APPLICATION NO:
F/2000/2730

LOCATION:
British Telecom Telephone Exchange Reading Road, Finchampstead Wokingham.

APPLICANT:
One 2 One Personal Communications Ltd C/O A.P.T

PROPOSAL:
Proposed erection of one 22.5 metre monopole mast, three cross-polar antennas, two dish antennas and one equipment housing

EARLIEST DATE FOR DECISION: **04/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
04/01/2001

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

One 2 One Personal Communications Ltd
C/O A.P.T
Dolphin House
Albany Park
Camberley
Surrey GU16 7QD

Application Number: F/2000/2730

Parish:	**FINCHAMPSTEAD**
Location:	**British Telecom Telephone Exchange, Reading Road, Finchampstead, Wokingham.**
Proposal:	**Proposed erection of one 22.5 metre monopole mast, three cross-polar antennas, two dish antennas and one equipment housing**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. This application, if permitted, would by reason of its siting, have an adverse effect detrimental to the neighbouring properties and is therefore contrary to the Berkshire Structure Plan policy TC1, the Deposit Draft Wokingham District Local Plan policies WBE1, WBE2 and WC14 and to the Loddon Area Local Plan policies LBE1 and LBE2.

John Mitchell
Development Control Manager
Date: 06/02/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Received by Wokingham District Council

Application No: F/2000/2730

Proposal:
Proposed erection of one 22.5 metre monopole mast, three cross-polar antennas, two dish antennas and one equipment housing

Location:
British Telecom Telephone Exchange, Reading Road, Finchampstead, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/12/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

10 November 2000

Tel: (0118) 974 6451

Date: 23/1/01

My ref: F/2000/2730

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: F/2000/2730
British Telecom Telephone Exchange, Reading Road, Finchampstead, Wokingham.
Proposed erection of one 22.5 metre monopole mast, three cross-polar antennas, two dish antennas and one equipment housing

I write to let you know that the above mentioned application has been recommended for APPROVAL ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 2/2/01

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/2730**
British Telecom Telephone Exchange, Reading Road, Finchampstead, Wokingham.
Proposed erection of one 22.5 metre monopole mast, three cross-polar antennas, two dish antennas and one equipment housing

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date: 23/1/01

My ref: F/2000/2730

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2730
British Telecom Telephone Exchange, Reading Road, Finchampstead, Wokingham.
Proposed erection of one 22.5 metre monopole mast, three cross-polar antennas, two dish antennas and one equipment housing

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 2/2/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/2730**
British Telecom Telephone Exchange, Reading Road, Finchampstead, Wokingham.
Proposed erection of one 22.5 metre monopole mast, three cross-polar antennas, two dish antennas and one equipment housing

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/2730

Applicant : One 2 One Personal Communications Ltd C/O A.P.T.

Location : British Telecom Telephone Exchange, Reading Road, Finchampstead, Wokingham.

Proposal : *Proposed erection of one 22.5 metre monopole mast, three cross-polar antennas, two dish antennas and one equipment housing*

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 09/11/2000

Earliest Date for Decision : 04/12/2000

Latest Consultation Date/Site Notice Expiry Date : 04/12/2000

This application will have expired on: 04/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

P. COUNCIL : No objection
ENV. HEALTH : no objection - see file for comments.
OBS LETTERS : 5.

Planning Issues : IMPACT UPON CHAR. OF AREA.
IMPACT " NEIGHB. RESIDENTS.

Application Number: F/2000/2730

Appraisal :

The application proposes the siting of a 22.5m monopole mast with 3 cross polar antennas, 2 dish antennas & an equipment housing to be located off Reading Road beside an existing telephone exchange.

PRINCIPLE OF DEVELOPMENT:

Although it is recognised that coverage is required to maintain an effient & reliable telecommunications/mobile phone service it is considered that the location of the proposed mast is inappropriate.

The Council considers that all telecommunications installations should be located 60m away from residential dwellings or any other land use which involves a high concentration of people i.e school, leisure centre etc.. The mast proposed in this application would be sited within 60m's of residential dwellings

Although the applicants for the tele. installation have made reference to the fact that 'if no suitable structure can be found, only then will consideration be given to the construction of a purpose built tower.' This is accepted & mast sharing is considered to be more appropriate than additional installations. Although an existing Orange tele comm. installation lies within close prox. to the site currently being considered, the applicants have not shown any endeavour that sharing with this existing mast has been investigated & if so why it may not be feasible.

Recomendation : Approval: ☐ **Refusal:** ☑
(tick appropriate box)

It is therefore considered that the proposed telecommunications mast would be inapp. development in this area.

Application Number F/2000/2730
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			This application, if permitted, would by reason of its siting, have an adverse effect detrimental to the neighbouring properties & is therefore contrary to the BSP policy TC1, the WDLP WBE1 WBE2 & WC14 & the ~~BEM~~ LALP policies LBE1 & LBE2.

RECORD OF SITE VISIT

SITE ADDRESS: British Telecom Telephone Exchange Reading Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2730

OFFICER: Elaine Connor

DATE OF SITE VISIT: 11/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
area of sporadic residential dwellings outside S'ment boundary

3. DESCRIPTION OF SITE/BUILDING
land @ rear of 82, Reading Road - TEL EXCHANGE

4. RELATIONSHIP TO ADJOINING PROPERTIES
North of 80A Reading Road

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

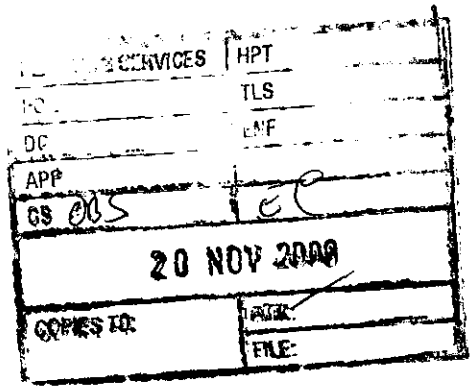
LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/2730	M & S Saunders Willow Cottage 86 Reading Road Finchampstead RG40 4RA
F/2000/2730	G & E Sackey Downscombe 84 Reading Road Finchampstead RG40 4RA
F/2000/2730	D & A Lewis 76 Reading Road Finchampstead RG40 4RA
F/2000/2730	P Butler 60 Reading Road Finchampstead RG0 4RA
F/2000/2730	Mrs W Hall Pines Fell 78 Reading Road Wokingham RG40 4RA

App refused
Letter sent 08/02/01



To: Elaine Connor
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

From: David R Lewis
76 Reading Road
FINCHAMPSTEAD
BERKS
RG40 4RA

Telephone: Eversley (0118) 9733626

Reference: Application F/2000/2730

Date: 17/11/00

Dear Sirs,

With reference to the above application to erect a 22.5 metre mast at the BT exchange, Reading Road, Finchampstead. We would like to point out that there is already in existence a 25 metre lattice tower some 150 yards from the proposed new site. This is owned by Orange Communications.

It would seem reasonable that the applicants, One-to-One, should first consider sharing these facilities with Orange before constructing another mast.

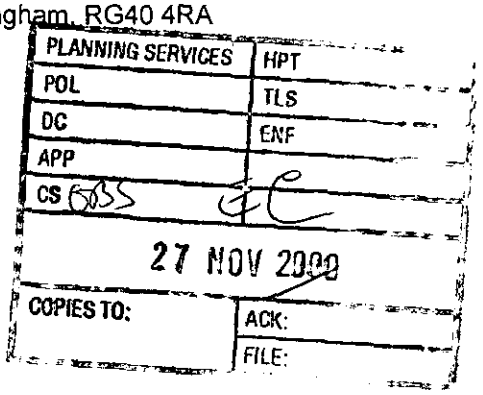
Contacts: Clive Illingworth — Tel: 0208 9634185
Estates Controller — Mobile: 0973 201399
Orange Communications

Head Office: Orange Personal Communications Services Ltd
St James Court
Great Park Road
Almondsbury Park — Tel:01454 624600
Bradley Stoke — Fax:01454 618501
BRISTOL BS32 4QJ

Yours sincerely,

David R Lewis Ann Lewis

Martina Neubert & Stephen Saunders
Willow Cottage, 86 Reading Road, Finchampstead, Wokingham, RG40 4RA



Attn: Elaine Connor
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

22 November 2000

Dear Ms Connor

Application Number: F/2000/2730

We oppose the above application for a communications mast and associated equipment on the following objections:

Health
The close proximity of the mast to our property may lead to health side effects from the radio frequencies employed. The Stewart report earlier this year stated that there is a possibly of a health risk from such masts and recommended further research into the matter. We are therefore very concerned about the radiation.

Sight
The mast is directly at the end of our garden and will, at 22.5 metres, be seen above the trees between our property and the mast. It will also be seen through the trees after autumn until new foliage covers the base.

Property value
The effect on the value of our property will suffer directly as a result of a large mast. The objections raised above on health reasons will also deter any future buyer, especially those with children, from purchasing a property with a large mast located so near. This factor was also noticed by the Stewart report.

We would be grateful if you could keep us informed of any progress regarding this application.

Many thanks for your assistance.

Yours sincerely

Martina Neubert

Stephen Saunders

E S SACKEY B.D.S. U.N.C.Ie
DENTAL SURGEON

DOWNSCOMBE
84 READING ROAD
FINCHAMPSTEAD WOKINGHAM
BERKSHIRE RG 40 4RA

Phone 0118 9732327
Fax 0118 9737670

Email Ernie.Sackey@sackey.dept.demon.co.uk

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
22 NOV 2000	
COPIES TO:	ACK:
	FILE:

Your Ref: Elaine Connor F/2000/2730

Mr. J. Mitchell,
Development Control Manager,
Wokingham District Council,
P.O. Box 157
Shute End,
Wokingham,
Berks, RG40 1WR

17th November 2000

Dear Sir,

re: Application No. F/2000/2730
Site Address: British Telecom Exchange, Reading Road,Finchampstead
Proposal: Erection of one 22.5 metre monopole mast, three cross-polar atennas, two dish atennas and one equipment housing

This is to acknowledge receipt of your letter dated 10th November regarding the above application.

We wish to raise objections to the erection of the above proposal on the following grounds:-

1. The height of the monopole mast is excessive.

2. The siting is in a rural area.

3. With the ongoing debate of ionisation radiation from these masts it will be in too close proximity to residential properties.

The siting of the above proposals is in very close proximity to our rear garden which is used freely by ourselves, children and grandchildren and we feel this will have a detrimenal affect from both the aesthetic and health point of view.

Yours faithfully

GRACE & ERNEST SACKEY

PLANNING SERVICES	HPT
PDL	TLS
DC	ENF
APP	
CS CBS	EC
04 DEC 2000	
COPIES TO:	ACK:
	FILE:

Pines Fell,
78, Reading Road,
Finchampstead,
Wokingham,
Berks
RG40 4RA

28 November, 2000

Environmental Services Department,
Planning Services,
Wokingham District Council,
PO Box 157
Shute End,
WOKINGHAM.
Berks RG40 1WR

For the attention of Elaine Connor,

Dear Sirs,

PLANNING APPLICATION F/2000/2730
22.5 METRE MONOPOLE MAST, TELEPHONE EXCHANGE, 80 READING ROAD.

I wish to register a strong objection to the proposed development on the following grounds.

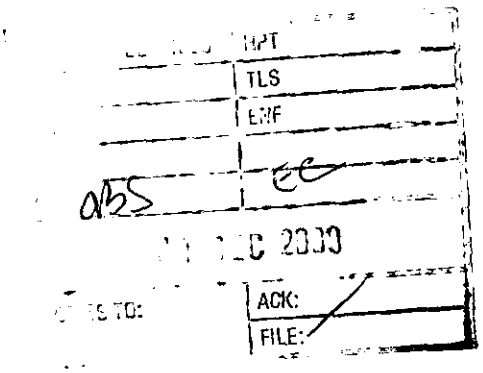
1. Although the planning application says that application is for an unmanned station. the same claim was made at the time the telephone exchange was erected and now there are upwards of 50 vehicle movements a day into and out of the site. Doubtless the new equipment will need daily maintenance which will add to the already large volume of traffic. The access road is only 15feet 8 inches wide without a splay at its junction with the A327 Reading Road. Commercial traffic emerging from the access road is a considerable traffic hazard. The sightlines from the road are bad, particularly to the south where the road bends to the east and obscures traffic travelling towards Reading until a very late stage.

2. The proposed mast is very tall extending some 20 feet above the tops of the highest trees in the area and will be an eyesore in a rural residential environment. If the application is granted then at the very least a rider should be added requiring the tower to be painted regularly with an unobtrusive colour.

3. The planning application does not specify the proposed level of radiated power. This is a controversial subject but if the application is granted, then a rider should be added requiring that the level of radiation at the height of the roofs of the neighbouring houses should not exceed the current guidelines.

Yours faithfully,

W. Hall (Mrs)



Paul J Butler
60 Reading Rd,
Finchampstead, Berks,
RG40 4RA
Phone: 0118 9730213
Fax: 0118 9730213
Mobile: 07836 222 197

22.11.00

REFERENCE APPLICATION NO F/20000/2730

Dear Sir/Madam

Ref the above application, sometime ago I received notice of a planned aerial mast adjacent to a property some 6/7 houses away from my own. I did not oppose the application and was rewarded with a massive mast, which I would describe as an eyesore to my property, which dominates the view from my property, winter and summer.

Given the above, I wish to oppose the application on the following grounds:

1/ The ongoing concern regarding radio waves and health.
2/ The further degradation of the quality of outlook from my property.

Why is not possible to use the existing mast for the additional equipment?

Yours Faithfully
Paul Butler

36900

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney

My Ref: JRM

To: Elaine Connor
Planning Department

Your Ref:

Date: 21/11/2000

British Telecom Exchange, Reading Road, Finchampstead. Erection of Monopole Mast, 3 Cross-polar Antennas, 2 Dish Antennas and Housing equipment. TL/2000/2435

Having considered the Environmental Health implications of the above planning application, I have no objections to planning consent but have the following comments to make in relation to this proposal.

There have been questions raised as to the possibility of adverse health effects from electromagnetic radiation from telecommunication base stations and their positioning in relation to residential development and in particular schools.

The National Radiological Protection Board (NRPB) was established by the Radiological Protection Act 1970 and is responsible for conducting research and providing advice and services for protection against ionising and non-ionising radiation in the U.K. They are continually reviewing the vast body of world-wide research on the subject.

The NRPBs' current advice is that there is no proven human health risk from these installations. This position is confirmed by the Chartered Institute of Environmental Health and pressure groups such as Powerwatch network. There are however countries and areas of the world where precautionary measures have been adopted, e.g. New Zealand Ministry of Education has issued a policy statement preventing cellular phone antennas from being sited at state schools in the future.

Further research is currently being undertaken into possible health implications although to date no definitive statement can be made.

The NRPB have set up an Advisory Group to look into this matter. This Group has concluded, in reference to buffer zones for sensitive developments, that there is neither a clear basis from which to derive a meaningful assessment of risk, nor is there any indication of how putative risk might vary with exposure. Thus there is no scientific justification for seeking to reduce exposure in these situations and that a decision to do so must be based on social and economic rather than scientific grounds.

continued.....

The Chartered Institute of Environmental Health's current policy is as follows:

"The CIEH with regard to overhead and buried high voltage power lines, electricity sub-stations, wind generators, microwave and radio transmitters mobile phone base stations and other similar installations emitting electro magnetic radiation (EMR) in close proximity to dwellings considers:

(a) That the effect on human health based on scientific evidence is insignificant and not proven.

(b) That there is no convincing national or international scientific research linking Electromagnetic Radiation and deterioration in human health.

(c) That a precautionary approach to restricting building or access near such installations (apart from physical safety barriers) cannot be sustained on health grounds alone and if adopted must be based on access, amenity and public acceptability considerations.

(d) That Local Authorities should adopt a policy on how to address questions from the public on Electromagnetic radiation from such sources."

Please contact me if you require further information.

John Mullaney

John Mullaney
Environmental Health Officer
Environmental Protection and Housing

FROM: Elaine Connor

DATE: 10 November 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2730

Proposal: Proposed erection of one 22.5 metre monopole mast, three cross-polar antennas, two dish antennas and one equipment housing.

Site Address: British Telecom Telephone Exchange, Reading Road, Finchampstead, Wokingham.

Applicant: One 2 One Personal Communications Ltd C/O A.P.T.

Your observations are required in respect of this application **by 04/12/2000** .

The Parish Council have no objection to this application

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
28 NOV 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: C Scelo PP VW DATE: 23/11/00

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 9 NOV 2000 ~~28 SEP 2000~~	Map No. 113. Site 0.09
Officer: EC	Application No. F/2000/2730

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) Proposed erection of one ~~15~~ 22.5 metre mono pole mast, three cross-polar antennas, two dish antennas and one equipment housing.

Location: Eversley Telephone Exchange Reading Road

Parish: Finchampstead Ward: Finch South

Applicant: One 2 One Personal Communications Ltd.

Fee (8) Received 190.00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	• Need to see access in Red Line.		✓ 9/11
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	• all elevations • front elevation of dish	?	
6	Floor plans			
7	Metric scale disclaimer	• ? SCALE IS INCORRET-ON Both plans - mast said to be 15m on		✓
8	Encroachment letter	plans is only 11.5m - Cabin said to be 2760x1560 on plan		✓
9	Miscellaneous	only 1.3x0.75. • Covering letter says 15m pole		✓

Proposed, Plans ~~Ex~~ show 22.5m pole ?

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 10.11.2000 → Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

NO PRE-APPS.

NEIGHBOURS:

S/N on READING RD ✓

94 → 50 (EVEN) READING RD
+ 80A, 87 + 89 " "

A·P·T

Dolphin House, Albany Park, Camberley, Surrey GU15 2PL
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

09.NOV.2000* 2730

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1BN

09 NOV

Our Ref: 61911
8th November 2000

Dear Sir

One-2-One Personal Communications Ltd.
Application for Full Planning Permission to erect one 22.5-metre monopole complete with three cross polar antennas and one radio equipment midi-cabin at Eversley Telephone Exchange, Reading Road, Eversley, Basingstoke, Hampshire, RG27 0RP.

Please find enclosed a planning application submitted on behalf of our client One 2 One Personal Communications Ltd. for the above development. Also enclosed please find six copies of the required forms, six sets of plans (No. 00072/61911/762597/01 revision B), the correct planning application fee and supporting information.

Our client One 2 One Personal Communications Ltd. is a Public Telecommunications Code System Operator licensed by the Department of Trade and Industry to provide a personal communications network to the whole of the United Kingdom. In order to achieve this a planned network of interacting cells of varying sizes is required and is essential to ensure a high standard of service. The mobile telephone is a tool now used in every arena of daily life. In light of the growth of telecommunications, sites need to be established to provide radio signal coverage to residential and business settings, for leisure and industry, and to metropolitan and rural locations.

Ideally the radio base station should be located at the cell nominal but due to many reasons this is often not achievable. Therefore our clients allow a degree of tolerance in regard to the area to be surveyed and this is known as the search area. However, the distance it can be located from the cell centre is limited by the need to achieve an efficient distribution of cells avoiding the signals between cells utilising the same frequency.

The area of Eversley has been designated as a site where a radio base station is required in order to provide radio telephone coverage to the surrounding area. It is also required to provide a contiguous service to my clients' network. Our brief as consultants to One 2 One is to survey the designated area to locate a suitable Radio Base Station site. When looking for sites there are a number of important considerations that are taken into account.

...Cont'd...

These include:

1. **The radio implication of the site:** Radio signals are transmitted through the network by using fixed links at such frequencies that necessitate an uninterrupted line of sight. To achieve this the installation must reach a sufficient height above surrounding buildings and trees.
2. **Land availability:** The site is dependent upon landowners' willingness to see their property used for this purpose.
3. **Planning:** Every effort is made to ensure that the best site is chosen in relation to its planning characteristics, for instance, the effect on the amenity of the adjoining property, the availability of effective screening etc. However, this is clearly constrained by the technical parameters of the system and the land availability previously mentioned.

In line with Planning Policy Guide 8 (PPG8) it is my clients policy that, when identifying a site to locate a base station, consideration must firstly be given to utilising existing buildings, radio towers and other structures. If no suitable structure can be found only then will consideration be given to the construction of a purpose-built tower.

The intended coverage area is Eversley and the surrounding region. The locale is comprised of residential properties, farmland and woodland. Land heights in the area vary from 49m AMSL to 68m AMSL. The main roads are the A327 and the B3348 and the Blackwater River runs through the cell.

In order to provide coverage to the intended area, and based on technical and planning criteria, the proposed site is favoured. The site at Eversley Telephone Exchange met the specified criteria and will provide favourable coverage to the intended area. The site provider is willing to have a radio base station on the land and access to the site is good. Existing buildings and trees will provide effective screening to the tower and compound. However, in order to further camouflage the installation a 15-metre monopole mast has been proposed and can be painted any British Standard colour specified. The equipment housing will be located adjacent to the base of the tower. The height of the tower is necessary to propagate the signal to the intended area and any reduction in this height will have a corresponding reduction in radio signal coverage.

I trust you will find this information helpful on reaching a decision on the application, however should you require further information then please do not hesitate to contact me.

Yours faithfully



Louise Ellett
On behalf of One 2 One Personal Communications Ltd.
Direct line: 01276 605006

1789/b

09.NOV.2000* 2730

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . ONE 2 ONE PERSONAL COMMUNICATIONS LTD. . . .

Date . 27.09.00 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
+ See Note (a) to Certificate A	BT PROPERTY c/o ANGUS MCKINNON, RADIO SITE SHARE, PP08P03 PROSPECT WEST, 81-85 STATION WEST, CROYDON, SURREY, CR0 2RD	27.09.00

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

ADDRESS TELEPHONE EXCHANGE PARISH LINCHAMPST.

PLOT No. 80 READING ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/59/67				
G/3/67				
(25504)	B. TELECOM	2 MOBILE EXCHANGE UNITS	22-5-86	31.5.-9 TP
1936/72	MR. W. RENWOOD	0/L ON LAND FRONTING ACCESS	23-11-72	LEE

DATE OF COMPLETION

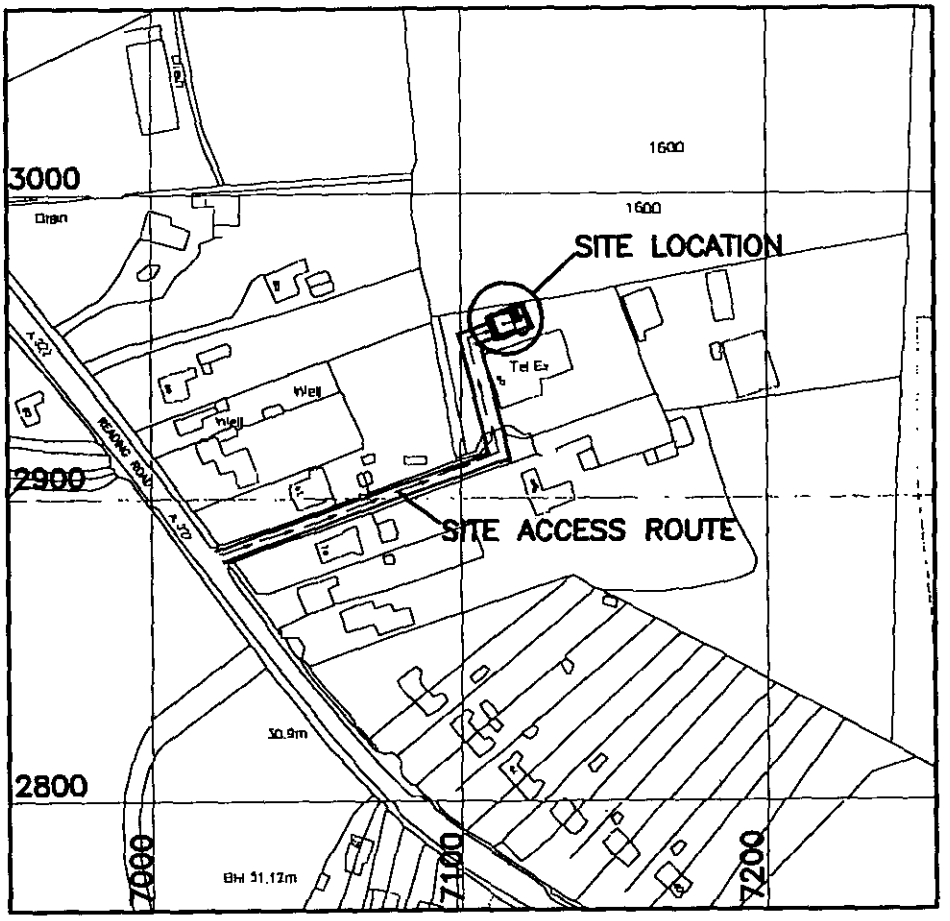
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

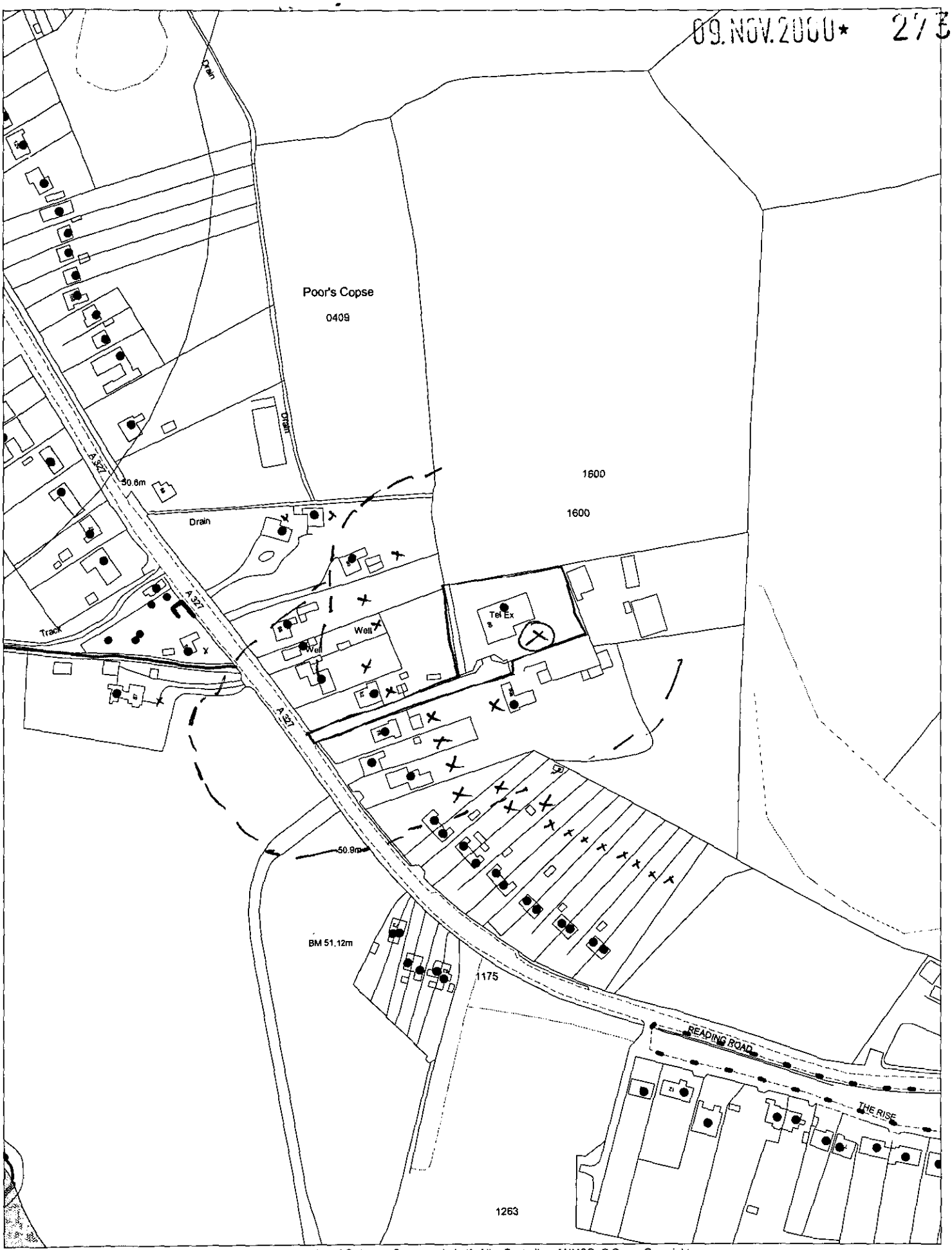
09.NOV.2000* 2730



SITE LOCATION MAP

CELL: 61911
NATIONAL GRID REFERENCE 477114/162957
Scale 1:2500

09.NOV.2000* 2730



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Development Control Section, Environmental Services, Wokingham District Council.
4 October 2000 Scale: 1 : 2500

N
W E
S

09.NOV.2000* 2730

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE. RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	ONE 2 ONE PERSONAL COMMUNICATIONS LTD.
	ADDRESS	ELSTREE TOWER, ELSTREE WAY,
		BOREHAMWOOD, HERTS.
	POST CODE	WD6 1DT PHONE 0181 214 2121
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	A.P.T.
	ADDRESS	DOLPHIN HOUSE, ALBANY PARK,
		CAMBERLEY, SURREY
	POST CODE	GU16 7QD PHONE 01276 605000
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	EVERSLEY TELEPHONE EXCHANGE, READING ROAD,
		EVERSLEY, BASINGSTOKE, HAMPSHIRE, RG27 ORP
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TO ERECT ONE 22.5-METRE MONOPOLE MAST COMPLETE
		WITH THREE CROSS-POLAR ANTENNAS
		AND ONE RADIO EQUIPMENT CABIN.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.0077h/a
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE LESSEE
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	00072/61911/762597/01 REV. B

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☑	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

GROUNDS OF TELEPHONE EXCHANGE

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

MAST - GALVANISED STEELWORK
CABIN - PLASTIC COATED METAL

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

PLEASE SEE SUPPORTING INFORMATION

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

PLEASE SEE SUPPORTING INFORMATION

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	N/A / *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED A. Ellis ON BEHALF OF ONE 2 ONE LTD. DATE 08.11.00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify TELECOMM.S	N/A	N/A	4.05m2	79.2m2
OTHER	Please Specify				
	TOTAL	N/A	N/A	4.05m2	79.2m2

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	UNMANNED RADIO BASE STATION	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

PLEASE SEE SUPPORTING INFORMATION

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

THE APPLICANT & APPLICANT'S ADDRESS

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
UNMANNED RADIO BASE STATION			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'