

Our ref: 51689/DB/JI
Project Name: Phoenix Park



Wokingham Borough Council
Development Management
Civic Offices
Shute End
Wokingham
RG40 1BN

Submitted via Planning Portal (ref. PP-14753273)

05 March 2026

Dear Sir/Madam,

Land Adjacent to Phoenix Park, Nelson's Lane, Hurst

On behalf of Ratesu Limited, we hereby submit an application to make a non-material amendment (NMA) under Section 96A of the Town and Country Planning Act (1990) (as amended) relating to development at the above address.

The proposals have been discussed, and the approach agreed, with the Council's Planning Officers in advance of this application being made.

The application has been submitted electronically via the Planning Portal and comprises a copy of this letter in addition to the requisite application form.

Background

On 16th October 2025, planning application 251385 was granted for the erection of 2 no. masts with receiver antennae and associated infrastructure, parking and landscaping for a 5-year temporary period.

Proposed Changes and Assessment

This application seeks a minor non-material amendment to add a lightning conductor to the top of each mast.

In the interest of safety and to minimise operational disruption, engineers have recommended the addition of a single 3-metre long 16mm diameter finial to each of the 51.2 metre masts to protect the structures from direct lightning strikes. A detailed diagram of the lightning conductors is shown at **Attachment A**.

The finials will be fixed slightly below the highest point of the mast, extending the maximum height of the structure by 2.3m. The proposed position of the finials on the masts is shown at **Attachment B**.

Because of their thinness and their height in relation to the rest of the masts, the lightning conductors will have negligible visual impact. The changes proposed are therefore considered to not materially change the development as approved and as such, we consider they are clearly within the remit of a s96A non-material amendment to the approved application.

We trust the information provided is sufficient to validate and determine this application positively. Should you have any queries about the submission details, please do contact me to discuss.

Yours faithfully,



David Bloor BA (Hons) MSc

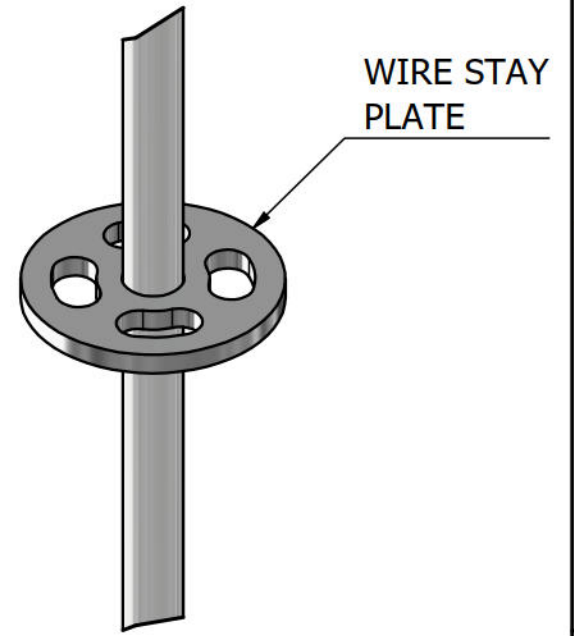
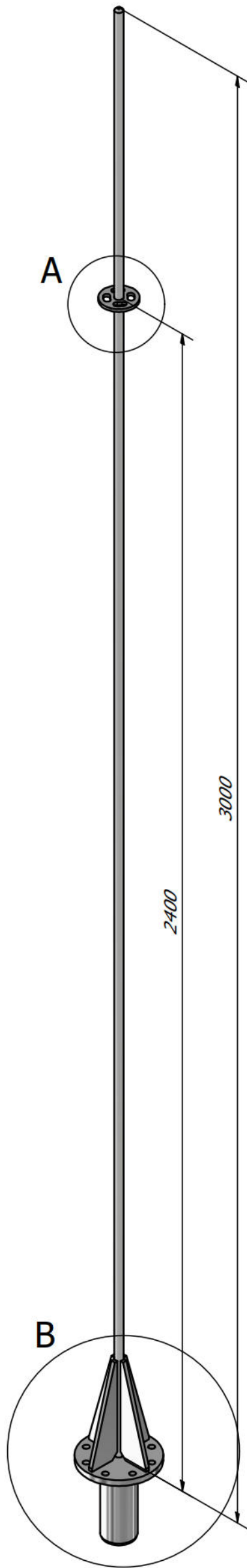
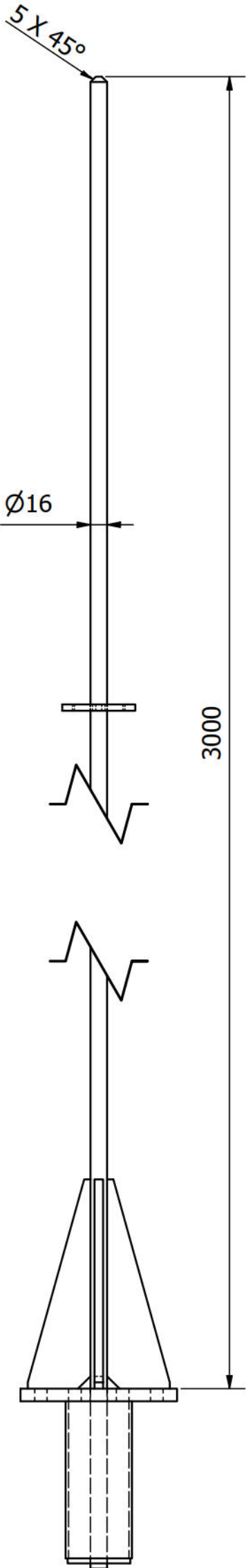
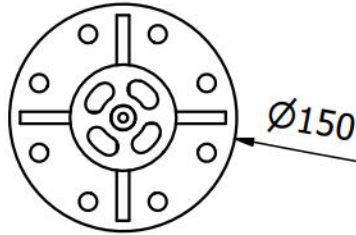
Planning Assistant

davidb@pro-vision.co.uk

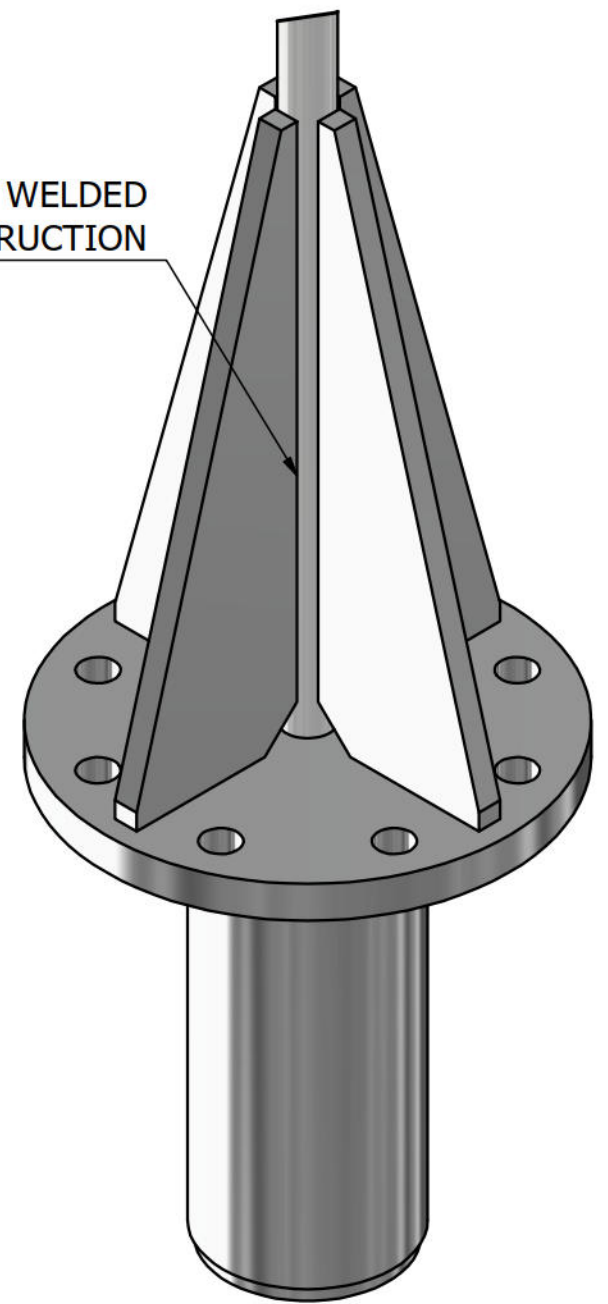
Enc. Attachment A – Lightning Conductor Detail
Attachment B – Lightning Conductor Position (Mast Elevation)

Attachment A – Lightning Conductor Detail

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DETAIL A



DETAIL B

FULLY WELDED
ALUMINIUM CONSTRUCTION

GENERAL NOTES:
ALL DIMS mm U.O.S.
REMOVE SHARP EDGES & BURRS.

TOLERANCES U.O.S:
X +/- 1
X.X +/- 0.25
X.XX +/- 0.10

REVISION HISTORY					
REV	DESIGNER	CHECKED BY	DATE	DESCRIPTION	
1	ACR	DJR	12.2.26	Original Issue	
DESIGNED BY		CHECKED BY	APPROVED BY	DATE	
ACR		DJR		15/02/2018	
 WWW.RITCHIE-ENGINEERING.CO.UK				Antenna Lightning Conductor	
				HUB-MAST-1	ISSUE 1 / SHEET 1 / 1

Attachment B – Lightning Conductor Position (Mast Elevation)

