

DELEGATED APPLICATION REPORT

Target Date: 18/06/2020

Application No: 200597/TEL

Address: Rose Kiln Lane, Reading

Proposal: Installation of 20m monopole with wraparound cabinet at base and 3 separate cabinets.

Case Officer: David Brett

Applicant: Hutchison 3G UK Ltd

Site Description and Surrounding Area

The site location along Rose Kiln Lane, directly north of Morrisons superstore in Whitley. The immediate surrounding area consists of industrial use to the north, retail use to the south, residential housing (semi-detached) to the east, and retail/commercial use to the west. The area surrounding the monopole is considered mainly characterised by a mix of retail, commercial and industrial use.

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).



Figure 1. Proposed siting of monopole and associated cabinets highlighted in red.

Proposal

The proposal seeks prior notification of proposed development by telecommunications code systems operators. The proposal includes the erection of a 20m monopole, with a proposed wraparound cabinet at base, two H3G cabinets and a 'G-100876' cabinet.

Internal Consultations

Reading Borough Council Transport - Response received on 22/05/2020

- *There are no transports objections to this proposal, as the proposal would not result in a detrimental footway width. However, any planning permission should include a number of informatives.*

External Consultees

WM Morrison PLC, Basingstoke Road, Reading, RG2 0HB - No response has been received.

Plans/Documents Considered

The agent supplied the following plans:

- 100 Existing Site Plan - RDG10401_M001 Rev A
- 150 Existing Elevation A - RDG10401_M001 Rev A
- 002 Site Location Plan - RDG10401_M001 Rev A
- 005 Cherry Picker & Crane Location - RDG10401_M001 Rev A
- 210 Proposed H3G Site Plan - RDG10401_M001 Rev A
- 260 Proposed H3G Elevation - RDG10401_M001 Rev A

These plans were received on 23rd April 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.



Figure 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 eastbound along Rose Kiln Lane.
	Viewing Angle 2	The view to be appraised heading westbound along Rose Kiln Lane.
	Viewing Angle 3	The view to be appraised heading northbound along Basingstoke Road.

The proposed location for the 20m monopole and three associated ground level cabinets is along Rose Kiln Lane, directly north of Morrisons superstore in Whitley. The immediate surrounding area consists of commercial use to the north, retail use to the south, residential housing (semi-detached) to the east, and retail/commercial use to the west. With regard to the visual amenity of the surrounding area; there are clear site lines along Rose Kiln Lane, and Basingstoke Road as you look across Morrisons car park towards the proposal site for the monopole. The area surrounding the monopole is considered mainly characterised by a mix of retail, commercial and industrial use.

Rose Kiln Lane is considered a road that is used to access other parts of the surrounding area. Rose Kiln Lane and the surrounding area is not characterised for its visual appearance. 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).



Figure 3. Viewing Angle 1, heading eastbound along Rose Kiln Lane.

The proposed monopole and associated cabinets will be clearly visible heading eastbound towards Basingstoke Road along Rose Kiln Lane. The view of the surrounding area from this angle largely consists of the industrial estate to the north of Rose Kiln Lane, and Morrisons car park to the south of Rose Kiln Lane. The view of the surrounding area heading eastbound along Rose Kiln Lane is not considered to be detrimentally impacted by the addition of the 20m monopole to the point of refusal. Whilst the 20m monopole would be clearly visible, its benefits outweigh its visual impacts to the character and appearance of the surrounding area.

The full extent of the monopole would not be viewable at ground level. Whilst the height of the monopole is considerable and would no doubt be noticeable within the street scene, the width and bulk of the proposal is as such that it would not be significantly intrusive to the surrounding area. Given the height and slim design of the monopole, at eye level it is considered that it would not look anymore out of place than one of the existing lamp posts along Rose Kiln Lane.



Figure 4. Viewing Angle 2, heading westbound along Rose Kiln Lane.

Similarly, to viewing angle 1, the 20m monopole and associated cabinets would be clearly visible along Rose Kiln Lane heading westbound towards the A33. Given the commercial setting of the surrounding area, the proposed monopole is considered not to visually intrusive to the point of refusal. Rose Kiln Lane mainly serves as access to and from the surrounding commercial and industrial units, the area is not considered a visual asset to Reading that would be harmed by such a proposal. There are no heritage assets within the surrounding area that would be detrimentally impacted upon by the addition of the 20m monopole.

Heading in both directions along Rose Kiln Lane, the proposed cabinets would be visible at ground level. Whilst there is not much in the way of existing street furniture along the southern pathway along Rose Kiln Lane, 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 to the footpath in terms of access. The gap between the grass verge and the wraparound cabinet serving the monopole would maintain a distance of 1.5m, allowing a wheelchair user and an ambulant person side-by-side.



Figure 5. Viewing Angle 3, heading eastbound along Basingstoke Road.

The trees that front Morrisons car park are approximately 8m high, as such they are less than half the height of the proposed monopole. The proposed monopole may be visible travelling north along Basingstoke Road, however, similarly to Rose Kiln Lane, Basingstoke Road serves as a route to and from the town centre and the local commercial centre in Whitley. While there are residential dwellings along the east side of Basingstoke Road, it is considered that the proposed monopole would not impact the visual amenity of residents to the point of refusal for this application. The proposed monopole would be viewable from these dwellings within the backdrop of an industrial and commercial estate. It is considered that the addition of the proposed monopole, 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 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 250m. It has been specified that the proposed monopole is to serve the Whitley area. Given that Whitley is primarily

residential east of Basingstoke Road, it is considered that the siting a 20m monopole within a residential area less favourable than in a primarily commercial area.

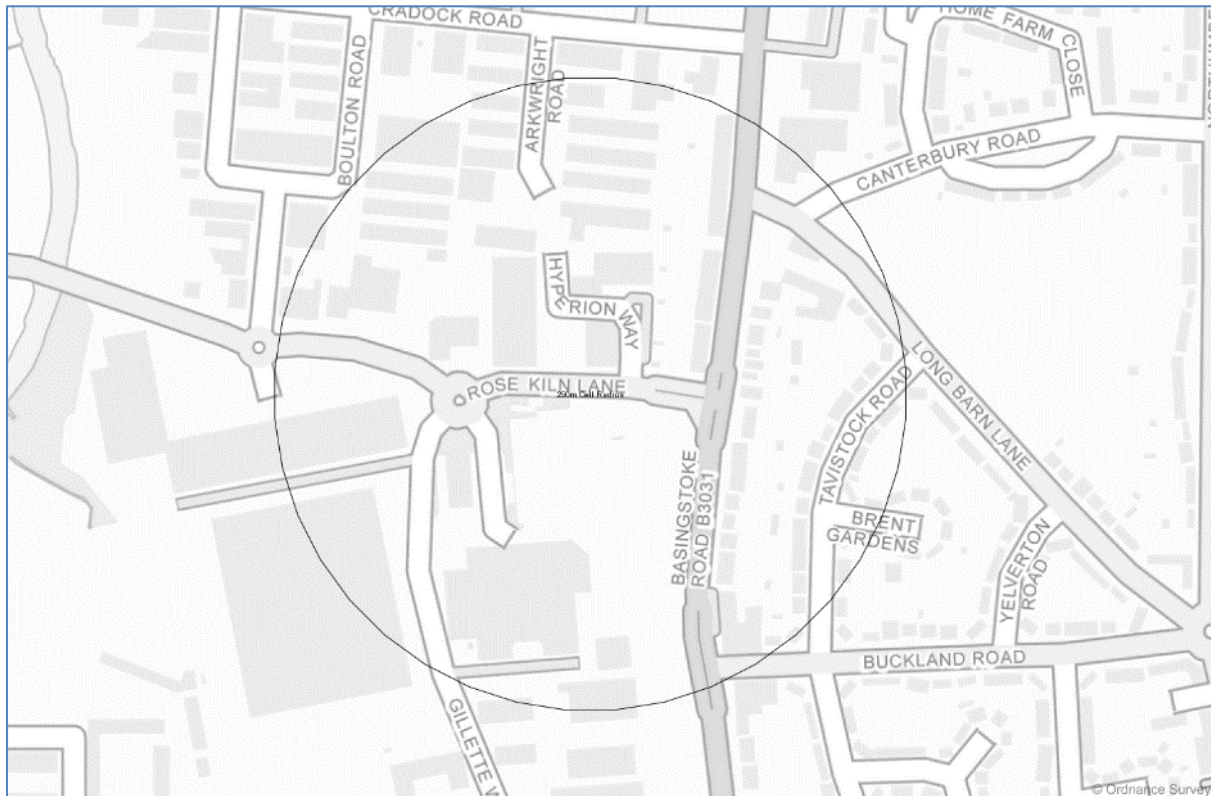


Figure 6. 250m cell radius in relation to proposed monopole. Cell radius specific by agent within Site Specific Supplementary Information document.

Transport

There are no transport concerns regarding this application.

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 23rd April 2020, in respect of the proposed installation of a 20m monopole with wraparound cabinet at base and 3 separate cabinets at land at Rose Kiln Lane, Reading, as shown on the submitted drawings and documents:

- 002 Site Location Plan - RDG10401_M001 Rev A
- 005 Cherry Picker & Crane Location - RDG10401_M001 Rev A
- 210 Proposed H3G Site Plan - RDG10401_M001 Rev A
- 260 Proposed H3G Elevation - RDG10401_M001 Rev A

These plans were received on 23rd April 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.