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Frances Martin
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Our Ref: 210827/TEL

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13th July 2021

Your contact is: Connie Davis, Planning

Dear Grace,

DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEM OPERATORS - CK HUTCHISON NETWORKS (UK) LTD BY READING LOCAL PLANNING AUTHORITY THAT THE PRIOR APPROVAL OF THE AUTHORITY IS REFUSED 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 2015 (AS AMENDED).

Application Reference: 210827

Application Type: Telecommunications Notification - Prior Approval

Address: Site South of Dumbarton Way, Caversham, Reading, RG4 6PN

Proposal: Proposed 20.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works

I refer to your letter received on **24th May 2021** concerning a prior approval determination for the above telecommunications development as shown on submitted drawings and documents:

Drawing no.

Application Form

RDG17699_M001 Issue A - 002 Site Location Plan

RDG17699_M001 Issue A - 100 Existing Site Plan

RDG17699_M001 Issue A - 150 Existing Elevation A

RDG17699_M001 Issue A - 210 Proposed Site Plan

RDG17699_M001 Issue A - 302 Proposed Antenna Schedule & Line Configuration

RDG17699_M001 Issue A - 260 Proposed Elevation

RDG17699_M001 Issue A - 305 Equipment Schedule & Support Structure Details

Developers Notice dated 14th May 2021

Supporting Letter ref. RDG17699 dated 14th May 2021

Supporting Letter ref. RDG17699 dated 15th May 2021

Site Specific Supplementary Information

ICNIRP Certificate dated 13th May 2021

Received 24th May 2021

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 20m high monopole and associated equipment would, by reason of its excessive height and overall bulk, 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 siting of the large ancillary cabinets will impact visibility for drivers at the junction from Dumbarton Way onto Caversham Park Road. As such, the siting of the proposal would be harmful in terms of highways safety and thus contrary to Policy TR3 of the Reading Borough Local Plan (2019).
3. The proposed infrastructure has failed to demonstrate it would be acceptable in terms of siting in relation to tree root zones of high amenity trees, contrary to Policy EN14 of the Reading Borough Local Plan (2019).

INFORMATIVE

1. The Local Planning Authority has worked positively and proactively with the applicant and an opportunity to withdraw the application was provided ahead of it being determined. However, the agent opted for the refusal as opposed to withdrawing the application.

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

Connie Davis

Miss Connie Davis
Senior Planning Officer

SDV