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23 April 2024

Your contact is: Steve Vigar, Planning

RE: 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 (AS AMENDED).

Dear Mr. Osborne,

Applicant: Cornerstone

Location: Pavement Opp Church End Lane & Norcot Road, Reading

Proposal: Application for Prior Notification of proposed development by telecommunications code system operators - Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) Order 2015. 20 metre mast with associated equipment cabinets.

Application number: 230011

Application type: Telecommunications Notification - Prior Approval

I refer to your letter received by Reading Borough Council on 15 March 2024 in respect of the proposed installation of a 20m tall telecommunications monopole mast with antenna and associated equipment cabinets at: Pavement Opp Church End Lane & Norcot Road, Reading, RG30 6BT as shown on the following submitted drawings and documents:

Site Location Maps 100 Rev.A dated 28 November 2023

Existing Site Plan 200 Rev.A dated 28 November 2023

Proposed Site Plan 201 Rev.A dated 28 November 2023

Existing Site Elevation Rev. A dated 28 November 2023

Proposed Site Elevation Rev. A dated 28 November 2023

ICNIRP Declaration dated 12 March 2024

Cornerstone Industry Site Specific Supplementary Information (England) V.8 - 11.12.2023

Tree Protection Plan 400_A Arbtech TPP 01 dated April 2024, received 12 April 2024

Arboricultural Impact Assessment Arbtech AIA 01 dated April 2024, received 12 April 2024

Arboricultural Method Statement Pavement Opp Church End Lane - Arbtech AMS 01, dated 12 April 2024 received 12 April 2024

I am writing to advise that Reading Borough Council as local planning authority hereby **REFUSE** prior approval 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 20m high 5G telecommunications mast and its associated cabinets, by reason of their design, height, bulk and siting at a prominent location, would 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. The proposed development, in the absence of sufficient detail on potential alternative sites for the development, has failed to demonstrate that no preferable alternative sites are potentially available which would result in a development that would be less visually intrusive, including when viewed from the neighbouring school. As such the proposal is contrary to Policy OU3 of the Reading Borough Local Plan (2019) and the NPPF (2021).

Yours sincerely,

SDV

Steve Vigar

Planning Applications Team Leader