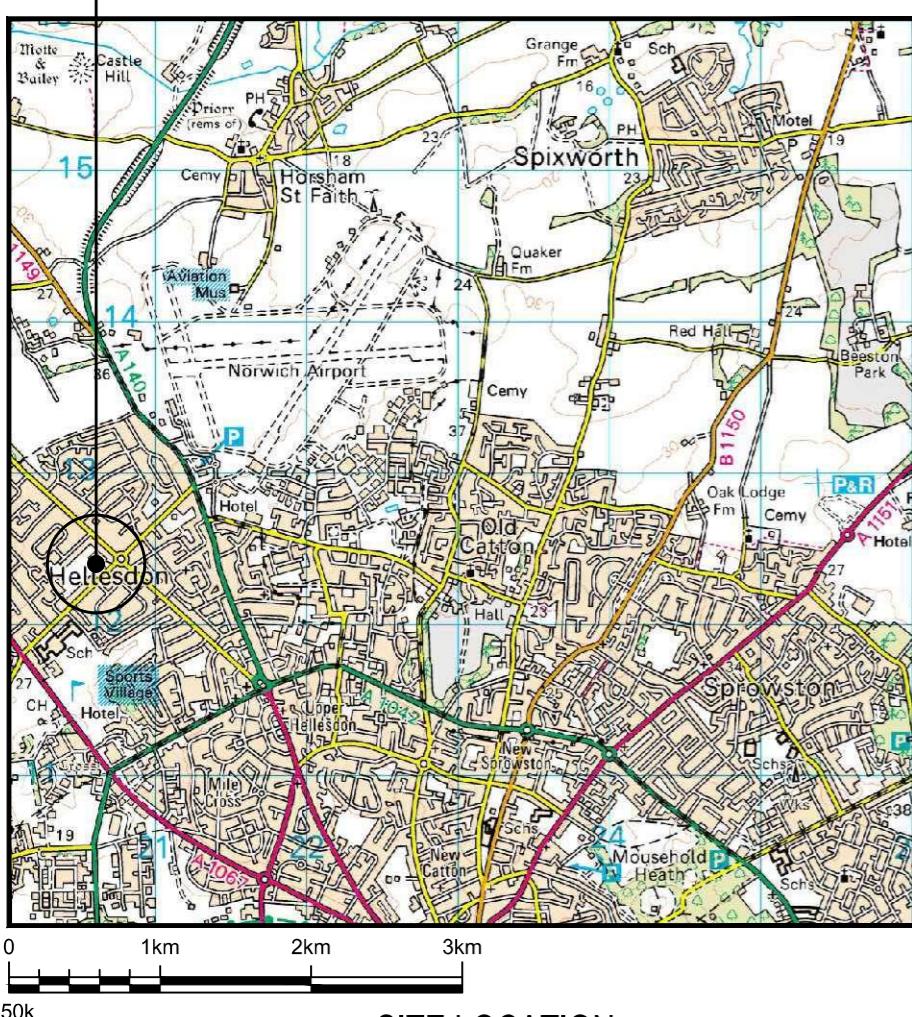
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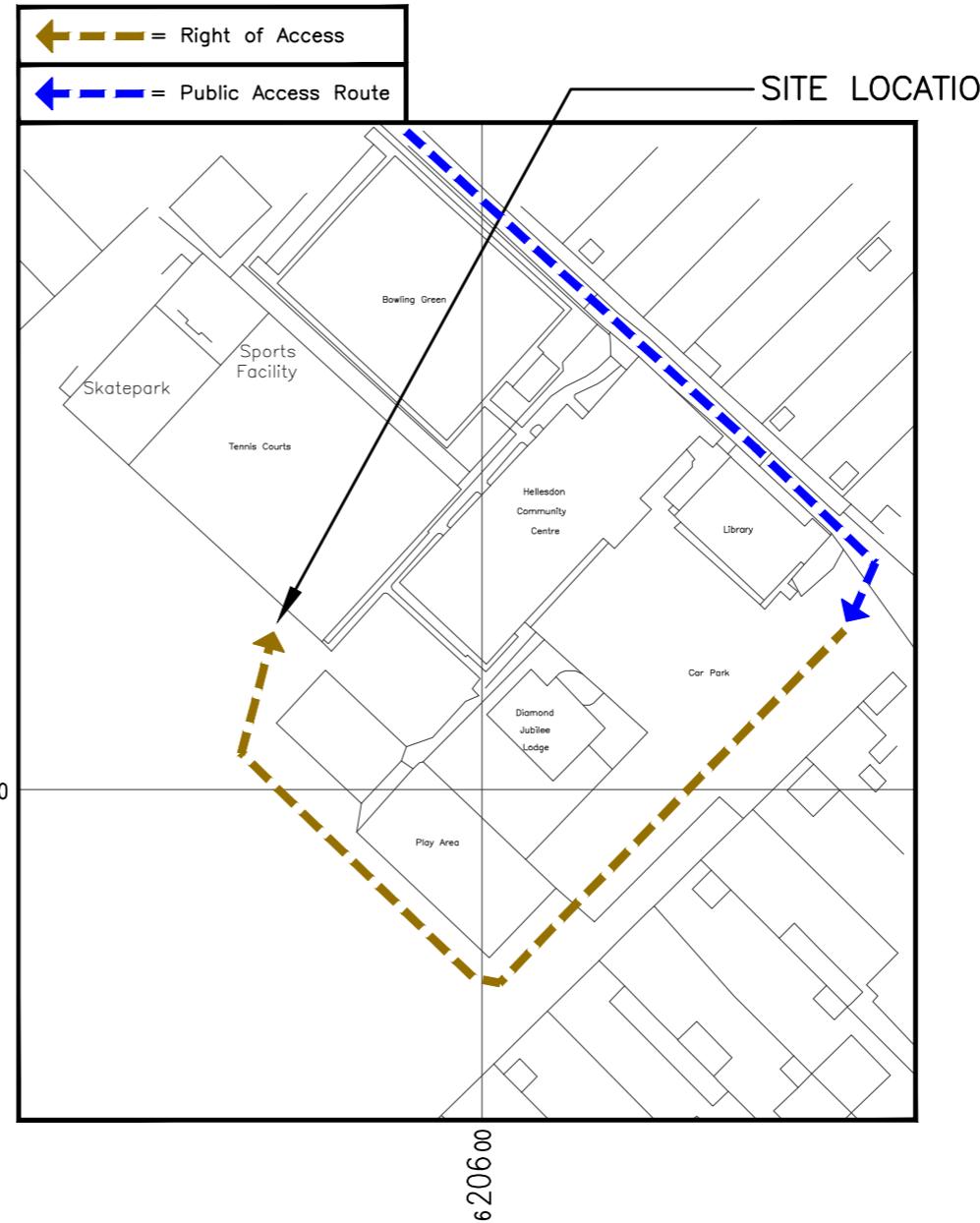
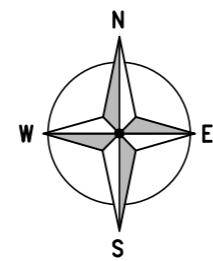


### SITE LOCATION (Scale 1:50000)

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



### DETAILED SITE LOCATION

(Scale 1:1250)

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ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 620570 N: 312430

### DIRECTIONS TO SITE:

FROM THE A11 TURN LEFT ONTO UNTHANK RD, TURN LEFT ONTO COLMAN RD/A140, AT THE ROUNDABOUT TAKE THE 2ND EXIT ONTO FARROW RD/A140, TURN LEFT ONTO DRAYTON HIGH RD/A1067, TURN RIGHT ONTO MIDDLETONS LN, GO THROUGH 2 ROUNDABOUTS, AT THE ROUNDABOUT TAKE THE 1ST EXIT ONTO REEPHAM RD, TURN LEFT ONTO WOOD VIEW RD, AFTER APPROX 100 YARDS TURN LEFT INTO COMMUNITY CENTRE ACCESS ROAD, COMMUNITY CENTRE IS ON THE RIGHT HAND SIDE, ENTER PLAYING FIELDS TURN RIGHT AT THE PLAYGROUND & SITE IS ON THE RIGHT HAND SIDE INFRONT OF THE TENNIS COURTS

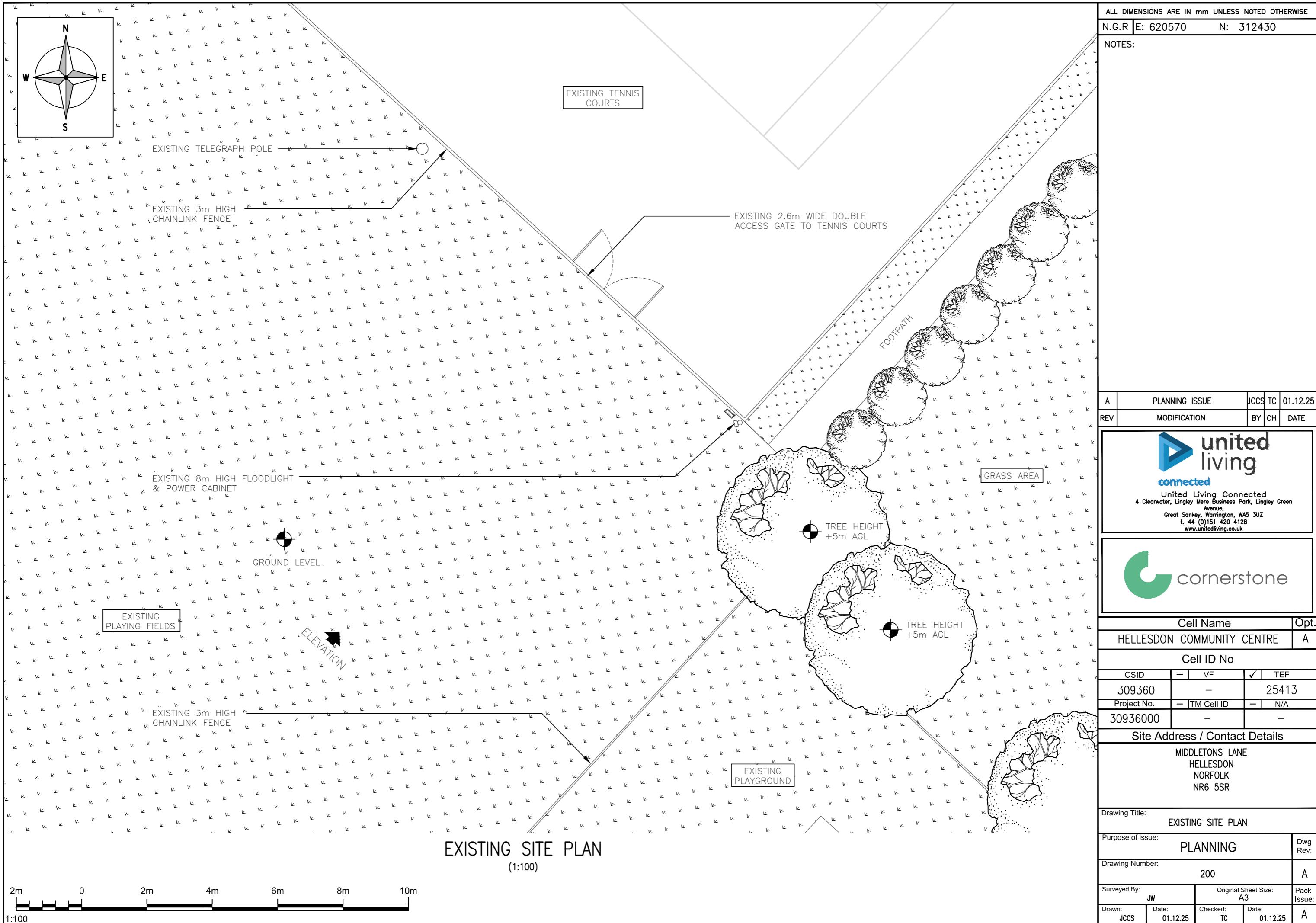
A	PLANNING ISSUE	JCCS	TC	01.12.25
REV	MODIFICATION	BY	CH	DATE

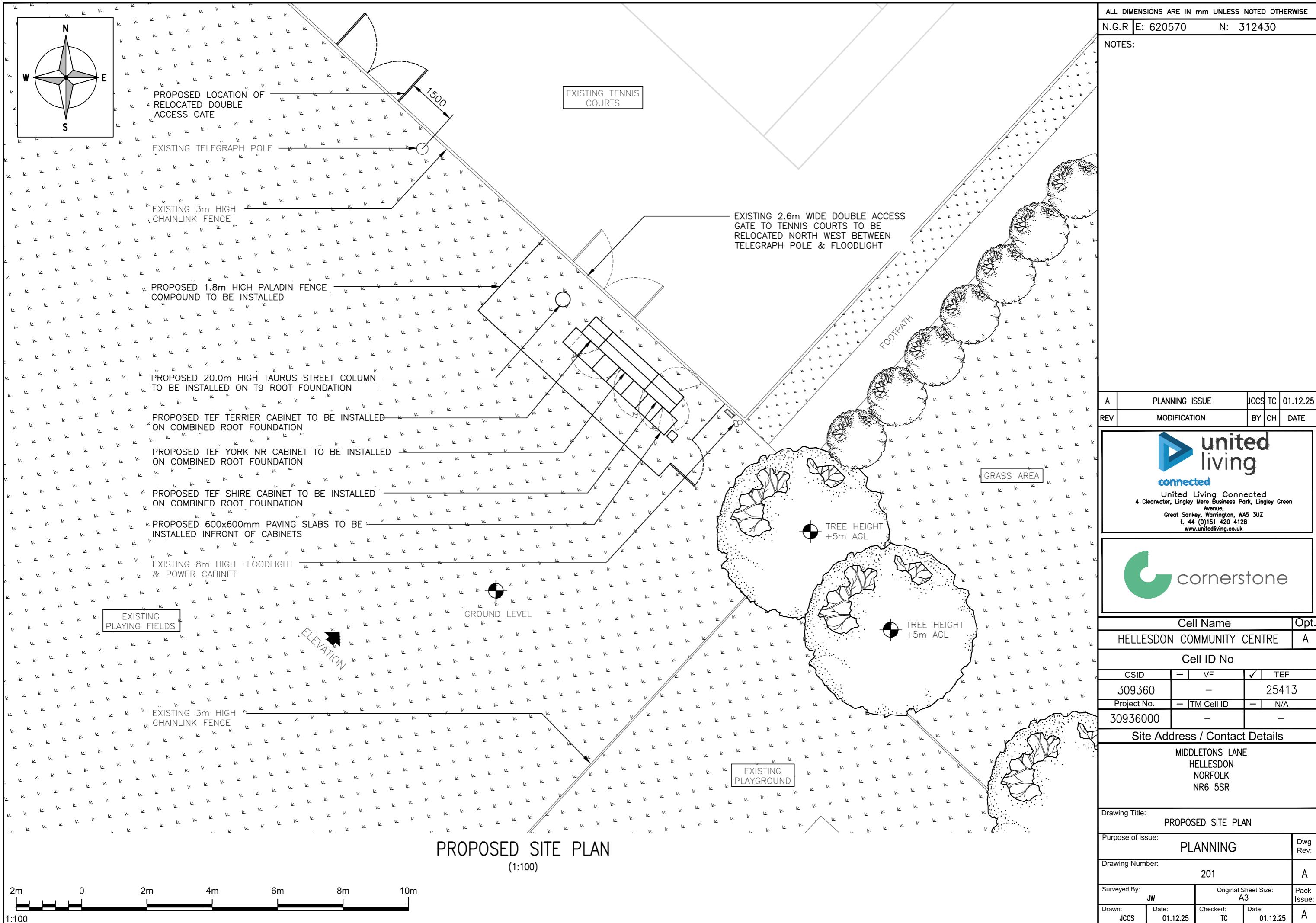


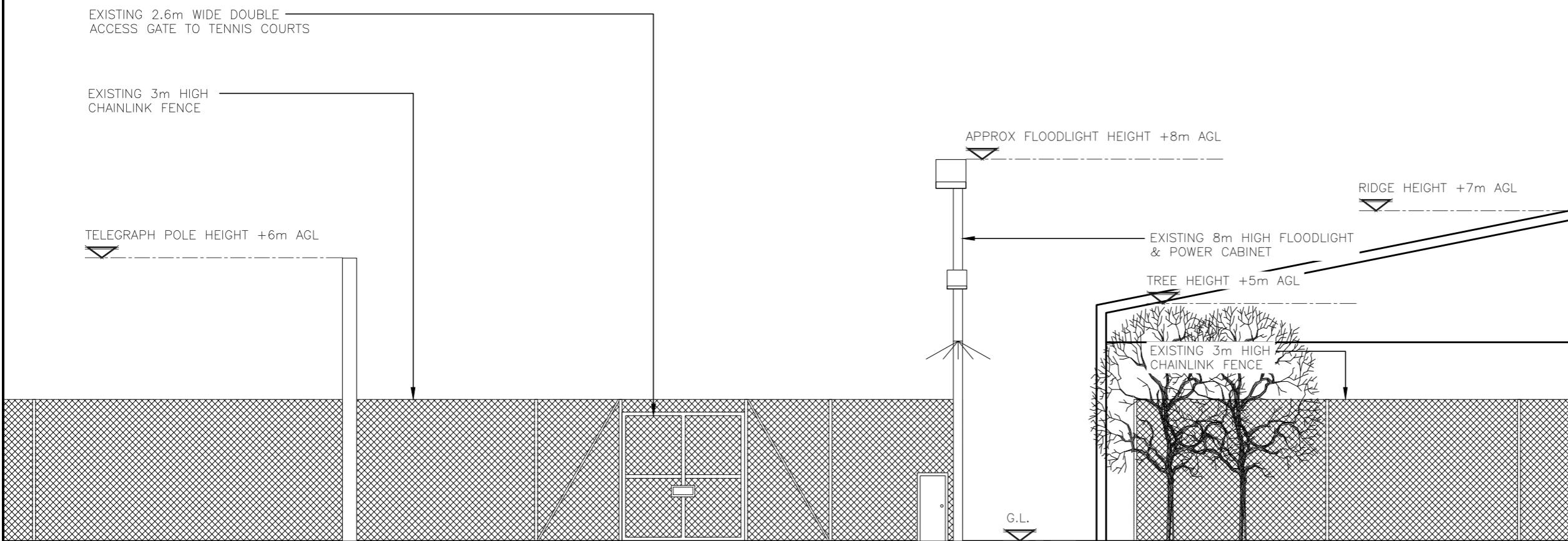
United Living Connected  
4 Clearwater, Lingley Mere Business Park, Lingley Green  
Avenue,  
Great Sankey, Warrington, WA5 3UZ  
t. 44 (0151) 420 4128  
www.unitedliving.co.uk



Cell Name	Opt.
HELLESDON COMMUNITY CENTRE	A
<b>Cell ID No</b>	
CSID	— VF ✓ TEF
309360	— 25413
Project No.	— TM Cell ID — N/A
30936000	— —
<b>Site Address / Contact Details</b>	
MIDDLETONS LANE HELLESDON NORFOLK NR6 5SR	
<b>Drawing Title:</b>	
SITE LOCATION MAPS	
Purpose of issue:	PLANNING Dwg Rev:
Drawing Number:	100 A
Surveyed By:	Original Sheet Size: JW A3 Pack Issue:
Drawn: JCCS	Date: 01.12.25 Checked: TC Date: 01.12.25 A







A	PLANNING ISSUE	JCCS	TC	01.12.25
REV	MODIFICATION	BY	CH	DATE



Cell Name		Opt.
HELLESDON COMMUNITY CENTRE		A
Cell ID No		
CSID	— VF	✓ TEF
309360	—	25413
Project No.	— TM Cell ID	— N/A
30936000	—	—
Site Address / Contact Details		
MIDDLETONS LANE HELLESDON NORFOLK NR6 5SR		

Drawing Title:		EXISTING SITE ELEVATION
Purpose of issue:		PLANNING
Dwg Rev:		
Drawing Number:		300
A		
Surveyed By:	JW	Original Sheet Size: A3
Pack Issue:		
Drawn:	Date: 01.12.25	Checked: TC Date: 01.12.25

This technical diagram illustrates the proposed site elevation, showing the layout of various structures and their heights above ground level (AGL). The diagram includes a legend for antenna symbols and a scale bar at the bottom.

**Legend:**

- OF PROPOSED ANTENNAS +19.61m AGL
- OF PROPOSED ANTENNAS +18.67m AGL
- TOP OF PROPOSED ANTENNAS +20.00m AGL
- U/S OF PROPOSED ANTENNAS +19.22m AGL
- TOP OF PROPOSED ANTENNAS +19.04m AGL
- U/S OF PROPOSED ANTENNAS +18.31m AGL
- PROPOSED TEF 3No. ANTENNAS INSTALLED ON TAURUS HEADFRAME
- PROPOSED TEF 3No. ANTENNAS INSTALLED ON TAURUS HEADFRAME
- OF PROPOSED ANTENNAS +17.00m AGL
- U/S OF PROPOSED ANTENNAS +15.90m AGL
- PROPOSED TEF 3No. ERS INSTALLED ON TAURUS HEADFRAME
- PROPOSED TEF 3No. ERS INSTALLED ON TAURUS POLE
- PROPOSED 20.0m HIGH TAURUS STREET COLUMN TO BE INSTALLED ON T9 ROOT FOUNDATION
- PROPOSED TEF TERRIER CABINET TO BE INSTALLED ON COMBINED ROOT FOUNDATION
- PROPOSED TEF YORK NR CABINET TO BE INSTALLED ON COMBINED ROOT FOUNDATION
- PROPOSED TEF SHIRE CABINET TO BE INSTALLED ON COMBINED ROOT FOUNDATION
- EXISTING 2.6m WIDE DOUBLE ACCESS GATE TO TENNIS COURTS TO BE RELOCATED NORTH WEST BETWEEN TELEGRAPH POLE & FLOODLIGHT
- PROPOSED 1.8m HIGH PALADIN FENCE COMPOUND TO BE INSTALLED
- EXISTING 3m HIGH CHAINLINK FENCE
- TELEGRAPH POLE HEIGHT +6m AGL
- PROPOSED LOCATION OF RELOCATED DOUBLE ACCESS GATE
- APPROX FLOODLIGHT HEIGHT +8m AGL
- EXISTING 8m HIGH FLOODLIGHT & POWER CABINET
- RIDGE HEIGHT +7m AGL
- TREE HEIGHT +5m AGL
- EXISTING 3m HIGH CHAINLINK FENCE
- G.L.

**Scale:** 1:100

**Dimensions:**

- 1500 (horizontal distance between two vertical lines)
- 0, 2m, 4m, 6m, 8m, 10m (horizontal distance markers along the bottom)

**Labels:**

- TOP OF PROPOSED ANTENNAS +20.00m AGL
- U/S OF PROPOSED ANTENNAS +19.22m AGL
- TOP OF PROPOSED ANTENNAS +19.04m AGL
- U/S OF PROPOSED ANTENNAS +18.31m AGL
- PROPOSED TEF 3No. ANTENNAS INSTALLED ON TAURUS HEADFRAME
- PROPOSED TEF 3No. ANTENNAS INSTALLED ON TAURUS HEADFRAME
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- RIDGE HEIGHT +7m AGL
- TREE HEIGHT +5m AGL
- EXISTING 3m HIGH CHAINLINK FENCE
- G.L.

**PROPOSED SITE ELEVATION (1:100)**

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RFV	MODIFICATION	BY	CH	DATE



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Great Sankey, Warrington, WA5 3UZ  
t. 44 (0)151 420 4128  
[www.unitedliving.co.uk](http://www.unitedliving.co.uk)



Cell Name	Opt.
HELI ESDON COMMUNITY CENTRE	A

Cell ID No

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Project No. - TM Cell ID - N/A

MIDDLETONS LANE  
HELLESDON  
NORFOLK  
NR6 5SR

Drawing Title: PROPOSED SITE ELEVATION

Purpose of issue: **PLANNING** Dwg Rev:

Drawing Number:  
301 A

Surveyed By: <b>JW</b>	Original Sheet Size: <b>A3</b>	Pack Issue:
Brown:	Patent:	Checked: