

Date: 17 December 2025
Application: 252206



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Isabel Daykin,

TELECOMMUNICATIONS PRIOR APPROVAL DECISION LETTER

Application Number: 252206

Site Address: Land At Rushton Farm, Warren House Road, Berkshire, RG40 5RG

Proposal: Prior approval submission for the removal of an existing 17m monopole and associated compound, and the installation of 1no. monopole sharable mast (height 25m), antennas to be installed on headframes, operator cabinets, multi-user electrical cabinet.

I refer to your application for prior approval for telecommunications development registered on 16 September 2025 under the above reference number. The proposal is for:

Timescale

The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Wokingham Borough Council hereby confirm that **prior approval is required and is given** for the siting and appearance of the development proposed in the above mentioned application in accordance with the submitted plans referred to above, subject to the following conditions and/or informatics:

Conditions and/or Informatics

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered:

- 100 Issue E - Location Plan (received 16/09/2025)
- 201 Issue E - Proposed Site Layout (received 16/09/2025)
- 301 Issue E - Proposed Site Elevation (received 16/09/2025)

- 400 Issue E - Proposed Antenna Layout (received 16/09/2025)
- Declaration of ICNIRP Conformity (received 16/09/2025)
- Supplementary Information (received 16/09/2025)
- 25007072_PLN_SPA_1.1 - Swept Path Analysis Plan (received 11/12/2025)
- 25007072_PLN_SPA_1.2 - Swept Path Analysis Plan (received 11/12/2025)
- 25007072_PLN_SPA_3.1 - Swept Path Analysis Plan (received 11/12/2025)
- 25007072_PLN_SPA_3.2 - Swept Path Analysis Plan (received 11/12/2025)
- 25007072_PLN_SPA_4.1 - Swept Path Analysis Plan (received 11/12/2025)
- 25007072_PLN_SPA_4.2 - Swept Path Analysis Plan (received 11/12/2025)
- 25007072_PLN_SPA_5.1 - Swept Path Analysis Plan (received 11/12/2025)
- 25007072_PLN_SPA_5.2 - Swept Path Analysis Plan (received 11/12/2025)

The development shall be carried out in accordance with the approved details.

Reason: In pursuance to Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) Order 2015.

2. Materials

The development hereby permitted shall not be carried out other than in accordance with the approved materials highlight in the submitted Supplementary Information document, namely:

- Monopole - RAL7035 (Light Grey)

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Removal of equipment

In the event that the equipment hereby permitted ceases to be operational the local planning authority shall be notified in writing within one month and all of the equipment shall be removed within 3 months of it ceasing to be operational unless a minor variation of the said 3 month deadline for removal is agreed in writing with the Local Planning Authority after the date of this permission.

Reason: To ensure that the external appearance of the development is satisfactory.

Reason: In the interests of visual amenity.

Informatics

1. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to large vehicle turning and highway safety.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Confirmation

Given that the onus falls on Local Planning Authorities to ensure that prior approval decisions reach Operators, please confirm that you have received this letter as a matter of **urgency**.

Appeals

If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within six months of the date of this letter. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

Yours sincerely,
Development Management & Compliance