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7 November 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 Marshall,

**Application Reference:** 221368

**Application type:** Telecommunications Notification - Prior Approval

**Address:** Site At Pepper Lane Reading

**Proposal:** Proposed 15.0m Phase 9 slimline Monopole and associated ancillary works.

I refer to your letter received by Reading Borough Council on **14 September 2022** in respect of the proposed installation of a 15.0m Phase 9 slimline Monopole and associated ancillary works at: Site At Pepper Lane, Whitley, Reading RG2 7DE as shown on the following submitted drawings and documents:

- Drawing No: RDG23544\_M001\_RevA - 002 Site Location Plan
- Drawing No: RDG23544\_M001\_RevA - 100 Existing Site Plan
- Drawing No: RDG23544\_M001\_RevA - 150 Existing Elevation A
- Drawing No: RDG23544\_M001\_RevA - 260 Proposed Elevation
- Drawing No: RDG23544\_M001\_RevA - 210 Proposed Site Plan
- The Declaration of ICNIRP Compliance dated 06/09/22
- Developer's Notice to Director of Planning RDG23544 dated 10/09/2022
- Developer's Notice to Highways Department RDG23544 dated 08/09/2022
- Developer's Public Notice dated 08/09/2022
- Site Specific Supplementary Information reference RDG23544 dated 10/09/2022

Received by the Local Planning Authority on 15<sup>th</sup> September 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 associated equipment would, by reason of its height, overall bulk and prominent siting, detract from the visual amenity and appearance of the surrounding area, including the setting of the Grade II listed Blandford Lodge, contrary to Policies CC7, EN1, EN4, EN6 and OU3 of the Reading Borough Local Plan (2019).
2. The proposed development, in the absence of information on proposed service route and an Arboricultural Impact Assessment, has failed to demonstrate lack of harm to important trees resulting from the installation of underground services, contrary to Policy EN14 of the Reading Borough Local Plan (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 (2019).

#### Informatives

##### IF0: Positive and Proactive Working - refusal

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 prescribed target and therefore the decision to refuse planning permission has been taken.

##### I14: Pre-app Advice

This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often assist in avoiding a refusal.

##### I00: Plans

The refusal relates only to the following plans and information as received by the local planning authority:

- Drawing No: RDG23544\_M001\_RevA - 002 Site Location Plan
- Drawing No: RDG23544\_M001\_RevA - 100 Existing Site Plan
- Drawing No: RDG23544\_M001\_RevA - 150 Existing Elevation A
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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*

Beatrice Malama  
Planning Officer

*SDV*