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14th 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. Marshall,

Application Reference: 220587

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 **21 April 2022** in respect of the proposed installation of a 15m monopole with ground-based equipment cabinets along with ancillary development at: St Peters Hill Caversham Reading as shown on the following submitted drawings and documents:

Drawing No: RDG18136_M001 Issue A - 100 Existing Site Plan

Drawing No: RDG18136_M001 Issue A - 150 Existing Elevation A

Drawing No: RDG18136_M001 Issue A - 002 Site Location Plan

Drawing No: RDG18136_M001 Issue A - 260 Proposed Elevation

Drawing No: RDG18136_M001 Issue A - 210 Proposed Site Plan

Received on 21st 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 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).
- 2 The proposed 15m high monopole and its associated cabinets, by reason of its size, design, colour and bulk, would detract from the appearance of the designated St Peters Conservation area and the immediate surrounding, contrary to Policies EN1 and OU3 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 (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