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20 June 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 Mr. Gallivan,

Application Reference: 220638

Application type: Telecommunications Notification - Prior Approval

Address: Grove Road Emmer Green Reading

Proposal: Application for prior notification of proposed 'slim line' phase 8 monopole c/w wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works by telecommunications code systems operators (amended description).

I refer to your letter received by Reading Borough Council on 29 April 2022 in respect of the proposed installation of a 15m monopole with ground-based equipment cabinets along with ancillary development at: Junction of Grove Road and Kidmore End Road, Reading as shown on the following submitted drawings and documents:

Drawing No: RDG20101_TBC_TBC_RG6851_GA_REV A - 150 Existing Site Elevation

Drawing No: RDG20101_TBC_TBC_RG6851_GA_REV A - 100 Existing Site Plan

Drawing No: RDG20101_TBC_TBC_RG6851_GA_REV A - 002 Site Location Plan

Drawing No: RDG20101_TBC_TBC_RG6851_GA_REV A - 005 Crane Location and Visual Splay Plan

Drawing No: RDG20101_TBC_TBC_RG6851_GA_REV A - 006 Underground Services Plan

Drawing No: RDG20101_TBC_TBC_RG6851_GA_REV A - 265 Proposed Site Elevation

Drawing No: RDG20101_TBC_TBC_RG6851_GA_REV A - 215 Proposed Site Plan

RDG20101_TBC_TBC_RG6851_GA_REV A - 304 Proposed Configuration Antenna Schedule

RDG20101_TBC_TBC_RG6851_GA_REV A - 307 Equipment Schedules and Dependencies

Site Specific Supplementary Information

Received by the Local Planning Authority on 29 April 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 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).
3. The proposal in the absence of a valid ICNIRP certificate has failed to meet International Commission guidelines for public exposure. Further the proposal has failed to demonstrate that the proposal would not have a detrimental impact on the health of the general public, contrary to Policy OU3 of the Reading Borough Local Plan (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