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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: 230071

Application type: Telecommunications Notification - Prior Approval

Address: Street Works Caversham Park Road Caversham Reading

Proposal: Proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets

I refer to your letter received by Reading Borough Council on **20 January 2023** in respect of the proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets by telecommunications code system operators at: Street Works Caversham Park Road Caversham Reading as shown on the following submitted drawings and documents:

- RDG20100_RDG208_TBC_RG6850_GA_REV_B_Issue B - 002 Site Location Plan dated 16 January 2023, received 20 January 2023
- RDG20100_RDG208_TBC_RG6850_GA_REV_B_Issue B - 265 Proposed Site Elevation dated 16 January 2023, received 20 January 2023
- RDG20100_RDG208_TBC_RG6850_GA_REV_B_Issue B - 215 Proposed Site Plan dated 16 January 2023, received 20 January 2023
- RDG20100_RDG208_TBC_RG6850_GA_REV_B_Issue B - 005 Visual Splay Plan dated 16 January 2023, received 20 January 2023
- RDG20100_RDG208_TBC_RG6850_GA_REV_B_Issue B - 001 Drawing Register dated 16 January 2023, received 20 January 2023
- Government statement dated 7 March 2019, received 20 January 2023
- The Declaration of ICNIRP Compliance dated 16 January 2023, received 20 January 2023

- Developer's Notice to Planning services and Highways Services ref: RDG20100 - Caversham Park Road, 16 January 2023, received 20 January 2023
- Developer's Notice to Property Manager, London & Capital Housing Limited ref: RDG20100 - Caversham Park Road, 16 January 2023, received 20 January 2023
- 5G Site Specific Supplementary Information and Planning Justification ref: RDG20100 16 January 2023, received 20 January 2023
- 5G Health and Network Briefing received 20 January 2023
- Application Form dated 20 January 2023, received 20 January 2023

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 20m high monopole 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 that of the open space within which it is located and the nearby designated Local Green Space and Public Open Space and the Ancient Woodland, contrary to Policies CC7, EN7, 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 a Public Open Space, would disrupt and result in the loss of an area of open space, erode its quality and would adversely impact on public enjoyment of the Public Open Space, contrary to Policies EN8 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 oak tree of high amenity and historic value. This includes harmful impact on the Root Protection Area from excavation for the foundations of the proposed structures and any future pruning required as required. 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 proposed development, 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 Policy OU3 of the Reading Borough Local Plan (2019) and the NPPF (2021).

Yours sincerely

Beatrice Malama

Ms. Beatrice Malama

Planning Officer

SDV