

EE & H3G Ltd
Star House
20 Grenfell Road
Maidenhead
SL6 1EH

Our Ref: 200672

E-mail: david.brett@reading.gov.uk

22nd July 2020

Via email only to andy.lewis@maxema.co.uk and
craig.horn@maxema.co.uk

Your contact is: **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 & HG3 Ltd,

Application Reference: 200672

Application Type: Telecommunications Notification - Prior Approval

Address: Land on Highways Land Off Bath Road, Southcote, Reading, Berkshire RG30 3QE

Proposal: Installation of a 20m column with ground-based equipment cabinets along with ancillary development

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 on Highways Land Off Bath Road, Southcote, Reading, Berkshire RG30 3QE, as shown on the submitted drawings and documents:

- Site Specific Supplementary Information

These plans were received on 15th May 2020

- 002 Site Location Plan - 987048_RDG020_51640_RG4283_M001 - Issue B
- 215 Max Configuration Site Plan - 987048_RDG020_51640_RG4283_M001 - Issue B
- 265 Max Configuration Elevation - 987048_RDG020_51640_RG4283_M001 - Issue B
- Declaration of Conformity with ICNIRP Public Exposure Guidelines (amended)

These plans were received on 20th May 2020

- Arboricultural Report: MBNL Mast Site: RDG 020, Bath Road, Southcote, Reading, RG30 3QE

These plans were received on 14th July 2020

I am writing to advise that Reading Borough Council as local planning authority hereby **NOT GIVE approval** (or put another way, prior approval was required and is refused) for the siting and appearance

of the development proposed in the above-mentioned application in accordance with the submitted drawings and documents.

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 20m high monopole, by reason of its height, would detract from the appearance of the designated historic Prospect Park, contrary to Policy EN1 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 22/07/2020, as agreed in email correspondence on 10/07/2020) 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 191499).

If you wish to discuss this matter further, please contact me on the above number.

Yours sincerely

David Brett

David Brett
Planning Officer

J.R.M.