



WHP Telecoms Limited
1a Station Court
Station Road
Guiseley
Leeds
LS20 8EY

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 211542

Direct: ☎ 01189374150

e-mail: Tom.Hughes@reading.gov.uk

Your contact is: Tom Hughes, Planning

Dear Sir/Madam

RE: DEVELOPMENT BY TELECOMUNICATIONS CODE SYSTEM OPERATORS. DETERMINATION BY READING LOCAL PLANNING AUTHORITY THAT THE PRIOR APPROVAL OF THE AUTHORITY IS REQUIRED FOR THE SITING AND APPEARANCE OF DEVELOPMENT PERMITTED BY PART 16 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2016 (AS AMENDED).

Application Reference: 211542

Application type: Telecommunications Notification - Prior Approval

Address: Pepper Lane Reading

Proposal: Installation of 18m monopole and ancillary equipment

I refer to your letter received on **16 September 2021** concerning a prior approval determination for the above telecommunications development, and the following accompanying drawings and documents:

Supporting Letter

Site Specific Supplementary Information

Developers Notice, dated 11/09/21

Consultation Letter

Declaration of Conformity with International Commission on Non-Ionizing Radiation

Protection Public Exposure Guidelines, dated 08/09/21

Drawing No: RGG19219_M001 Rev. A 002 - Site Location

Drawing No: RGG19219_M001 Rev. A 100 - Existing Site Plan

Drawing No: RGG19219_M001 Rev. A 210 - Proposed Site Plan

Drawing No: RGG19219_M001 Rev. A 150 - Existing Elevation

Drawing No: RGG19219_M001 Rev. A 260 - Proposed Elevation

I am writing to advise that Reading Borough Council as Local Planning Authority **HEREBY REFUSES** prior approval for the siting and appearance of the development for the following reasons:

1. The proposed 18m 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 has failed to demonstrate it would be acceptable in terms of siting in relation to Root Protection Areas of trees subject to TPO's, contrary to Policy EN14 of the Reading Borough Local Plan (2019).

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

Yours faithfully,

SDV

pp

Tom Hughes