

**Planning & Development  
Committee Meeting of Witney Town Council**



**Tuesday, 31st March, 2026 at 6.30 pm**

To members of the Planning & Development Committee - G Doughty, J Aitman, J Doughty, G Meadows, R Smith and D Temple (and all other Town Councillors for information).

You are hereby summonsed to the above meeting to be held in the **Gallery Room, The Corn Exchange, Witney** for the transaction of the business stated in the agenda below.

**Admission to Meetings**

All Council meetings are open to the public and press unless otherwise stated.

Numbers of the public will be limited, with priority given to those who have registered to speak on an item on the agenda. Any member of the public wishing to attend the meeting should contact the Committee Clerk [derek.mackenzie@witney-tc.gov.uk](mailto:derek.mackenzie@witney-tc.gov.uk) in advance.

**Recording of Meetings**

In accordance with the Openness of Local Government Bodies Regulations 2014, public meetings may be filmed, audio-recorded, or photographed. Anyone intending to record the proceedings is asked, as a courtesy, to inform the Committee Clerk before the meeting begins.

This meeting will be broadcast live via Microsoft Teams and recorded; by attending or participating, you consent to the recording and public sharing of audio and video, which may be made available for later viewing. For details on how personal data is handled, please see the [Privacy Notice](#)

**Agenda**

10. **Telecoms Base Station Upgrade - Burford Road, Witney** (Pages 2 - 8)

To receive and consider correspondence from Cornerstone Infrastructure Services Ltd regarding an upgrade to their existing telecommunications site at Burford Road Junction with Deer Park Road, Witney, Oxfordshire, OX29 0NB.

**Urgent Item added due to consultation Period.**

A handwritten signature in blue ink, appearing to read 'S. J. R. C.', is positioned above the printed name of the Town Clerk.

Town Clerk

Our ref: 74318

26th March 2026

**By email to: [townclerk@witney-tc.gov.uk](mailto:townclerk@witney-tc.gov.uk)**

Ms. Sharon Groth  
Witney Town Council  
Town Hall  
Market Square  
Witney  
Oxfordshire  
OX28 6AG

Move Total Infrastructure Ltd  
Suite 501 The Nexus Building  
Broadway  
Letchworth Garden City  
Hertfordshire  
SG6 9BL

Dear Ms. Groth,

**PROPOSED BASE STATION INSTALLATION UPGRADE AT: BURFORD ROAD JUNCTION WITH DEER PARK ROAD, WITNEY, OXFORDSHIRE, OX29 0NB**

**E:433797 N:210410**

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 Oxford area and have identified this site as suitable for an equipment upgrade for VM02 Ltd. 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 VM02 Ltd are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of VM02s network improvement program, there is a specific requirement for an upgraded radio base station at this location to provide improved capacity and coverage.

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.


Our technical network requirement is as follows:

- Removal and replacement of existing 20m pole with new 20m pole on existing foundation.
- New pole to accommodate 6 no. antennas and 6 no. RRUs.

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

Cornerstone Planning Consultation Letter to Councillors - Reg 5 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

- Removal of 3 no. existing cabinets and installation of 3 no. new cabinets to be painted Fir Green.

A number of options have been assessed in respect of the site search process and the preferred VM02 option is to utilise the existing site. Given this, no realistic alternative site options were considered.

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.

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

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CS74318)

Yours sincerely,



**Rosie Prime**  
*Acquisition Partner*


*Move Total Infrastructure Limited*  
*Mobile: 07817 391165*  
*E-Mail: [rosie.prime@moveti.co.uk](mailto:rosie.prime@moveti.co.uk)*

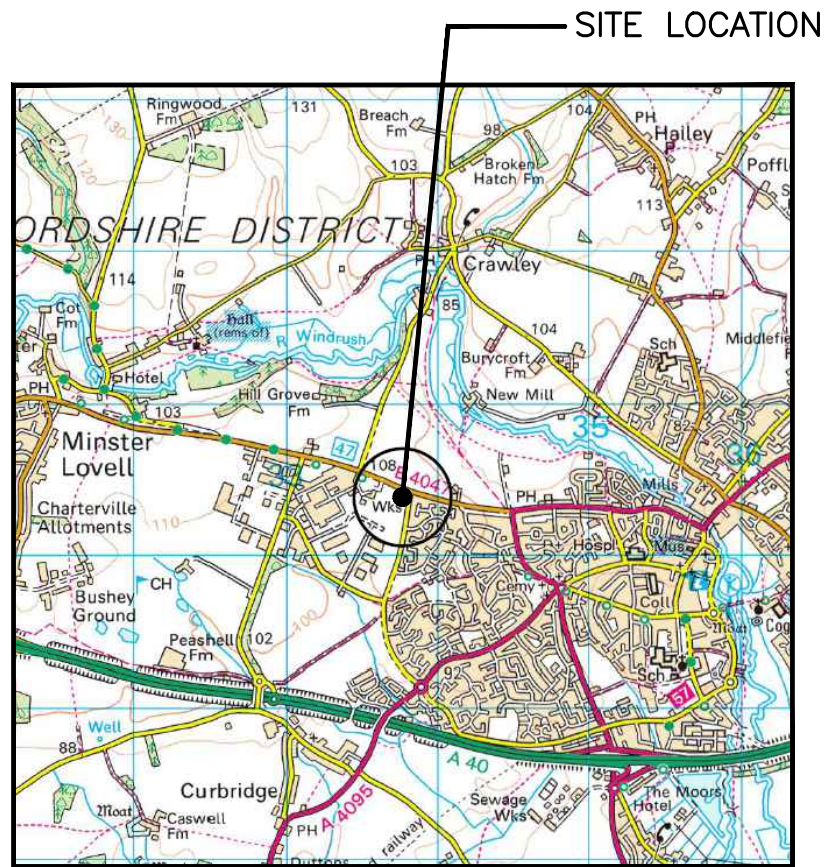
(for and on behalf of Cornerstone)

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

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

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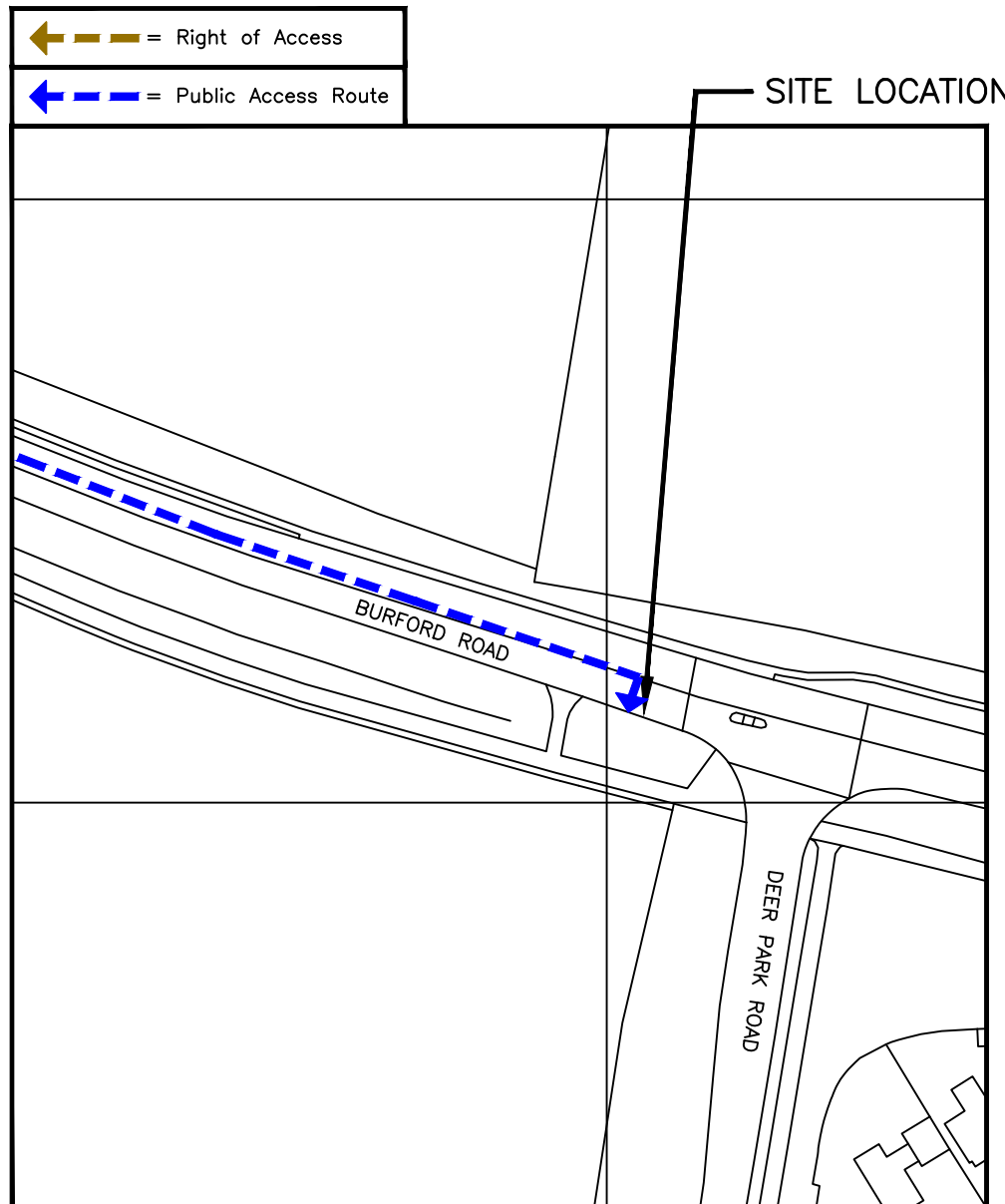
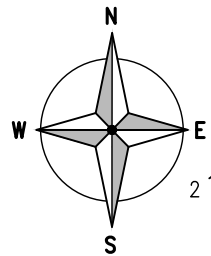


**SITE LOCATION**  
(Scale 1:50000)

Ordnance Survey map extract based upon Landranger map series with the permission of the controller of Her Majesty's Stationery Office Licence No. 0100023487 Crown copyright.

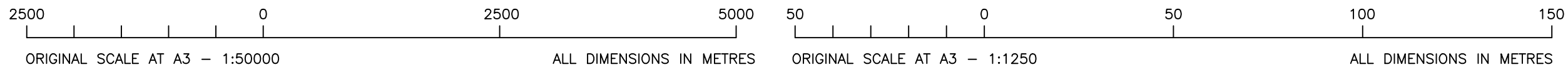


**SITE PHOTOGRAPH**



**DETAILED SITE LOCATION**  
(Scale 1:1250)

Based upon Ordnance Survey map extract with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright. Licence No. 100020449



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 433797 N: 210410

**DIRECTIONS TO SITE:**  
FROM JUNCTION 9 M40, HEAD SOUTH ON THE A34 UNTIL REACHING THE JUNCTION WITH THE A40. HEAD WEST ON THE A40 TOWARDS WHITNEY. ONCE AT WHITNEY TURN OFF ONTO THE A415 TOWARDS THE CENTRE OF WHITNEY. TAKE THE SECOND LEFT AT THORNEY LEYS ROAD AND FOLLOW UNTIL ROUNDABOUT, HEADING STRAIGHT ACROSS ON DEER PARK ROAD. FOLLOW DEER PARK ROAD TO THE JUNCTION WITH BURFORD ROAD

**W3W SITE:**  
PROTESTS.REMOVERS.RESHAPING

A	PLANNING ISSUE	BF	JA	05.03.26
REV	MODIFICATION	BY	CH	DATE

**WHP Telecoms Ltd**  
Faraday Court  
401 Faraday Street  
Birchwood Park  
Warrington WA3 6GA  
Tel: 01925 424100 Fax: 01925 424101  
e-mail: info@whptelecoms.com

**cornerstone**  
CORNERSTONE - BEACON 4 SOUTH EAST

Cell Name	Opt.
BURFORD ROAD SW	-

Cell ID No			
CSID	-	VF	TEF
117868	-	N/A	074318
Project No.	-	TM Cell ID	-
11786824	-	-	-

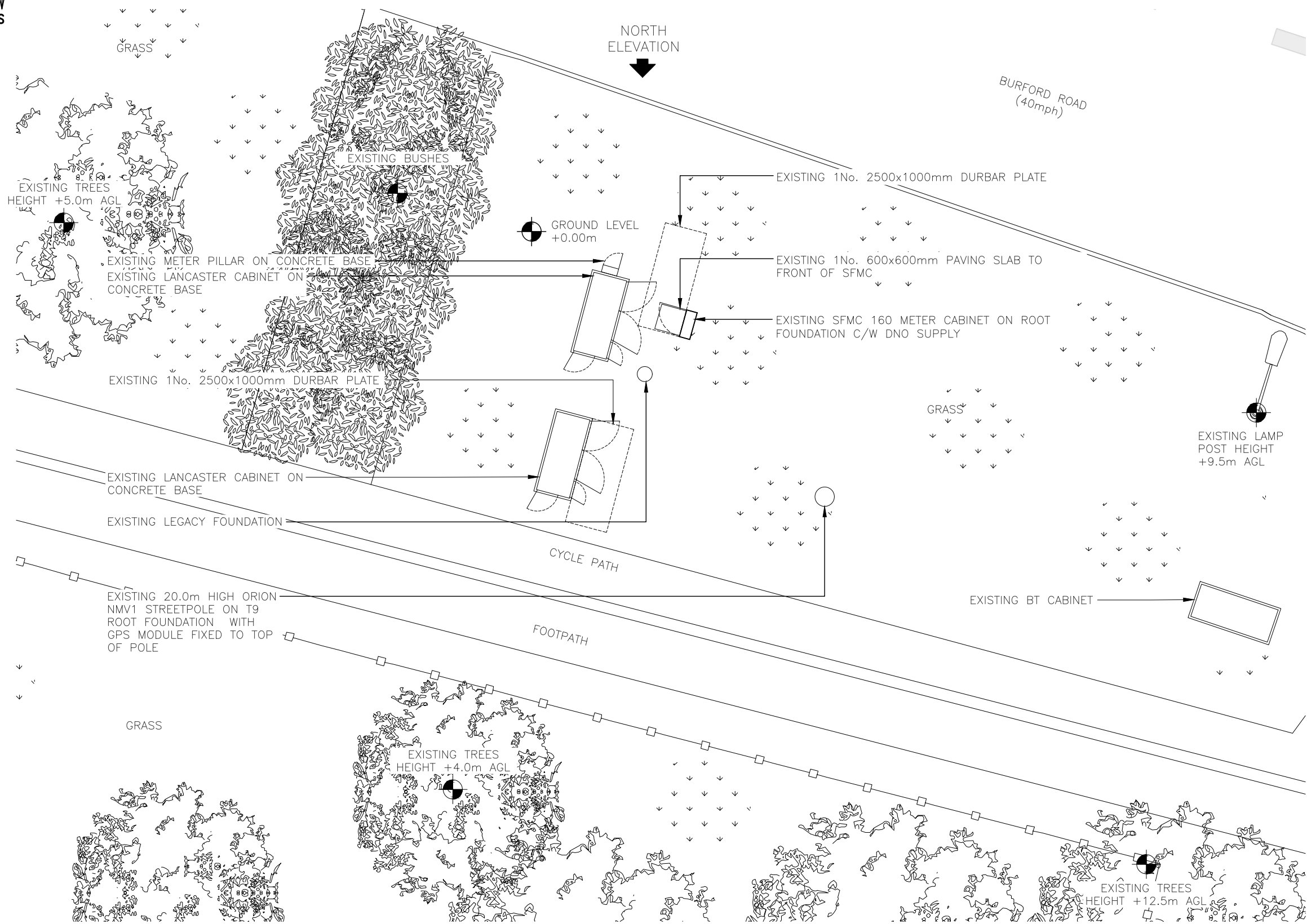
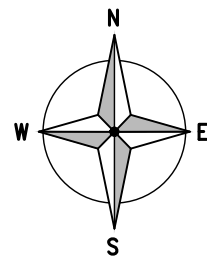
Site Address / Contact Details
BURFORD ROAD JUNCTION DEER PARK ROAD WITNEY OXFORDSHIRE OX29 0NB

Drawing Title:	SITE LOCATION MAPS
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Purpose of issue:	PLANNING	Dwg Rev:
Drawing Number:	100	A

Surveyed By:	WHP	Original Sheet Size:	A3	Pack Issue:				
Drawn:	BF	Date:	05.03.26	Checked:	JA	Date:	05.03.26	A

Appendix



EXISTING SITE PLAN  
(1:100)



ORIGINAL SCALE AT A3 - 1:100

ALL DIMENSIONS IN MILLIMETRES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
N.G.R | E: 433797 | N: 210410

A	PLANNING ISSUE	BF	JA	05.03.26
REV	MODIFICATION	BY	CH	DATE

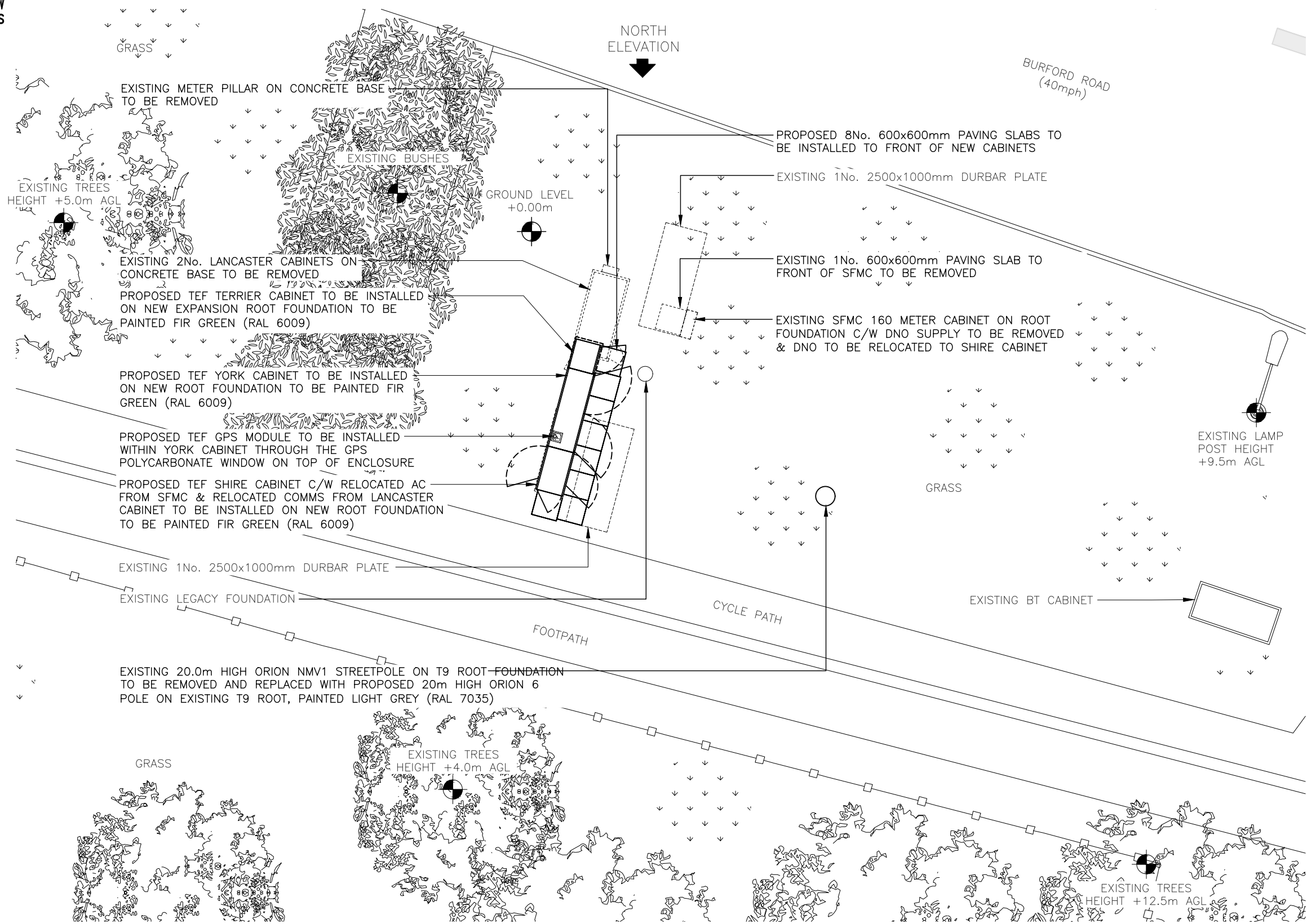
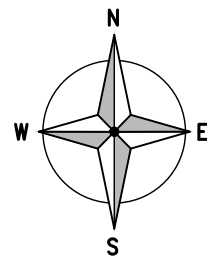
**WHP Telecoms Ltd**  
Faraday Court  
401 Faraday Street  
Birchwood Park  
Warrington WA3 6GA  
Tel: 01925 424100 Fax: 01925 424101  
e-mail: info@whptelecoms.com

**cornerstone**  
CORNERSTONE - BEACON 4 SOUTH EAST

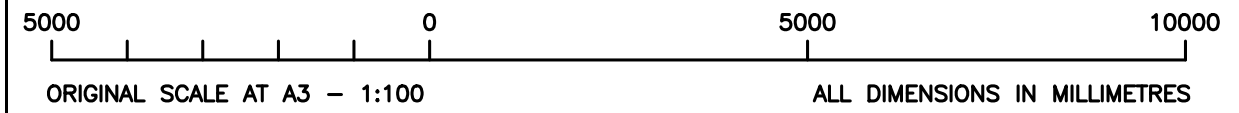
Cell Name				Opt.
BURFORD ROAD SW				-
Cell ID No				
CSID	-	VF	✓	TEF
117868	-	N/A	-	074318
Project No.	-	TM Cell ID	-	N/A
11786824	-	-	-	-

Site Address / Contact Details  
BURFORD ROAD  
JUNCTION DEER PARK ROAD  
WITNEY  
OXFORDSHIRE  
OX29 0NB

Drawing Title: EXISTING SITE PLAN				
Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 200				A
Surveyed By: WHP		Original Sheet Size: A3		Pack Issue:
Drawn: BF	Date: 05.03.26	Checked: JA	Date: 05.03.26	A



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



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R E: 433797 N: 210410  
 NOTES:  
 NOTE:  
 EXISTING 2No. LANCASTER CABINETS, 1No. METER PILLAR AND 1No. SFMC CABINET C/W CONCRETE ROOT FOUNDATIONS TO BE REMOVED  
 NOTE:  
 EXISTING POWER & COMMS TO BE LIFTED & SHIFTED INTO NEW SHIRE CABINET

A	PLANNING ISSUE	BF	JA	05.03.26
REV	MODIFICATION	BY	CH	DATE

**WHP Telecoms Ltd**  
 Faraday Court  
 401 Faraday Street  
 Birchwood Park  
 Warrington WA3 6GA  
 Tel: 01925 424100 Fax: 01925 424101  
 e-mail: info@whptelecoms.com

**cornerstone**  
 CORNERSTONE - BEACON 4 SOUTH EAST

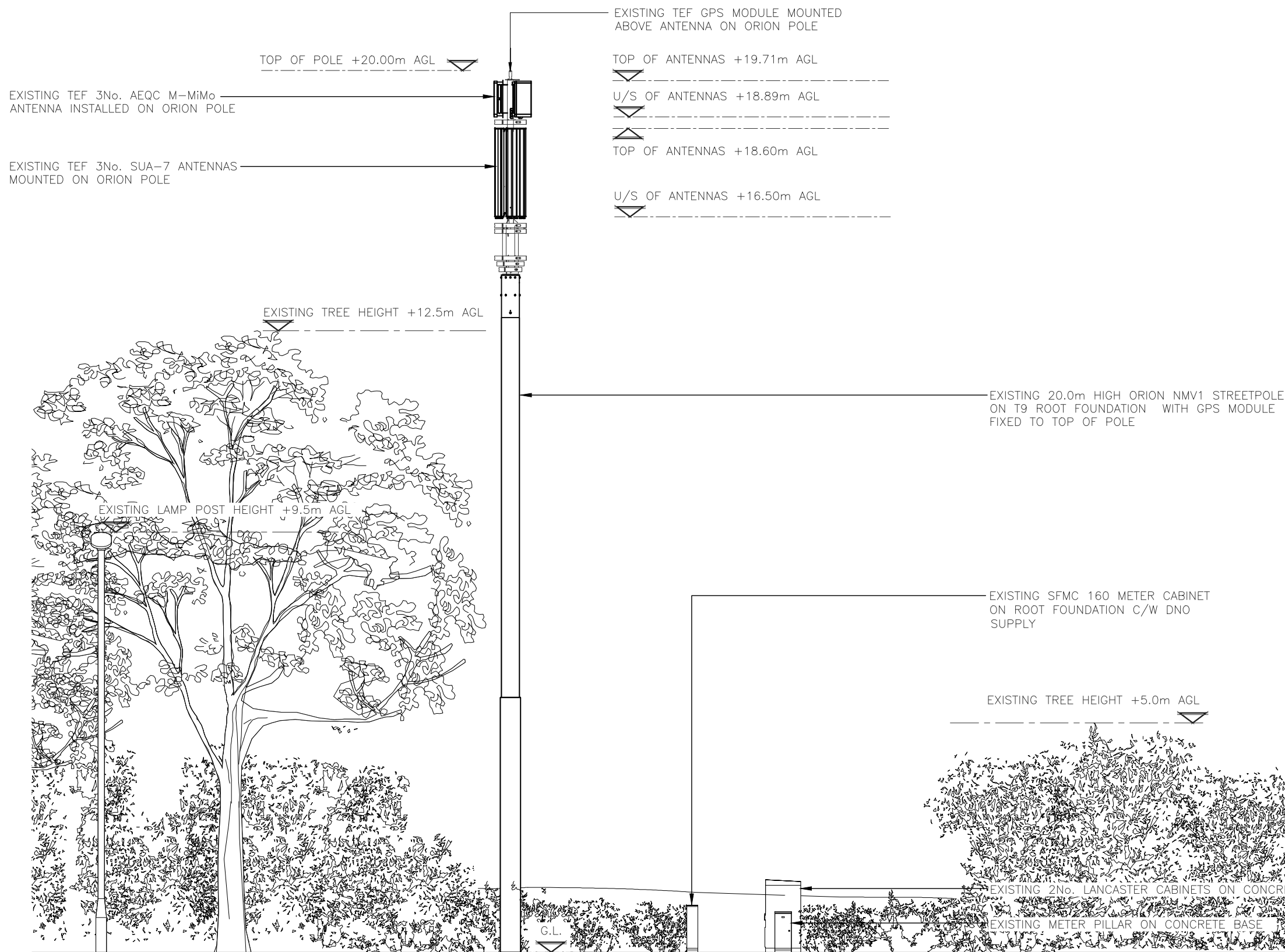
Cell Name		Opt.	
BURFORD ROAD SW		-	
Cell ID No			
CSID	-	VF	✓ TEF
117868	-	N/A	074318
Project No.	-	TM Cell ID	- N/A
11786824	-	-	-

**Site Address / Contact Details**  
 BURFORD ROAD  
 JUNCTION DEER PARK ROAD  
 WITNEY  
 OXFORDSHIRE  
 OX29 0NB

Drawing Title:		PROPOSED SITE PLAN	
Purpose of issue:		PLANNING	
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Surveyed By:	WHP	Original Sheet Size:	A3
Drawn:	BF	Date:	05.03.26
Checked:	JA	Date:	05.03.26
Pack Issue:	A		

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 433797 | N: 210410



EXISTING NORTH ELEVATION  
(1:100)



ORIGINAL SCALE AT A3 - 1:100

ALL DIMENSIONS IN MILLIMETRES

A	PLANNING ISSUE	BF	JA	05.03.26
REV	MODIFICATION	BY	CH	DATE

**WHP Telecoms Ltd**  
 Faraday Court  
 401 Faraday Street  
 Birchwood Park  
 Warrington WA3 6GA  
 Tel: 01925 424100 Fax: 01925 424101  
 e-mail: info@whptelecoms.com

**cornerstone**  
 CORNERSTONE - BEACON 4 SOUTH EAST

Cell Name	Opt.
BURFORD ROAD SW	-

Cell ID No			
CSID	VF	TEF	
117868	N/A	074318	
Project No.	TM Cell ID		
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**Site Address / Contact Details**  
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 OXFORDSHIRE  
 OX29 0NB

Drawing Title: EXISTING SITE ELEVATION			
Purpose of issue: PLANNING			Dwg Rev: A
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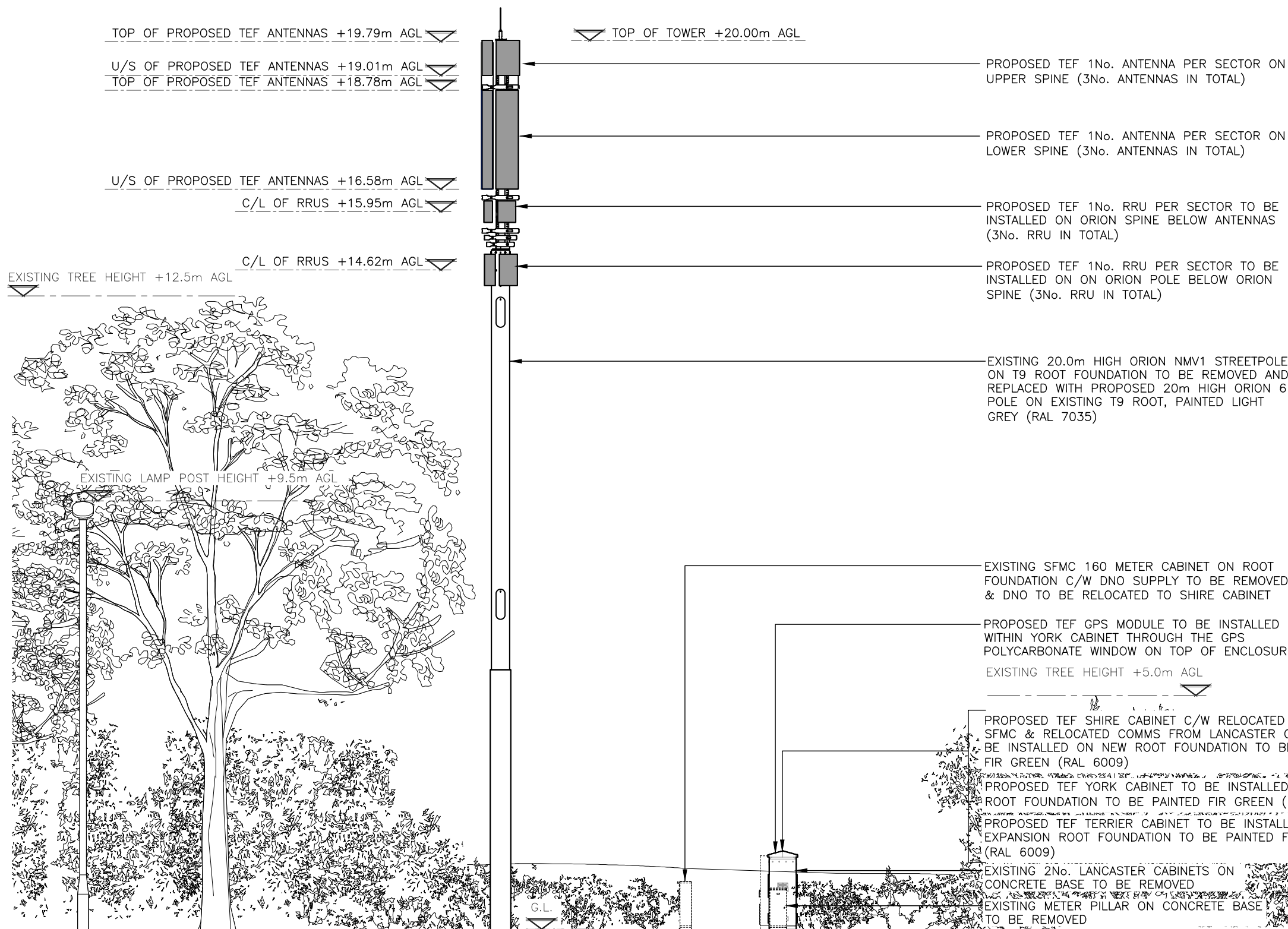
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N.G.R | E: 433797 | N: 210410

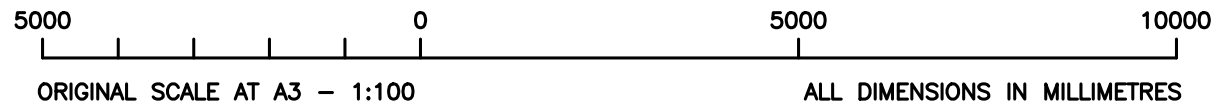
NOTES:

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NOTE:  
EXISTING POWER & COMMS TO BE LIFTED & SHIFTED INTO NEW SHIRE CABINET



PROPOSED NORTH ELEVATION  
(1:100)



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Cell ID No			
CSID	-	VF	✓ TEF
117868	-	N/A	074318
Project No.	-	TM Cell ID	- N/A
11786824	-	-	-

**Site Address / Contact Details**  
 BURFORD ROAD  
 JUNCTION DEER PARK ROAD  
 WITNEY  
 OXFORDSHIRE  
 OX29 0NB

Drawing Title: PROPOSED SITE ELEVATION			
Purpose of issue: PLANNING			Dwg Rev: A
Drawing Number: 301			Pack Issue: A
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Drawn: BF	Date: 05.03.26	Checked: JA	Date: 05.03.26