

DELEGATED APPLICATION REPORT

Application No: 200671/TEL

Address: Site to the East of 280 The Meadway, Tilehurst, Reading, RG30 4PE

Proposal: Application for Prior Notification of proposed development by telecommunications code system operators - Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 for the installation of a 20m monopole with ground-based equipment cabinets along with ancillary development

Case Officer: David Brett

Applicant: EE & H3G Ltd

Received Date: 15/05/2020

Valid Date: 20/05/2020

Target Date: 28/08/2020 (extended from 15/07/2020 to allow for submission of further supporting information - extension of time formally agreed with the applicant)

Site Description and Surrounding Area

The Meadway is considered a road that is used to access other parts of the surrounding area. The site is on a triangular space of land at the junction with Church End Lane and to the north of Dunsfold Road. Although the surrounding area is predominantly residential, there are also religious and school uses and Meadway Park in close proximity to the site (as also detailed in the siting and appearance section below). The site is characterised by a number of existing mature trees, although there is an existing pole and cabinets nearby.



Fig 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 ground-based cabinets and ancillary development. These are shown on the submitted plans as being positioned on the north-west side of the triangular segment of land.

Internal Consultations

Trees - Response received on 01/06/2020

- Strongly object to the application. The siting of the equipment is not acceptable, neither is the lack of tree information.
- It has become apparent that since the installation of existing antennas and associated cabinets at the site (approved under application 162093) that the location is inappropriate for such a development.
- The current proposal adds additional cabinets within the Root Protection Areas.
- Given the Council's Climate Emergency Declaration last year, tree retention and maximising the benefits they provide by letting them achieve their maximum size and spread is of vital importance to help us respond to the effects of climate change therefore we would not wish to see inappropriately placed equipment that would result in the need to confine the size of trees.
- With reference to the Site Specific Supplementary Information:
 - *The proposed site is located on The Meadway in close proximity to existing street furniture (street lights/traffic lights) alongside some mature trees on both sides of the carriageway which help screen the site from several views and mitigate any visual impact of the site*
- Suggested that this is a somewhat erroneous statement 1) given the potential reduction of trees required if this were approved, thereby reducing their screening and 2) the multiple additional equipment proposed at low level would not be screened by the trees anyway
 - *The presence of the existing column sets a clear precedent for telecommunications development in this location and indicates that the principle of this proposal is acceptable in terms of siting. As stated above the National Planning Policy Framework advocates site sharing, and as such we believe that there are no sequentially preferable locations within the defined site search area.*
- The request already received to prune trees sets a clear precedent of the need to prune; hence indicates that the principle of proposal is not acceptable in terms of siting.

Trees - Response received on 11/08/2020 having reviewed Arboricultural Report subsequently submitted:

- The arb report does nothing to alleviate my concerns about future pressure to prune these high quality, high amenity trees. Whilst it states (6.2) that the proposed location for the mast and cabinets should also remove the need for any future tree surgery or trimming of (T2), (T3) and (T4), to avoid conflict with the new mast, in the future - I suspect this refers to lateral pruning, not necessarily pruning for sight lines. This issue, both in relation to these trees and the TPO trees across the road, is not mentioned at all in the arb report.
- Furthermore, concerns are raised that the report submitted appears to indicate that the mast and cabinets are shown in completely different locations to those detailed on the original plans submitted. In both locations, it is considered that insufficient information has been submitted to demonstrate that there would not be detrimental impacts on nearby trees.

Transport - Response received on 03/05/2020

- All of the equipment will be located on highway land. However, the proposed location of the additional equipment cabinets and pole will not impact on any visibility splays at the junction or obstruct pedestrian movement. The replacement apparatus is also not considered to give rise to cause any inappropriate distraction to passing motorists along The Meadway.
- Therefore, there are no transport objections to this proposal subject to informatives.

Transport - Further response received on 02/07/2020

- In this location, there is a combined telecom/streetlight. The Highways department no longer accept combined telecom/streetlight units as they have caused maintenance problems. The lantern on swap-outs either have never worked or have failed and stay out.
- In view of this, we (the Highway Authority) insist on standalone streetlights with all telecom providers.
- The applicant should explore amending their proposals to take this into account.

Ecology - Response received on 16/06/2020

- These are not priority habitats as per the NPPF (and no trees are scheduled to be removed) and are unlikely to be used by protected species.
- As such there are no objections to this application on ecological grounds.

External Consultees

1 Dunsfold Road
2 Dunsfold Road
4 Dunsfold Road
6 Dunsfold Road
8 Dunsfold Road
10 Dunsfold Road
12 Dunsfold Road
14 Dunsfold Road

1 Routh Lane
8 Lambeth Court
10 Lambeth Court
12 Lambeth Court
Church of Jesus Christ, 280 The Meadway
Churchend Primary School
Moorlands Primary School

No consultation responses have been received.

Plans/Documents Considered

The agent supplied the following plans:

- 002 Site Location Plan - 992173_RDG011_51319_244549_M002 - Issue B
- 215 Max Configuration Site Plan - 992173_RDG011_51319_244549_M002 - Issue B
- 265 Max Configuration Elevation - 992173_RDG011_51319_244549_M002 - Issue B
- Site Specific Supplementary Information
- ~~Declaration of Conformity with ICNIRP Public Exposure Guidelines~~

These plans were received on 15th May 2020

- Declaration of Conformity with ICNIRP Public Exposure Guidelines (amended)

This was received on 20th May 2020

- Arboricultural Report: MBNL Mast Site: RDG 011, Dunsford Road, The Meadway, Reading, RG30 4PE

This was received on 11th August 2020

Relevant Planning History

162093 - Notification of Prior Approval for replacement of existing 12m telecommunications monopole with a proposed 13.2m phase 4 telecommunications monopole, installation of 1 no. proposed equipment cabinet plus ancillary apparatus. - Received prior approval on 23/12/2016

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
- EN14: Trees, Hedges and Woodland
- EN15: Air Quality
- 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 eastbound along The Meadway.
	Viewing Angle 2	The view to be appraised heading southbound along Church End Lane.
	Viewing Angle 3	The view to be appraised heading westbound along The Meadway.
	Viewing Angle 4	The view to be appraised looking north from Dunsfold Road.

The proposed location for the 20m monopole and 7 associated ground level cabinets is towards the rear of a grass verge at the corner of The Meadway and Church End Lane. The surrounding area is characterised as largely residential with two storey semi-detached houses and terraced rows. Moorlands Primary School and Meadway Park is located north of the proposal site, Church of Jesus Christ of Latter-day Saints is located west of the proposal

site, with Thames Valley School, Meadway leisure Centre and The Avenue Special School opposite the proposal site on the south side of The Meadway. A Grade II Listed Building is also located less than 130m from the proposal site (Apple Tree Cottage - 1321908). The Meadway is a classified road that serves the 15, 15a and 33 bus routes.



Fig 3. Viewing Angle 1, heading eastbound along The Meadway.

The first angle to be assessed is looking eastbound along The Meadway. The Church of Jesus Christ of Latter-day Saints is visible to the left, while the proposed 20m monopole would be visible amongst the trees located on the grass verge at the corner of The Meadway and Church End Lane. From this angle, the seven associated cabinets would not be highly visible due to the fence that runs along the outside of the church. The 20m monopole would be the most significant visual impact when viewed from this angle. On the day of the site visit for this application (06/07/2020 between 3pm and 3:30pm), there were not many pedestrians around, however, towards the end of the site visit pedestrian levels increased as nearby schools closed. Vehicle traffic was also not considered high on the day of the site visit, however, the area is known to be busy at peak hours during weekdays.



Fig 4. Viewing Angle 2, heading southbound along Church End Lane.

Similar to viewing angle 1, the most significant change to the views heading southbound along Church End Lane would be the introduction of the 20m monopole. The additional cabinets from this angle would not be highly visible.



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

The image taken for viewing angle 3 was taken later during the site visit and demonstrates the increased level of highway traffic along The Meadway. From this angle, the 20m monopole would be largely obscured by the surrounding highway trees. From this angle the ground based cabinets would be visible, while shadowed by nearby highway trees.



Fig 6. Viewing Angle 4, The view to be appraised looking north from Dunsfold Road.

The final viewing angle to be assessed shows the full extent at which ground based cabinets would become prevalent at ground level as a result of the proposed development. The proposals seek to add seven additional cabinets on the grass verge at The Meadway. It has not been demonstrated on the plans which of the existing cabinets are to be retained or removed. As this has not been adequately demonstrated on the plans, it is presumed that all existing cabinets on site are to be retained. The plans show that a total of 11 ground based cabinets (4 of which are existing) will be situated in a line to the rear of the grass verge, with the tallest cabinet being 1.9m.

The number of cabinets proposed at ground level is not considered appropriate given the character and appearance of the surrounding area. The seven additional cabinets are considered to not contribute positively to the appearance of the grass verge or wider street scene, with such an increase in equipment represent a proliferation of equipment. While equipment cabinets do currently exist on site, the proposed additional cabinets are considered not to improve or enhance the existing context; in fact they are considered to be harmful, both in themselves and within a cumulative context of there being 11 separate cabinets in close proximity with one another at this part of the street scene; this is considered to be excessive, particularly bearing in mind the agent for the applicant detailed during the application that the number of cabinets should be able to be reduced, as detailed separately below (but revised plans have not been forthcoming). Although the proposed 20m monopole in its siting as demonstrated on the plans would be largely obscured from view by the highway trees, it has not been demonstrated within this application that the nearby trees will be allowed to maintain their current form and be allowed to grow naturally and spread without the pressure to prune to allow for signal interference. As the long term future of the highway trees has not been secured within this application, it is considered that the proposed development would have a detrimental impact on the amenity of the surrounding area.



Fig 7. Existing cabinets next to proposed equipment location.



Fig 8. Existing cabinets next to proposed equipment location.



Fig 9. Existing cabinets to the south east corner of the grass verge.

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”. It is not considered that the proposed 20m monopole and associated ground based cabinets have been sympathetically designed in order to minimise the visual impact on the surrounding area.

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 acceptable 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 not considered to outweigh the visual impact that the proposal would have on the character and appearance of the surrounding area.

Tree Matters - Siting

In the first instance, the proposed siting of the development was not considered acceptable by the Reading Borough Council Natural Environment Officer. This is in relation to the existing trees surrounding the proposal site on and surrounding the grass verge. The Arboricultural Report submitted on 11/08/2020 to support this application demonstrates the proposed equipment to the south of the green verge, this conflicts with the plans which demonstrate the proposed equipment to the rear of the grass verge.

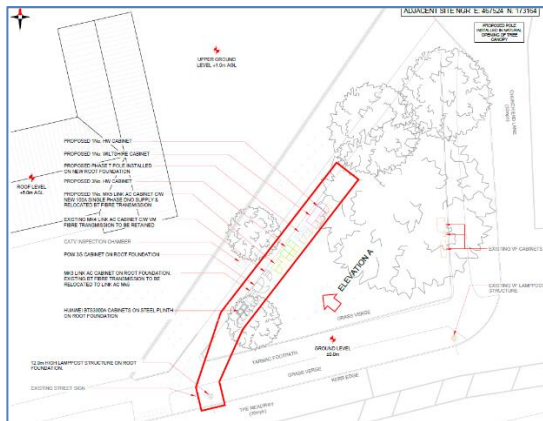


Fig 10. Proposed Plan submitting demonstrating the proposed equipment to the rear of the site.

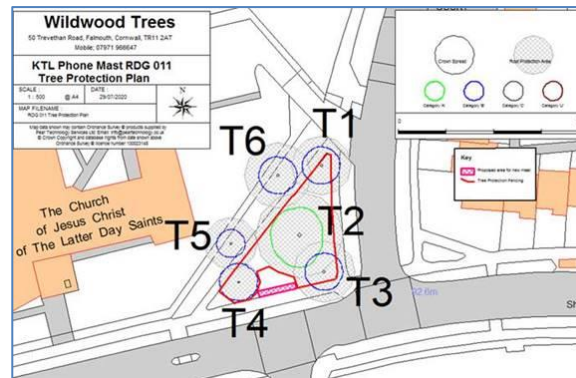


Fig 11. Tree Protection Plan demonstrating the proposed equipment to the front of the site, along The Meadway.

Notwithstanding the issues concerning the conflicting equipment locations between the plans and the Arboricultural Report, it is considered that both locations for the proposed equipment are not acceptable (albeit the application will be determined on the basis of the locations shown on the proposed plan submitted - figure 10 - rather than the tree protection plan in figure 11). The proposed equipment as shown on the plans are within the root protection area and pose a risk to the to at least a category A and Category B tree. The Arboricultural Report also does not address concerns raised regarding the pressure to prune the existing trees on site or assess the impact of the proposed development on the TPO 33/13 across the road at Thames Valley School. As per the conclusion of the Natural Environment Officer, it is considered that the arboricultural information submitted does not alleviate concerns that there would be a pressure to prune the high quality, high amenity highway trees or nearby TPO.

Overall, the proposed development is not considered acceptable with regards to Reading Borough Local Plan (2019) policy EN14: Trees, Hedges and Woodlands as the proposals have not addressed concerns that there would be a pressure to prune. With respect to this telecommunications applications, the proposed siting of the 20m monopole and associated equipment cabinets is not considered acceptable.

Alternative Sites

It has been specified within the Site-Specific Supplementary Information that no alternative sites have been explored prior to submission of this application. The Site-Specific Supplementary Information states that the site was selected based on the approval of existing installations around the site, suggesting a principle of siting of similar equipment had been established. While this precedent is acknowledged; the proposed works within this application are considered significant when assessed against the existing installations on site. In this instance; following this precedent is considered to lead to further erosion of the character and appearance of the existing area, whilst harming the surrounding natural environment.

Transport

Reading Borough Council Transport requested that the existing lamppost/monopole structure, highlighted within the red line of the proposal site, be removed and replaced with a standalone street light. While the existing lamppost/monopole structure has been demonstrated as within the proposal site, it has not been indicated on the plans as to whether or not the antenna is to be retained or removed. The agent was asked to clarify as to whether or not these structures were to be retained on 10/06/2020. The future of existing lamppost/monopole structures was not addressed by the agent.

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.

Progress of Application

A series of communications were undertaken with the agent during the course of the application, summarised below:

Comm. Method	Date	From	To	Details
Email	03/06/2020	Case Officer	Agent	Request for an Arboricultural Impact Assessment, Method Statement & Tree Protection Plan to support the application.
Email	10/06/2020	Case Officer	Agent	Requested for an update on the progress of obtaining tree information (as requested on 03/06/2020). Also requested justification for the additional cabinets proposed on site, and confirmation of which existing cabinets and lamppost/monopole structures are to be removed and demonstrated on plans. Proposed relocation of proposed monopoles to minimise impact to highway trees.

Comm. Method	Date	From	To	Details
Email	23/06/2020	Case Officer	Agent	Follow up email chasing a response to the email sent on 10/06/2020.
Email	23/06/2020	Agent	Case Officer	Informed case officer that the information has been requested and will be forwarded over as soon as possible.
Email	08/07/2020	Case Officer	Agent	Request for further update on progress of requested information, including tree information and justification specified in email on 10/06/2020.
Email	08/07/2020	Agent	Case Officer	Informed case officer that design team are producing the requested information.
Email	08/07/2020	Case Officer	Agent	Suggested extension of time on the decision for the application to allow for the requested information to be submitted and assessed.
Phone Call	10/07/2020	Case Officer	Agent	Requested update on how the requested information is progressing. Verbally agreed extension of time on decision for application.
Email	10/07/2020	Case Officer	Agent	Confirming extension of time on the decision for the application from 15/07/2020 to 22/07/2020.
Email	14/07/2020	Agent	Case Officer	Informed case officer that tree survey report will be forwarded soon. States that "we should be able to reduce the number of cabinets and this detail will be annotated on revised dwgs", reiterates that this is a shared site. Proposes relocation of monopole and cabinets to south of grass verge.
Email	14/07/2020	Case Officer	Agent	Informs agent that it would be best to wait until the Arboricultural Report has been submitted and assessed by the Natural Environment Officer before discussing alternative equipment locations.
Email	16/07/2020	Case Officer	Agent	Requesting extension of time on decision for application to allow for submission of Arboricultural Report and assessment.
Email	16/07/2020	Agent	Case Officer	Extension of time on decision for application agreed to 29/07/2020
Email	23/07/2020	Case Officer	Agent	Requesting an update on the progress of the Arboricultural Report. Reiterates timescales.
Email	24/07/2020	Agent	Case Officer	Suggests extension of time to 07/08/2020.
Email	24/07/2020	Case Officer	Agent	Agree to extension of time on decision to 07/08/2020.
Email	31/07/2020	Case Officer	Agent	Requesting an update on the progress of the Arboricultural Report.
Email	31/07/2020	Agent	Case Officer	Informed case officer that they have received the tree survey and are amending the plans to reflect it. States that information should be forthcoming next week.
Email	31/07/2020	Case Officer	Agent	Suggests extension of time on decision to allow for requested information to be submitted and assessed.

Comm. Method	Date	From	To	Details
Email	31/07/2020	Agent	Case Officer	Suggests extension of time on decision to 30/08/2020.
Email	31/07/2020	Case Officer	Agent	Suggests extension of time on decision to 28/08/2020 as 30/08/2020 falls on a Sunday.
Email	31/07/2020	Agent	Case Officer	Extension of time on decision agreed to 28/08/2020.
Email	11/08/2020	Agent	Case Officer	Asks for assistance with a 'Tree Protection Letter' to enable the dig of a trial hole on site.
Email	11/08/2020	Case Officer	Agent	Asks for a copy of the tree survey to be reviewed by the Natural Environment Officer.
Email	11/08/2020	Agent	Case Officer	Arborticultural Report submitted for consideration.
Phone Call	11/08/2020	Case Officer	Agent	Requesting a plan demonstrating where the trial dig would take place for the benefit of the Street Works Team.
Email	11/08/2020	Agent	Case Officer	Proposed plan sent over, demonstrating alternative equipment location.
Email	11/08/2020	Case Officer	Agent	Thanks agent for plan. Asks if there is a version of the plan that demonstrates where the trial dig is to take place for the benefit of the Street Works Team.
Email	11/08/2020	Agent	Case Officer	Confirms that trial hole will be dug where the column is proposed on the plan.
Email	18/08/2020	Case Officer	Agent	Thanks agent for submission of Arborticultural Report. Informs agent that it has been assessed by The Natural Environment Officer. Confirms that the Natural Environment Officer does not consider the report to alleviate concerns about the future pressure to prune the high quality, high amenity trees. Raises concerns about the inconsistencies between the Arborticultural Report and plans in terms of siting of proposed equipment. Informs agent that issue of decision is to be brought forward to 27/08/2020, as Reading Borough Council will be closed for all but essential services on 28/08/2020. Closes by stating that the numerous challenges for this site (trees and visual impact) leaves two options for the application. Option one being to receive the refusal decision on 27/08/2020, the other option being to withdraw the application. Asks agent to confirm withdrawal of application by 5pm on 20/08/2020, or case officer would proceed to determine the application.
Email	21/08/2020	Agent	Case Officer	Informs case officer of being out of the office for the past week or so. Asks for a call to discuss the application.

Comm. Method	Date	From	To	Details
Email	21/08/2020	Case Officer	Agent	Informs agent of willingness to discuss application. Informs agent that the officer report for the application is in progress.

By virtue of the applicant agreeing to an extension of time, it is assumed by all parties to be clear that the prior approval of the local planning authority has been required in this instance.

Conclusion

On balance, it is considered that the proposal does not comply with Local and National Policy guidance on the siting and appearance of new telecommunications equipment and therefore Prior Approval is not granted. It is considered that the proposal would detrimentally impact the visual amenity of the surrounding area due to the introduction of several large equipment cabinets at ground level, set within the context of the assumed retention of existing cabinets nearby (given these are detailed on the proposed plan and the agent has not clarified whether they will be removed, with no response provided to this request for clarification). During the course of the application, it was stated by the agent that number of proposed cabinets should be able to be reduced on site and would be reflected in revised drawings. This point was raised on 14/07/2020, however, revised drawings were not forthcoming or formally proposed during the application.

With regards to the 20m monopole, while this would be largely obscured by the existing highway trees, the long term safety of the highway trees has not been assured within the plans submitted or the arboricultural information (for which there is inconsistent information regarding the location proposed). The considered detrimental impact to the nearby highway trees, as well as the character and appearance of the surrounding area is considered to outweigh the benefits that this scheme represents.

The siting of the proposed monopole and associated cabinets is not considered acceptable based on the tree information provided. The tree information provided has failed to demonstrate that the proposed development would safeguard the existing highways trees either at the time of the construction or thereafter. The failure to demonstrate appropriate mitigation towards the highway trees is considered a siting issue.

Reasons for refusal:

1. The proposed development, by reason of its siting, has failed to demonstrate that it would not detrimentally impact on nearby highway trees, contrary to Policies CC7 and EN14 of the Reading Borough Local Plan (Adopted November 2019).
2. The proposed ground based cabinets, by reason of their quantity and cumulative size, set within the context of existing nearby cabinets, would detract from the visual amenity, character and appearance of the surrounding area, contrary to Policies CC7 and OU3 of the Reading Borough Local Plan (Adopted November 2019).

Recommendation

PRIOR APPROVAL NOT GIVEN

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 Permitted By Part 16 Of Schedule 2 Of The Town And Country Planning (General Permitted Development) (England) Order 2015.

I refer to your letter which was received by Reading Borough Council on 15th May 2020, in respect of the proposed installation of a 20m column with ground-based equipment cabinets along with ancillary development at: Land at Highways land on Dunsfold Road, The Meadway, Reading RG30 4NP, as shown on the submitted drawings and documents:

The agent supplied the following plans:

- 002 Site Location Plan - 992173_RDG011_51319_244549_M002 - Issue B
- 215 Max Configuration Site Plan - 992173_RDG011_51319_244549_M002 - Issue B
- 265 Max Configuration Elevation - 992173_RDG011_51319_244549_M002 - Issue B
- Site Specific Supplementary Information

These plans were received on 15th May 2020

- Declaration of Conformity with ICNIRP Public Exposure Guidelines (amended)

This was received on 20th May 2020

- Arboricultural Report: MBNL Mast Site: RDG 011, Dunsford Road, The Meadway, Reading, RG30 4PE

This was received on 11th August 2020

I am writing to advise that Reading Borough Council as local planning authority hereby NOT 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

IF0: Positive and Proactive Working - refusal

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 the extended timescale (by 28/07/2020, as agreed in email correspondence on 31/07/2020) and therefore the decision to refuse the application has been taken.

It is advised that the local planning authority is mindful that there is a current full application under consideration at the same site (Ref 191837).

For the avoidance of doubt, the local planning authority is aware that inconsistent information has been provided by the applicant in relation to the siting of the proposals (differing locations are shown in the arboricultural report, in comparison with all other information submitted). It is confirmed that this decision is based on the locations shown on the plans originally submitted and not the information within the arboricultural report.