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25 August 2020

Your contact is: **Mr David Brett, Planning**

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 SOUGHT BY PART 16 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED).

Dear EE & H3G Ltd

Application Reference: 200671

Application type: Telecommunications Notification - Prior Approval

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

I refer to your letter received on **15 May 2020** concerning a prior approval determination for the above telecommunications development, as shown on the submitted drawings and documents:

- 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 REFUSES** to approve the siting and appearance of the development for the following reasons:

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).

INFORMATIVES

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 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.
2. 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).
3. 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.

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

David Brett

Mr David Brett
Planning Officer

JRM