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Thursday 10th June 2021

Your contact is: **David Brett, 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 Wismayer

Application Reference: 210597

Application type: Telecommunications Notification - Prior Approval

Address: Site Adjacent 287 Oxford Road Reading RG30 1AU

Proposal: Application for prior notification of proposed development by telecommunications code systems operators for the erection of a 15m monopole with ground-based cabinets and ancillary development.

I refer to your letter which was received by Reading Borough Council on **16th April 2021**, in respect of the proposed installation of a 15m monopole with ground-based equipment cabinets along with ancillary development at: Site Adjacent to 287 Oxford Road, Reading, RG30 1AU, as shown on the submitted drawings and documents:

The agent supplied the following plans:

- 002 SITE LOCATION PLAN - RDG11079_M002 Issue B
- 150 EXISTING ELEVATION A - RDG11079_M002 Issue B
- 100 EXISTING SITE PLAN - RDG11079_M002 Issue B
- 210 PROPOSED H3G SITE PLAN - RDG11079_M002 Issue B
- 260 PROPOSED H3G ELEVATION - RDG11079_M002 Issue B
- 303 PROPOSED H3G ANTENNA SCHEDULE & LINE CONFIGURATION - RDG11079_M002 Issue B

- 305 EQUIPMENT SCHEDULE & SUPPORT STRUCTURE DETAILS - RDG11079_M002 Issue B
- Declaration of Conformity with International Commission on Non-Ionizing Radiation Protection Public Exposure Guidelines
- Site Specific Supplementary Information - RDG11079

Received on 16/04/2021

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, would, by reason of its height 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. In the absence of sufficient detail on potential alternative sites for the development, it could not be assessed as to whether this proposed location would be most suitable in terms of siting, contrary to Policy OU3 of the Reading Borough Local Plan (2019).
3. The proposed development, by reason of its siting, has failed to demonstrate that it would not detrimentally impact nearby highway trees, contrary to Policies CC7 and EN14 of the Reading Borough Local Plan (2019) and the Reading Borough Council Tree Strategy (2021).

Informatives

1. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow prior approval to be granted. However, that has not been possible within the agreed target date and therefore the decision to refuse the application has been taken.

If you wish to discuss this matter further, please contact me on the above number.

Yours sincerely

David Brett

Mr David Brett
Planning Officer

J.P.M.