

Mr Tom Gallivan
Dot Surveying Ltd
14 Inverleith Place
Edinburgh
EH3 5PZ

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787
Our Ref: 221915
Direct: ☎

e-mail: Beatrice.Malama@reading.gov.uk

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Your contact is: **Beatrice Malama, Planning**

DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEM OPERATORS. DETERMINATION BY READING LOCAL PLANNING AUTHORITY THAT THE PRIOR APPROVAL OF THE AUTHORITY IS NOT GIVEN FOR THE SITING AND APPEARANCE OF DEVELOPMENT SOUGHT BY PART 16 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED).

Dear Mr Gallivan,

Applicant: CK Hutchison Networks (UK) Limited

Application Reference: 221915

Application type: Telecommunications Notification - Prior Approval

Address: Land at The Meadway opposite Dee Road Reading

Proposal: Application for Prior Notification of proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets by telecommunications code system operators (amended description).

I refer to your letter received by Reading Borough Council on **21 December 2022** in respect of the proposed 5G telecoms installation: H3G 20m street pole and three additional equipment cabinets by telecommunications code system operators at: Land at The Meadway opposite Dee Road Reading as shown on the following submitted drawings and documents:

- RDG20574_MBNLTBC_TMTBC_RG6856_GA_REV_A_Issue A - 002 Site Location Plan dated 13 December 2022, received 21 December 2022
- RDG20574_MBNLTBC_TMTBC_RG6856_GA_REV_A_Issue A - 265 Proposed Site Elevation dated 13 December 2022, received 21 December 2022
- RDG20574_MBNLTBC_TMTBC_RG6856_GA_REV_A_Issue A - 215 Proposed Site Plan dated 13 December 2022, received 21 December 2022
- RDG20574_MBNLTBC_TMTBC_RG6856_GA_REV_A_Issue A - 001 Drawing Register dated 13 December 2022, received 21 December 2022

- Government statement dated 7 March 2019, received 21 December 2022
- The Declaration of ICNIRP Compliance dated 13 December 2022, received 21 December 2022
- Developer's Notice to Planning services and Highways Services ref: RDG20574 - THE MEADWAY, dated 21 December 2022, received 21 December 2022
- 5G Site Specific Supplementary Information and Planning Justification ref: RDG20574 dated 21 December 2022, received 21 December 2022.
- 5G Health and Network Briefing received 21 December 2022
- Application Form dated 21 December 2022, received 21 December 2022

I am writing to advise that Reading Borough Council as local planning authority hereby **REFUSE** approval for the siting and appearance of the development proposed in the above-mentioned application in accordance with the submitted drawings and documents.

Reasons for Refusal:

1. The proposed H3G 20m high street pole and its associated cabinets, by reason of its design, height, bulk and siting at a prominent location, would detract from the visual amenity and appearance of the immediate and wider surrounding area, including the green open space within which it is located, contrary to Policies CC7, EN8 and OU3 of the Reading Borough Local Plan (2019).
2. The proposed telecommunications mast and its associated cabinets by reason of its scale, design and siting on an undesignated open space, would disrupt and result in visual harm to the area of open space, erode its quality and would adversely impact on public enjoyment of the public open space, contrary to Policies EN8 and CC7 of the Reading Borough Local Plan (2019).
3. The proposal, in the absence of arboricultural information has failed to demonstrate lack of harm to adjacent trees of high amenity value. This includes harmful impact on their Root Protection Areas from excavation for the foundations of the proposed structures and any pruning required to accommodate the pole. The proposal is therefore contrary to Policy EN14 of the Reading Borough Local Plan (2019) and the aims of the Reading Borough Tree Strategy
4. The proposal, in the absence of sufficient detail on potential alternative sites for the development, has failed to demonstrate that no preferable alternative sites are potentially available which would result in a development that would be less visually intrusive, contrary to Policies CC7 and OU3 of the Reading Borough Local Plan (2019) and the NPPF (2021).

Yours sincerely

Beatrice Malama

Ms. Beatrice Malama
Planning Officer

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