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11 August 2022

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. Gibson

Application Reference: 220915

Application type: Telecommunications Notification - Prior Approval

Address: Pavement Outside Glendale House Kidmore Road Caversham Reading

Proposal: Application for prior notification of Proposed 5G telecommunications installation: street pole and 3 additional ancillary equipment cabinets and associated ancillary works by telecommunications code systems operators.

I refer to your letter received by Reading Borough Council on **21 June 2022** in respect of the proposed installation of a 15m monopole with ground-based equipment cabinets along with ancillary development at: Pavement Outside Glendale House Kidmore Road Caversham Reading as shown on the following submitted drawings and documents:

Drawing No: RDG21070_RDG188_86080_RG6878_GA_REV_A - 001 Drawing Register

Drawing No: RDG21070_RDG188_86080_RG6878_GA_REV_A - 002 Site Location Plan

Drawing No: RDG21070_RDG188_86080_RG6878_GA_REV_A - 265 Proposed Site Elevation

Drawing No: RDG21070_RDG188_86080_RG6878_GA_REV_A - 215 Proposed Site Plan

Site Specific Supplementary Information dated 21 June 2022

Declaration of Conformity with ICNIRP Public Exposure Guidelines dated 6 May 2022

Letter of Notification to the Head of Planning, Highways and Property Services dated 21 June 2022

Government Statement dated 7 March 2019

5G Health and Network Briefing note

Received by the Local Planning Authority on 21 June 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 15m high monopole and its associated cabinets, by reason of its design, height and bulk, would detract from the visual amenity and appearance of the surrounding area, contrary to Policies CC7 and OU3 of the Reading Borough Local Plan (2019).
2. The proposal in the absence of arboricultural information has failed to demonstrate lack of harm to nearby trees of high amenity value and Trees subject to Tree Preservation Orders. 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 therefore is contrary to Policy EN14 of the Reading Borough Local Plan (2019) and the aims of the Reading Borough Tree Strategy.
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 (2019).

Informatives:

- The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the agreed extended timescale and therefore the decision to refuse planning permission has been taken.
- This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission.

Should you identify an alternative site or wish to discuss the possibilities of sharing facilities or any other related matter, please contact me.

Yours sincerely

Beatrice Malama
Ms. Beatrice Malama
Planning Officer
SDV