

DELEGATED APPLICATION REPORT

Application No: 200767/TEL

Address: A33 Roundabout, Rose Kiln Lane, Reading, RG2 0BY

Proposal: Application for prior notification of proposed development by telecommunications code systems operators.

Case Officer: David Brett

Applicant: Hutchison 3G UK Ltd

Received on: 04/06/2020

Valid on: 04/06/2020

Target Date: 30/07/2020

Site Description and Surrounding Area

The proposal site is located on a roundabout on the A33, Rose Kiln Lane. The surrounding area is considered largely commercial, with Reading Link Retail Park located north west of the proposal site, a casino south west of the proposal site, and further large commercial buildings located directly east of the proposal site. The roundabout consists of grass area that contains two traffic light poles, several cabinets, a small maintenance building, a CCTV pole and a large highway floodlight.

Rose Kiln Lane is considered a road that is used to access other parts of the surrounding area. The surrounding area has been characterised within the Reading Borough Local Plan (Adopted November 2019) as a primarily commercial area (Figure 6.1: Area Strategy for South Reading, page 168).



Fig 1. Proposal site at A33 Roundabout (Rose Kiln Lane)

Proposal

The proposal seeks prior notification of proposed development by telecommunications code systems operators. The proposal includes a Phase 8 Monopole (20m) C/W wrapround Cabinet at base & associated ancillary works.

Internal Consultations

Reading Borough Council Trees - Response received on 15/06/2020

- There are no trees/landscaping on the roundabout so the proposal is acceptable in terms of direct impact.
- Informative suggested relating to protected trees at Kilnbrook House adjacent to the proposal site.
- Asked if landscaping be secured as part of this type of application.

Reading Borough Council, Transport - Response received on 27/07/2020

- The current proposal adds additional multiple cabinets within the grassed verge area on the signalised roundabout however, the proposed location of the additional equipment cabinets and pole will not impact on any visibility splays at the junction. The additional is also not considered to give rise to cause any inappropriate distraction to passing motorists.
- Therefore, there are no transport objections to this proposal subject to an informative.

Thames Valley Police, CCTV - Response received on 30/07/2020

- This proposal would not impact us.

Reading Borough Council, CCTV - Response received on 30/07/2020

- This camera is located primarily for traffic monitoring purposes. Its default position will be a southbound view of the A33, for which it is able to zoom most of the way to the Rose Kiln Lane junction. It is a pan & tilt unit, so we have a view around the gyratory below, up Rose Kiln Lane (northern section) and toward the IDR, although there is a bend in the road. It therefore covers a wide area of our primary road network and the site-lines for all approaches need to be considered - there is no other CCTV covering this area.
- Understandably, the closer the pole is to the CCTV camera, the greater impact this will have to the sight-lines and I'm unsure of the respective height differences between the CCTV and proposed transmitter. I'm additionally assuming that the device will not interfere with the electronic CCTV device, nor the wireless communication network that provides connectivity to the traffic signal junctions along the A33?
- My final point of note, is that it is not unknown for the odd speeding motorist to leave the carriageway at this location - we've had historic traffic signal damage as a consequence. I hope that they have considered the potential vulnerability of their equipment when proposing its location.

External Consultees

Unit 1-2, Brunel Retail Park, Rose Kiln Lane, Reading, RG2 0HS

B1 Harveys, Reading Link Retail Park, Rose Kiln Lane, Reading, RG2 0SN

B1 Bensons for Beds, Reading Link Retail Park, Rose Kiln Lane, Reading, RG2 0SN

C1 Magnet, Reading Link Retail Park, Rose Kiln Lane, Reading, RG2 0SN

Matalan Retail Ltd, Reading Link Retail Park, Rose Kiln Lane, Reading, RG2 0SN

Babcock House, Rose Kiln Lane, Reading, RG2 0BY

Unit 1, 23 Rose Kiln Lane, Reading, RG2 0JZ

Unit 2, 23 Rose Kiln Lane, Reading, RG2 0JZ

Unit 3, 23 Rose Kiln Lane, Reading, RG2 0JZ

Unit 4, 23 Rose Kiln Lane, Reading, RG2 0JZ

Unit 5, 23 Rose Kiln Lane, Reading, RG2 0JZ

Unit 6, 23 Rose Kiln Lane, Reading, RG2 0JZ

BP Petrol Station, Rose Kiln Lane, Reading, RG2 0HP

No consultation responses have been received.

Plans/Documents Considered

The agent supplied the following plans:

- 100 Existing Site Plan - RDG12627_M001 Issue A
- 150 Existing Elevation A - RDG12627_M001 Issue A
- 002 Site Location Plan - RDG12627_M001 Issue A
- 210 Proposed H3G Site Plan - RDG12627_M001 Issue A
- 260 Proposed H3G Elevation - RDG12627_M001 Issue A
- 303 Proposed H3G Antenna Schedule & Line Configuration - RDG12627_M001 Issue A
- 305 Equipment Schedule & Support Structure Details - RDG12627_M001 Issue A

These plans were received on 4th June 2020

Relevant Planning History

None

Equality Act 2010

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Policies

The application has been assessed against the following policies:

National

Part 16 of the General Permitted Development Order 2015 (as amended by Statutory Instrument 2016 No. 1040)

National Planning Policy Framework (NPPF) (Feb 2019)

- Section 10 - Supporting high quality communications

Reading Borough Local Plan (November 2019)

- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- TR3: Access, Traffic and Highway-Related Matters
- OU3: Telecommunications Development

Appraisal

This application has been submitted under the Prior Approval procedure under Part 16, Class A.3 (3) of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) and the Local Planning Authority (LPA) has 56 days in which to decide whether prior approval is required or not. If prior approval is required, such approval can either be given or refused by the LPA. As this is not a full planning application, the LPA is unable to impose any additional conditions.

The proposed mast and associated equipment complies with Part 16, Class A.1 and Class A.7 of The Town and Country Planning (General Permitted Development) Order 2015 as amended in November 2016 as the mast would not exceed (excluding antenna) 20 metres in height on land which is on a highway as required by A.1 (1) and the proposed cabinets would not be greater than 1.5 sqm for each structure as required by A.1 (7) of The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2016.

Principle of development

Part 16 Class A (as amended by the 2016 GPDO) only allows LPAs to determine whether the prior approval of the authority will be required as to the siting and appearance of the development.

Siting and Appearance

In accordance with Reading Borough Local Plan Policy OU3: Telecommunications Development, proposals for telecommunications development will be permitted provided that:

- They do not have an adverse impact on the visual amenity of the surrounding area or on the significance of a heritage asset;
- The apparatus will be sited and designed so as to minimise its visual impact by the use of innovative design solutions such as lamp column 'swap-outs' or concealment/camouflage options; and
- Alternative sites and site-sharing options have been fully investigated and it has been demonstrated that no preferable alternative sites are potentially available which would result in a development that would be less visually intrusive.

In the first instance, the proposed monopole and associated cabinets will be appraised for their impact on the character and appearance of the surrounding area. The proposal will then be assessed to determine if alternative sites (where possible) have been fully investigated within the supporting documentation for this application. The proposed monopole will be assessed from three viewing angles based on the flow of vehicle traffic within the surrounding area.



Fig 2. Image indicating the location of the proposed antenna and viewing angles to be assessed.

Icon	Icon Name	Description
	Proposed Antenna	The proposed location for the monopole and associated cabinets.
	Viewing Angle 1	The view to be appraised heading southbound along Rose Kiln Lane.
	Viewing Angle 2	The view to be appraised heading southbound along A33.
	Viewing Angle 3	The view to be appraised heading northbound along A33.

The proposed location for the 20m monopole and four associated ground level cabinets is along on the Rose Kiln Lane (A33) roundabout. The area surrounding the proposal site is considered largely commercial.

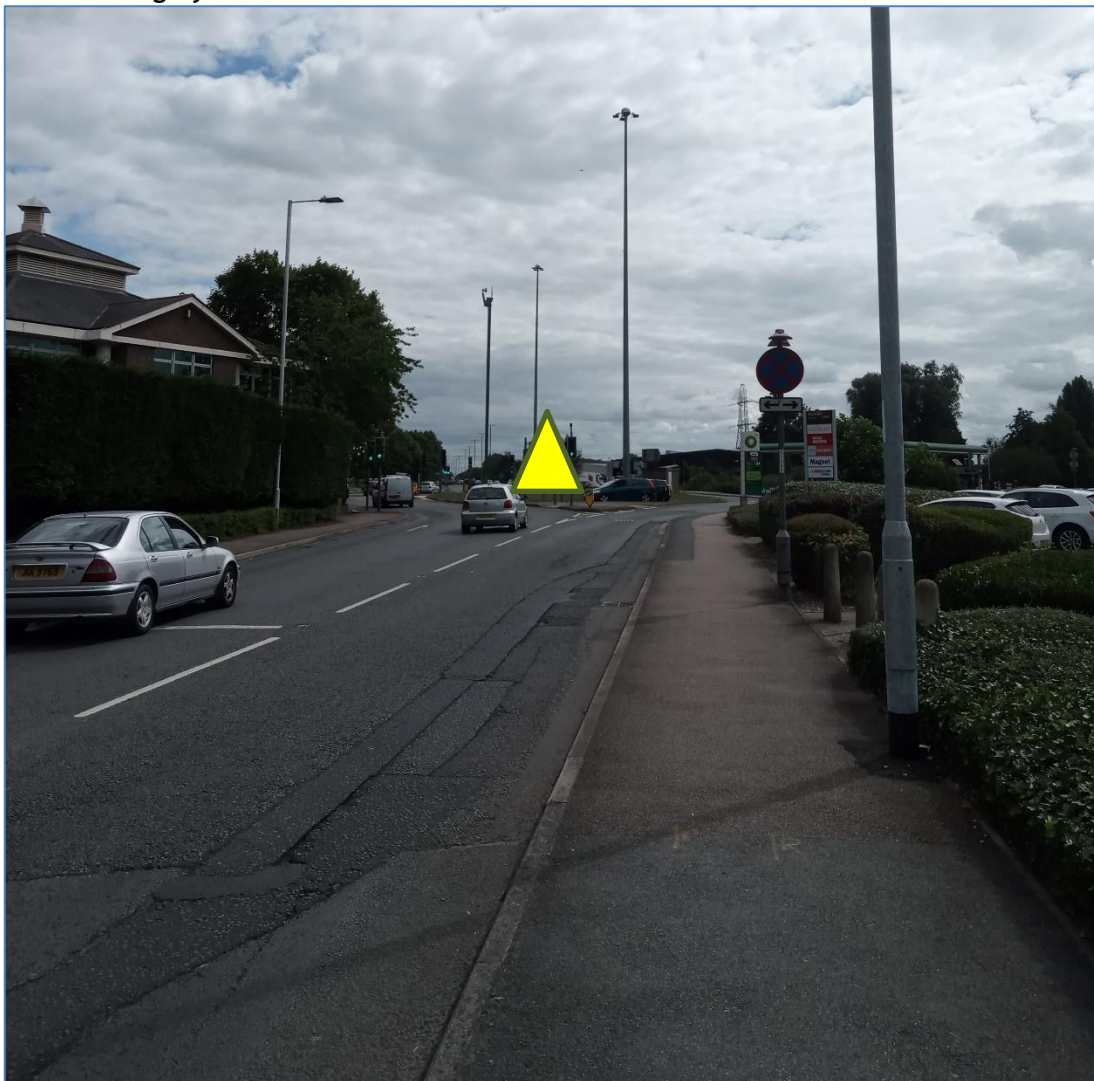


Fig 3. Viewing angle 1, heading south from Rose Kiln Lane.

The proposed 20m monopole would be clearly visible heading south from Rose Kiln Lane towards the proposal site. Two large poles would be situated either side of the monopole, with the pole to the left being a CCTV pole (approximately 20m in height) and a larger highway floodlight pole to the right (as demonstrated in figure 3). The view of the

surrounding area heading southbound along Rose Kiln Lane towards the A33 is not considered to be detrimentally impacted by the addition of a 20m monopole to the point of refusal. The commercial setting surrounding the proposal site contributes to the view that the proposal would not significantly harm any important views.

The cabinets at ground level are not considered to be visually harmful to the surrounding area. The presence of existing cabinets on site in addition to the two existing large poles contributes to the view that the proposed cabinets would not be visually intrusive to this location.

From viewing angle 1, you get the widest possible view of the full proposal. Rose Kiln Lane does not contain any significant views that would suffer from this proposal. The route mainly serves heavy traffic in and out of the town centre or heading towards West Reading. There is very little pedestrian movement within this area, any pedestrian movement is mainly in Reading Link Retail Park.



Fig 4. Viewing angle 2, heading south on A33.

Similarly to viewing angle 1, the 20m monopole and associated cabinets would be clearly visible heading southbound along the A33. Given the commercial setting of the surrounding area, the proposed monopole is considered not to be visually intrusive to the point of refusal. The A33 serves as access to and from the Reading town centre and the IDR (Inner Distribution Road). There are no heritage assets within the surrounding area that would be detrimentally impacted upon by the addition of the 20m monopole.

The proposed cabinets would be visible at ground level, whilst visible at a slightly tighter angle than from viewing angle 1. The addition of the proposed cabinets is considered not

visually intrusive to the point of refusal within this application. The proposed cabinets and monopole are considered not to be harmful or detrimentally impact the view heading south along the A33 to the point of refusal for this application.



Fig 5. Viewing angle 3, heading north on A33.

Viewing angle 3 is taken heading north along the A33, heading towards the A33 and Rose Kiln Lane. From this angle, the proposed 20m monopole would be clearly visible, while the four associated cabinets may be partly obscured from view by the existing highway floodlight structure. It is considered that the addition of the proposed monopole and associated cabinets, whilst not enhancing the character and appearance of the area, is not detrimentally impacting the character and appearance of the surrounding area to the point of refusal. The benefits of the 5G mast are considered to outweigh the visual impact that the proposal would have on the surrounding area.

The Natural Environment Officer for Reading Borough Council asked whether or not landscaping can be secured as part of this application. It was investigated as to the feasibility of any landscaping contributions to the site with the Highways team, however, it is considered that given the nature of this application and the perceived visual impact of the development on the surrounding area that landscaping is not a requirement for this application.

The National Planning Policy Framework (NPPF) (Feb 2019) states that; "Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate". As previously stated, at eye level it is considered that the proposed monopole would not look anymore out of place within its proposed setting than any of the

nearby lamp posts. It is considered that the monopole has been sympathetically designed in order to serve its purpose and the need for further camouflage is not required.

In line with policy OU3 of the Reading Borough Local Plan (Adopted November 2019), the proposed monopole and associated cabinets are not considered to have an adverse impact on the visual amenity of the surrounding area. Overall, it is considered that the inherent benefits of the monopole, in terms of technological advancements in communications, is considered to outweigh the visual impact that the proposal would have on the character and appearance of the surrounding area.

Alternative Sites

It has been specified within the Site-Specific Supplementary Information for this proposal that the cell search radius for a 5G monopole is approximately 50m, and has referenced that proposal site as the only viable option. The location of the proposed monopole and associated cabinets is considered appropriate given that this section of the A33 and Rose Kiln Lane is largely commercial.

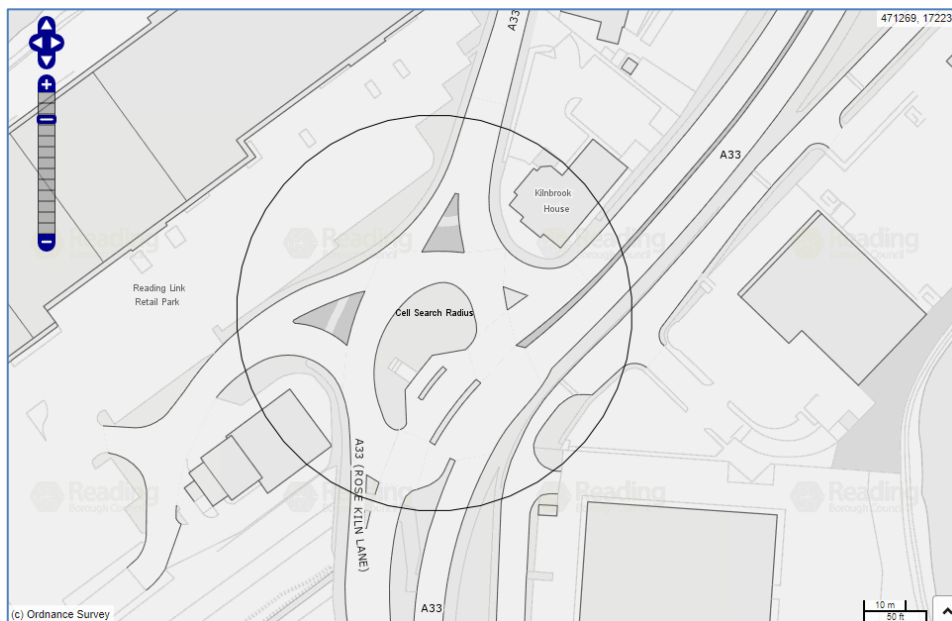


Fig 6. 50m cell radius in relation to proposed monopole. Cell radius specific by agent within Site Specific Supplementary Information document.

Transport

There are no transport concerns regarding this application.

CCTV Camera

There is an existing 20m CCTV pole that is located to the east of the roundabout. The default position for this camera is facing south along the A33. It is considered that the proposal would not harm important site-lines for the existing CCTV camera, including north towards Rose Kiln Lane, and north east towards the A33.

Health Issues

The NPPF states that “Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure”. The supporting text to Policy OU3 states that “ICNIRP declarations should be based on the

cumulative effects of electromagnetic fields emitted by other nearby base stations and antennae as well as the proposed development”.

The applicant has provided an ICNIRP certificate to support this planning application. This certifies that the proposed development (which also takes account of the cumulative effect of emissions from the proposed installation and all nearby base stations) would be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of ICNIRP. Therefore, the ICNIRP certificate complies with current Radio Frequency exposure guidelines, as defined in the EU Council recommendation of 12 July 1999 on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz).

The ICNIRP guidelines continue both to exclude known health risks and to minimise unascertained health effects. The ICNIRP guidelines are the most up-to-date and relevant tool to ascertain the acceptability of telecommunications development within the planning process. Bearing in mind the Government's view on mobile phone masts and health issues, as expressed in the NPPF, it would not be appropriate for this Council to substitute its own "opinion" on health issues for that expressed by ICNIRP.

In addition, the Mobile Telecommunications and Health Research Programme (MTHR) concluded 11 years of research into mobile phones and health issues with their report of 2012. This determined that there was no association between exposure to mobile phones, or base stations, and an increased risk of developing cancer.

On balance, the suggested health risks associated with this development and the fear and/or stress associated with these perceived risks are outweighed by the reassurances provided by the technical information submitted by the applicant. As such, the possible health implications of such apparatus are not considered sufficient reason to refuse prior approval.

Conclusion

The proposal complies with Local and National Policy guidance on the siting and appearance of new telecommunications equipment and therefore Prior Approval is granted.

Recommendation

PRIOR APPROVAL GIVEN

I refer to your letter which was received by Reading Borough Council on 4th June 2020, in respect of the proposed installation of a Phase 8 Monopole (20m) C/W wraparound Cabinet at base & associated ancillary works at land at A33 Roundabout, Rose Kiln Lane, Reading, as shown on the submitted drawings and documents:

- 100 Existing Site Plan - RDG12627_M001 Issue A
- 150 Existing Elevation A - RDG12627_M001 Issue A
- 002 Site Location Plan - RDG12627_M001 Issue A
- 210 Proposed H3G Site Plan - RDG12627_M001 Issue A
- 260 Proposed H3G Elevation - RDG12627_M001 Issue A
- 303 Proposed H3G Antenna Schedule & Line Configuration - RDG12627_M001 Issue A
- 305 Equipment Schedule & Support Structure Details - RDG12627_M001 Issue A

These plans were received on 4th June 2020

I am writing to advise that Reading Borough Council as local planning authority hereby GIVE approval for the siting and appearance of the development proposed in the above-mentioned application in accordance with the submitted drawings and documents.

INFORMATIVES

As per The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 16, Class A you are advised:

The development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—

- where prior approval has been given as mentioned in sub-paragraph in accordance with the details approved;
- in any other case, in accordance with the details submitted with the application.

The development must begin—

- where prior approval has been given, not later than the expiration of 5 years beginning with the date on which the approval was given;
- in any other case, not later than the expiration of 5 years beginning with the date on which the local planning authority received the application

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to determine the application within the prescribed timescale for the decision to be issued.

Works affecting the highway

Any works affecting the highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should be made aware that compliance with this document is mandatory and licences to work on the highway will only be issued if the requirements contained within it are met. A copy can be obtained at <https://www.reading.gov.uk/maintenanceandroadworks> (within the Transport Strategy area of the Transport Section on the Reading Borough Web Site).

Telecom Applications

The Highway Authority will require a fee for carrying out site visits, technical approval of the proposal drawings, liaison with our electrical streetlight provider and site visits during the installation works on this traffic sensitive street.

The Highway Authority will require detailed traffic management plans to be returned to the Streetworks Co-ordinator at Civic Offices, Bridge Street, Reading, RG1 2LU for approval prior to works commencing.

The Highway Authority will require a pre-start site meeting with the telecomm provider, and their installations electrical engineer with our street lighting electrical provider to agree electrical installation safety and to co-ordinate the works between all parties.

The Highway Authority will require the provision of a site specific method statement and safe working procedure to detail how the Council's street lighting contractor can safely secure the site to carry out routine maintenance on the streetlight apparatus.

The Highway Authority will require the provision of suitable duct access to the column base for the separate power supply to the street lighting apparatus.

IF5: Terms

Your attention is drawn to the terms and conditions of this approval. Any development which is carried out but which differs materially from the approved plans and details, may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.