

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Galliford Try
Po Box 17452
2 Lochside View
Edinburgh
EH12 1LB

Application No: 200624
Application type: Full Planning Approval

Applicant: Vodafone Limited

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** planning permission for the following development.

Proposal: Installation of 17.5m high telecommunication pole and ancillary equipment following the removal of a 12.5m high pole and associated equipment (amended description)

At: Site Opposite 95 Henley Road Caversham Reading RG4 6DS

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 4th February 2021



Head of Planning, Development
& Regulatory Services

AA

Application At: Site Opposite 95 Henley Road Caversham Reading RG4 6DS

Application No: 200624

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed 17.5m high monopole, would, by reason of its height detract from the visual amenity and appearance of the surrounding area, including the appearance of the curtilage of the nearby Listed Queen Anne's School, contrary to Policies CC7, OU3 and EN1 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 the most suitable in terms of siting, contrary to Policy OU3 of the Reading Borough Local Plan (2019).
3. A failure to demonstrate that the siting of the proposed development would not detrimentally impact nearby trees, contrary to Policies CC7 and EN14 of the Reading Borough Local Plan (2019).
4. A failure to demonstrate that the proposed development would be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of ICNIRP (International Commission on Non- Ionizing Radiation Protection) and as such the health implications of the development, with respect to its specific siting, could not be assessed, contrary to Policy EN16 of the Reading Borough Local Plan (2019).

INFORMATIVES

1. In reaching its decision, the Local Planning Authority took into account the following plans and documents:
 - 100 Rev A - Site Location Maps
 - 200 Rev A - Existing Site Plan
 - 300 Rev A - Existing Site Elevation
 - Supplementary Information
 - Clarification of the Declaration of ICNIRP Compliance Issued y Cornerstone dated 28th April 2020
 - Letter from agent dated 30th April 2020
 - Letter titled 'Health and Mobile Phone Base Stations' prepared by Cornerstone
 - General Background Information for Telecommunications Development
 - Received 1st May 2020

Date: 4th February 2021



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301 Rev C - Proposed Site Elevation

201 Rev B - Proposed Site Plan

Received 18th November 2020

Letter from GallifordTry: 'The Covid-19 pandemic and its context with the provision of mobile network services'

Received 3rd December 2020

Arboricultural Report prepared by ACS Consulting dated December 2020 Arboricultural Layout

Received 14th December 2020

2. 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. Please see the following link to the Council's pre-application service here:

https://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_October_2018.pdf

Date: 4th February 2021



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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits:

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.