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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 Ms. Robinson,

Application Reference: 230523

Application type: Telecommunications Notification - Prior Approval

Address: St Peters Hill Caversham Reading

Proposal: Application for prior notification of proposed development by telecommunications code systems operators.

I refer to your letter received by Reading Borough Council on **19 April 2023** in respect of the proposed installation of an H3G 15m street pole and additional equipment cabinets at: St. Peter's Hill Caversham Heights, Reading RG4 7DN as shown on the following submitted drawings and documents:

- Drawing No: RDG18136_M002 Issue B - 100 Existing Site Plan dated 13th March 2023, received on 19th April 2023
- Drawing No: RDG18136_M002 Issue B - 150 Existing Elevation A dated 13th March 2023, received on 19th April 2023
- Drawing No: RDG18136_M002 Issue B - 002 Site Location Plan dated 13th March 2023, received on 19th April 2023
- Drawing No: RDG18136_M002 Issue B - 260 Proposed Elevation dated 13th March 2023, received on 19th April 2023
- Drawing No: RDG18136_M002 Issue B - 210 Proposed Site Plan dated 13th March 2023, received on 19th April 2023
- Developer's Notice to Reading Borough Planning Department dated 13 April 2023, received on 19th April 2023
- Supporting letter to the LPA/Planning Department Ref: RDG18136 - dated 15th April 2023, received on 19th April 2023
- Letter of notification to the Highways Department Ref: RDG18136 - dated 13th April 2023, received on 19th April 2023

- Site Specific Supplementary Information – dated 15th April 2023, received on 19th April 2023
- Declaration of Conformity with International Commission on Non-Ionizing Radiation Protection Public Exposure Guidelines Reference No. RDG18136_M002– dated 13th April 2023, received on 19th April 2023
- Arboricultural Impact Assessment St Peters Hill, Reading RG4 7DN dated March 2023, received on 19th April 2023
- ACS Ref No: ARB/4853/Y/100 dated March 2023, received on 19th April 2023
- Application Form dated 13 April 2023, received 19 April 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 15m high monopole and its associated cabinets, by reason of its size, bulk and location, would detract from the appearance of the designated St Peters Conservation area and the immediate surrounding area, contrary to Policies EN1 and OU3 of the Reading Borough Local Plan (Adopted November 2019).
2. The proposed development, by reason of its siting, has failed to demonstrate that it would not detrimentally impact on nearby highway trees through direct harm to the root systems or by future pruning requirements to maintain network coverage, contrary to Policies CC7 and EN14 of the Reading Borough Local Plan (Adopted November 2019).
3. 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

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