



FAO Vic McSherry
Mono Consultants
36 Renfield Street
Glasgow
G2 1LU

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU
☎ 0118 937 3787

Our Ref: 200753/TEL

Direct: ☎ 0118 937 4213
e-mail: Connie.Davis@reading.gov.uk

10th August 2020

Your contact is: Connie Davis, Planning

Dear Mr. Mc Sherry,

DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEM OPERATORS - MBNL (EE UK Ltd & H3G UK Ltd) DETERMINATION 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: 200753

Application type: Telecommunications Notification - Prior Approval

Address: Site Adjacent to the Southcote Ph, Bath Road, Reading, RG30 3AB

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

I refer to your letter received on **3rd June 2020** concerning a prior approval determination for the above telecommunications development, as shown on the submitted drawings and documents:

992170_RDG007_50299_RG4301_M001 Issue A - 002 Site Location Plan
992170_RDG007_50299_RG4301_M001 Issue A - 100 Existing Site Plan
992170_RDG007_50299_RG4301_M001 Issue A - 150 Existing Site Elevation
992170_RDG007_50299_RG4301_M001 Issue A - 215 Proposed Site Plan
992170_RDG007_50299_RG4301_M001 Issue A - 265 Proposed Site Elevation
Letter Ref RDG007 prepared by Mono Consultants Ltd
Letter Ref RDG007 prepared by Mono Consultants Ltd - Notification Letter
ICNIRP Certificate
Highways Owner Delivery Receipt
Supplementary Information Form

Received 3rd June 2020

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 17m high monopole and associated equipment, in combination with the existing telecommunications equipment, would, by reason of its 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. It has not been demonstrated that the siting of the proposed monopole and associated would be acceptable in relation to existing street infrastructure (road signage and tactile paving). In addition, the applicant has not committed to replacing the decommissioned monopole with a streetlamp of the specification required by the Local Highways Authority. As such, it has not been demonstrated that the proposal would be acceptable in terms of Policy TR3 of the Reading Borough Local Plan (2019).

INFORMATIVE

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 agreed timescale and therefore the decision to refuse the application has been taken.

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

AA

Ms Connie Davis
Planning Officer