APPLICATION NO:
TL/2000/0706

LOCATION:
Land Opposite Junction Of Lower Wokingham Road And Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
One 2 One C/O Commpro Acquisition Services

PROPOSAL:
Proposed erection of 12m high monopole with one tri-sector antenna and one equipment cabin

EARLIEST DATE FOR DECISION: **31/03/2000**

APPLICATION EXPIRY DATE: **13/04/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

REFUSAL/APPROVAL OF PRIOR APPROVAL OF TELECOMMUNICATIONS NOTIFICATION

Mr C I Duncan
Commpro Acquisition Services Limited
Unit 1 Silkstone Court
Dodworth Business Park
Barnsley
South Yorkshire
S75 3SP

Notification No: TL/2000/0706

Parish: Finchampstead

Proposal: **Proposed erection of 12m high monopole with one tri-sector antenna and one equipment cabin**

Location: Land opposite the junction of Lower Wokingham Road and Nine Mile Ride, Finchampstead.

The Wokingham District Council in pursuance of their powers under Part 24 of the Town and Country (General Permitted Development) (Amendment) Order 1998 **APPROVES** prior approval for the above stated telecommunications equipment.

Date: 13TH April 2000

Head of Planning and Transportation

COMMPRO
acquisition services

Our ref: JB/1/o2o/71015/71049/notice

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 MAR 2000	
COPIES TO:	ACK:
	FILE:

The Head of Planning and Transportation
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

For the attention of Ms Penny Studley

13 March 2000

Dear Sir

APPLICATION NUMBER: TL/2000/0705 – LAND ADJACENT 257 NINE MILE RIDE
APPLICATION NUMBER: TL/2000/0706 – LAND OPPOSITE JUNCTION OF LOWER WOKINGHAM ROAD AND NINE MILE RIDE

Thank you for your acknowledgement letters in relation to the applications detailed above.

As my colleague explained, we have already erected site notices in accordance with regulations laid out in Town and Country Planning Act 1990 (the positions of the notices is detailed in the relevant application). However, if you wish to replace these, please feel free to do so and to this end, please find enclosed your notices.

Yours sincerely

Jenny Baker

Sent out in error

Commpro Acquisition Services Limited: Unit 1 Silkstone Court, Dodworth Business Park, Barnsley, South Yorkshire S75 3SP
Telephone: 01226 290822 Facsimile: 01226 299427 e-mail: cas@commpro.co.uk
Registered Office: Hathaway House, Popes Drive, London N3 1QF
Registered Number 3453076 England

WOKINGHAM DISTRICT COUNCIL

Members' Room
P.O. Box 150
Shute End, Wokingham
Berkshire, RG40 1WQ

Elaine Connor

The two applications for Monopole Microwave towers – (1) in Nine Mile Ride + Kiln Ride Ext. corner – + (2) Nine Mile Ride + Junction Tower Wokingham Rd. are causing a great deal of concern to local residents –

The corner of Kiln Ride Ext + Nine Mile Ride is right on top of surrounding houses.

I am getting a lot of phone calls + letters –

One objector's husband (very close to the site) has a pacemaker – she says that her Doctor has told her that it will affect the pacemaker if accurate is very serious. It probably is correct – that is why you have to switch off all mobile telephones + not use them in hospitals because it could interfere with medical equipment –

I will contact you again over this

Muriel Long

Tel: (0118) 974 6451

Date:

My ref: TL/2000/0706

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: TL/2000/0706
Land Opposite Junction Of Lower Wokingham Road And , Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of 12m high monopole with one tri-sector antenna and one equipment cabin

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 Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **TL/2000/0706**
Land Opposite Junction Of Lower Wokingham Road And , Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of 12m high monopole with one tri-sector antenna and one equipment cabin

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:

My ref: TL/2000/0706

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: TL/2000/0706
Land Opposite Junction Of Lower Wokingham Road And , Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of 12m high monopole with one tri-sector antenna and one equipment cabin

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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 Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **TL/2000/0706**
Land Opposite Junction Of Lower Wokingham Road And , Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of 12m high monopole with one tri-sector antenna and one equipment cabin

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.

Received by Wokingham District Council

Application No: TL/2000/0706

Proposal:
Proposed erection of 12m high monopole with one tri-sector antenna and one equipment cabin

Location:
Land Opposite Junction Of Lower Wokingham Road And , Nine Mile Ride, 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

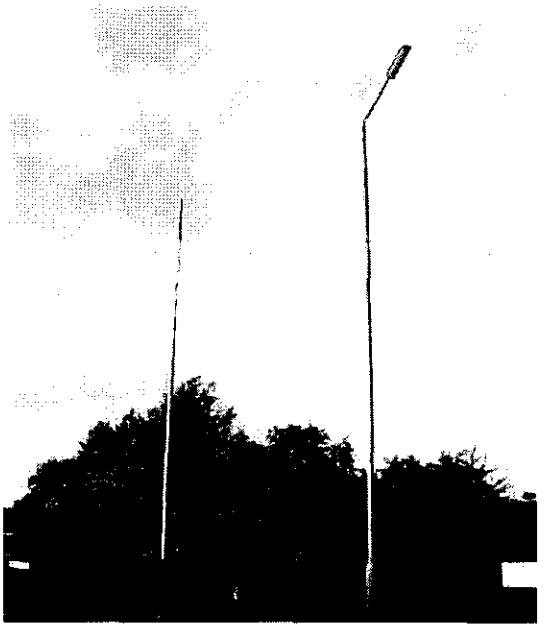
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

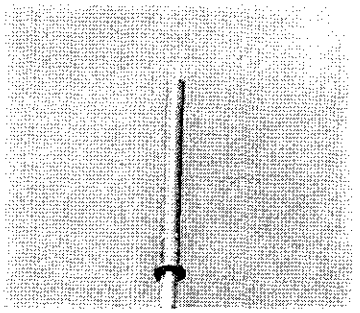
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, *Wokingham Berkshire*, RG40 1WR to arrive on or before 31/03/2000. Written comments submitted will become available for public inspection.

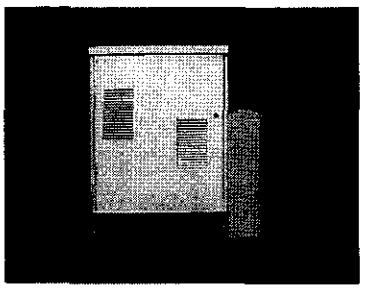
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

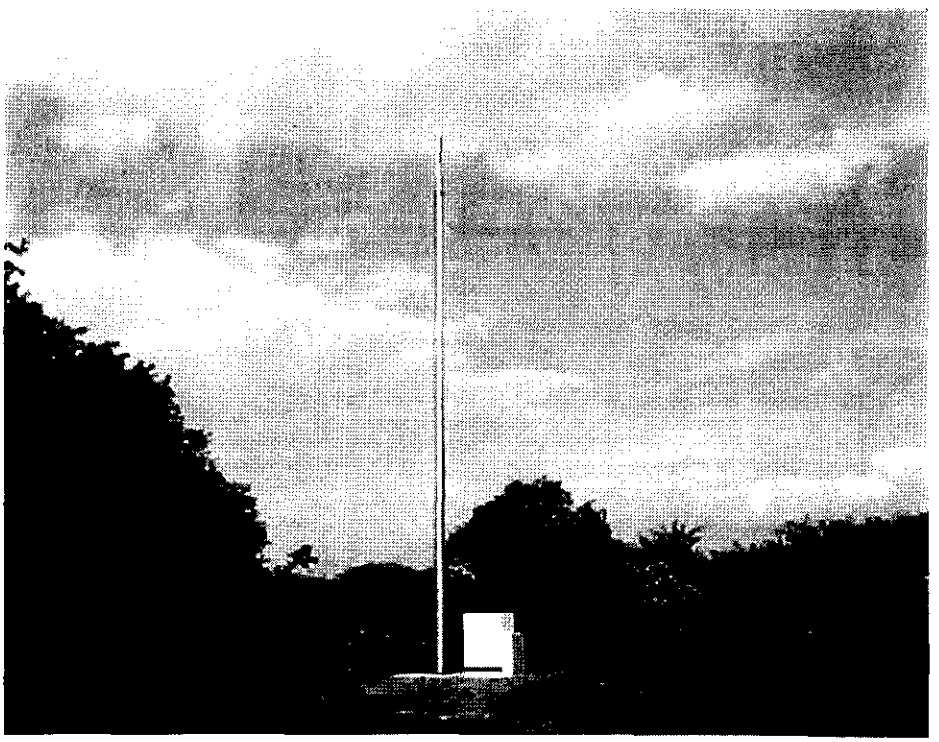
Head Planning and Transportation

Typical 15m One 2 One 'Streetworks' pole with antenna and associated equipment cabinet





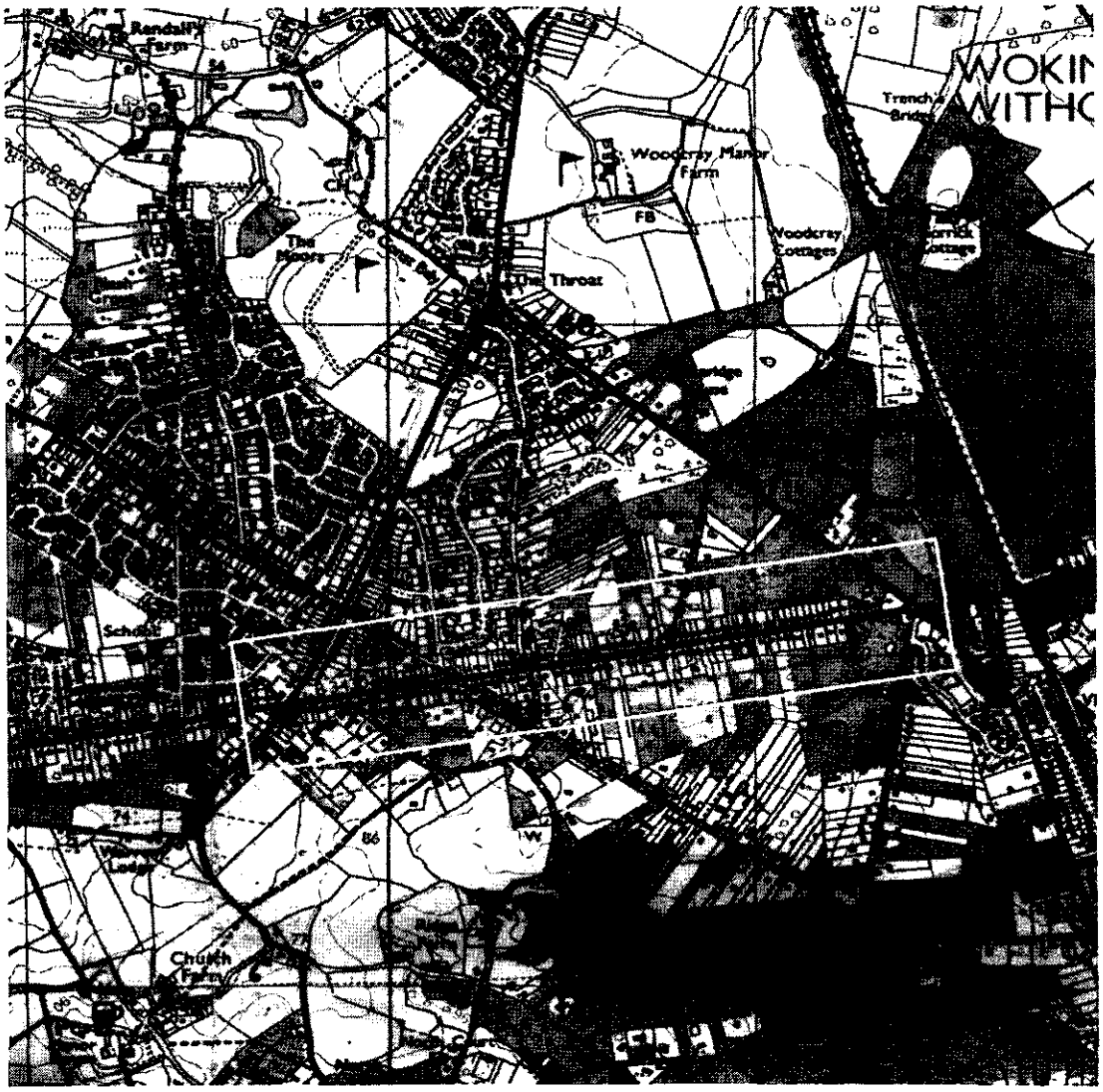




02.MAR2010* C706

02.MAR2000* 0706

COVERAGE OBJECTIVE



Coverage Objective

Applicationo	Name & Address
TL/2000/0706	Mrs N O'Sullivan 'The Needles' Soldiers Rise Wokingham Berks RG40 3NE
TL/2000/0706	Mrs S Elliott 4 Ashdale Park L Wokingham Road Wokingham RG40 3QS
TL/2000/0706	Mr C Mann 'Pastorale' Soldiers Rise Off Nine Mile Ride Wokingham Berks RG40 3NF

App approved, letter sent 13/04/00

WORK SHEET FOR : Elaine Connor

Application Number : TL/2000/0706

Applicant : One 2 One C/O Commpro Acquisition Services.

Location : Land Opposite Junction Of Lower Wokingham Road And , Nine Mile Ride, Finchampstead, Wokingham.
Proposal : Proposed erection of 12m high monopole with one tri-sector antenna and one equipment cabin

Site Notice Displayed ? :

YES	NO	DATE
✓		10-3-00

Date of Neighbour Notifications : .....

Date of Site Visit : 10.3.00

Date Registered : 02/03/2000

Earliest Date for Decision : 31/03/2000

Latest Consultation Date/Site Notice Expiry Date : 31/03/2000

Application Expiry Date: 13/04/2000

Consultation Responses :

Env. Health : see comments
Parish Council : ~~Object~~ no objection
Obs letters ~~(4)~~ : ~~295, Nine Mile Ride~~ (TL/2000/0705).
(3) 'The Needles, Soldiers Rise
'4, Ashdale PK,'
'Pasterale' Soldiers Rise.

Planning Issues :

* PROXIMITY TO RESIDENTIAL PROPS.
* PUBLIC CONCERN.
* GREEN GAP / WEDGE.

Application Number: TL/2000/0706

Appraisal:

The proposed telecommunications mast is to be located on land opposite the junction of Lower Wokingham Road and Nine Mile Ride, Finchampstead, on the edge of an area of fairly dense vegetation.
The proposal involves a monopole construction, 12m in height, with tri-sector antenna fixed onto the top, and one equipment cabin.

Impact Upon the character of the area

The area in which the proposed mast is to be sited is designated as a green gap/wedge in the local development plan. The site therefore lies outside the identified settlement in an area demarcated as a gap between settlements. In terms of telecommunications equipment it is considered that the proposed installation is comparatively unobtrusive, and it is not considered that it would unacceptably detract from the gap or its character.

Proximity to Residential Properties

The agent for the operator has revised the scheme so that the mast will be sited 60m away from the closest residential property. It is considered that this is an acceptable distance, which will not adversely impact the amenity of neighbouring properties.

Three ~~Four~~ letters of objection were received in relation to this proposal from concerned residents who raised issues of potential health concerns. However it is not considered that public concern, or the perception of danger, as to the possible outcome of the siting of the telecommunications equipment is such to recommend refusal on these grounds.

Conclusion

It is considered that the proposed mast will not detract from the rural character or visual amenity of the area. Neither is it is considered to be too close to residential properties to be unneighbourly. Therefore, the proposal is considered to be acceptable.

RECOMMENDATION: Approval

Application Number TL/2000/0706
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Land Opposite Junction Of Lower Wokingham Road And Nine Mile Ride Finchampstead Wokingham.

APPLICATION NUMBER: TL/2000/0706

OFFICER: Elaine Connor

DATE OF SITE VISIT: 10.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

Sub-urban area / gap-wedge
opp Junction of A.M.R & Lwr Wham Rd.
edge of busy double round-about.

3. DESCRIPTION OF SITE/BUILDING

densely treed.

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING N/A.

LEVELS

BOUNDARY TREATMENT

OTHERS

FROM: Elaine Connor

DATE: 08 March 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: TL/2000/0706

Proposal: Proposed erection of 12m high monopole with one tri-sector antenna and one equipment cabin.

Site Address: Land Opposite Junction Of Lower Wokingham Road And , Nine Mile Ride, Finchampstead, Wokingham.

Applicant: One 2 One C/O Commpro Acquisition Services.

PLANNING SERVICES	HPT
DC	ENF
APP	
03 APR 2000	
COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application **by 31/03/2000** .

The Parish Council has no objections to this application.

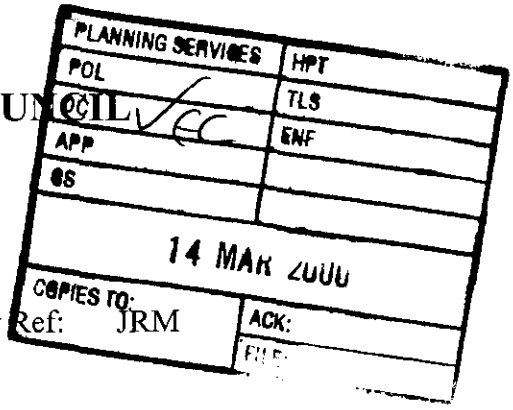
SIGNED: C S Cl

DATE: 31-03-00

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor
Planning Department

Date: 13/03/2000

LAND AT JUNCTION OF LOWER WOKINGHAM ROAD AND NINE MILE RIDE , FINCHAMPSTEAD. TL/2000/0706

Having considered the environmental health implications of the above application I have no objection to the development but have the following comments to make:

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.

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.

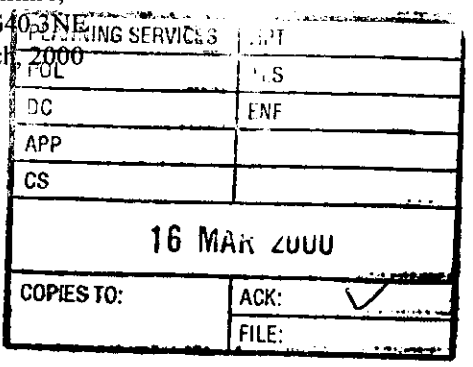
J Mullaney

John Mullaney
Environmental Health Officer

'The Needles',
Soldiers Rise,
Wokingham,
Berkshire,
RG40 3NE.

15th March, 2000

8ns



Chris Wood,
Head of Planning & Transportation,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

Dear Mr. Wood,

Your ref: Elaine Connor, TL/2000/0706

Thank you for your letter of 8th March.

I would like to object in the strongest terms to the erection of a telecommunication antenna in such close proximity to my home. I understand that a similar application a little further down Nine Mile Ride, near a primary school, was recently rejected on Health & Safety grounds. I have two small children and would like their Health & Safety to be held in the same regard as the pupils of the aforementioned primary school.

I also feel this development would devalue my property as I am sure any future potential purchasers would share my fears of living so close to a source of microwave radiation.

With little scientific evidence available on the subject of the effects of prolonged subjection to microwave radiation I think it would be extremely irresponsible to authorize any such construction near habitation.

Yours sincerely,

N O'Sullivan

Ms. N. O'Sullivan

YOUR REF-: ELAINE CONNOR
TL/2000/0706

4 Ashdale Pk
Fr. Wokingham Rd.
Wokingham.
Berks R.G40 3QS.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS ASS	EC
29 MAR 2000	
COPIES TO:	ACK FILE:

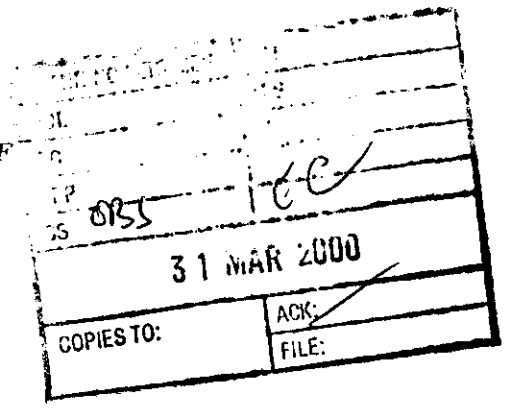
Dear Mr. Wood,

With regard to ~~the proposal~~ to erect a 12m. high monopole with one tri-sector antenna & one equipment cabin on land opposite the junction of Fr. Wokingham Road & Nine Mile Ride, I wish to oppose the granting of permission by Wokingham District Council.

Apart from the obvious environmental impact damage the building & siting of this mast would cause to flora, fauna & wildlife, there are potential health risks which may be caused. I do not believe that residents should be exposed to these risks & would urge you to reject the proposal.

Yours sincerely
Mrs. Shirley Elliott.

Colin R Mann ARICS Dip. Proj. Man.
'Pastorale', Soldiers Rise,
off Nine Mile Ride, Wokingham, Berkshire. RG40 3NF
Telephone 01344 775982



Environmental Services Dept.
Planning Services
P O Box 157
Shute End
Wokingham
Berks.
RG40 1WR

28 March 2000

Dear Sir/Madam

RE: APPLICATION NUMBER – TL/2000/0706
Proposed erection of 12 m high monopole with one tri-sector antenna and one equipment cabin

Further to your notification of the above application, I should hereby formally like to lodge my objection for the following reasons:

1. The loss of amenity, and the fragmentation of the appearance to the undeveloped parts of woodland which give frontage the The Nine Mile Ride.

2. The inevitable loss of trees through the clearance of the site to provide space for the aerial and the cabin, thus causing further erosion of the woodland frontage.

3. The aerial is of significant height (12 metres) such that the appearance will be imposing despite the disguised presentation on the plans to the application.

4. The disturbance of the woodland and natural habitat simply for commercial gain.

5. The impact on the Public Highway and the dangers caused by occasional parked vehicles servicing the aerial.

I should be grateful if you would note my objections accordingly and advise me of the outcome of this proposal in due course.

Yours faithfully

COLIN MANN

COMMPRO
acquisition services

27981

Our ref: CD/1/o2o/71049/wdl
Your ref: EC/TL/2000/0706

VEC

The Principal Development Control Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham, Berkshire
RG40 1WR

For the attention of Elaine Connor

30 March 2000

Dear Sir

Application Tl/2000/0706 – Land opposite the junction of Lower Wokingham Road and Nine Mile Ride, Finchampstead

I thank you for your letter dated 27th March and refer to my discussion this afternoon with your Miss Connor when we discussed the Council's policy as to the proximity of such telecommunications installations to existing property.

We remain of the view that the application site is ideally suited to the purpose and that the Council's policy of not allowing any such installations within 60m of residential property is not sustainable in a situation such as this where, on the grounds of siting and appearance, there can be no reasonable objection.

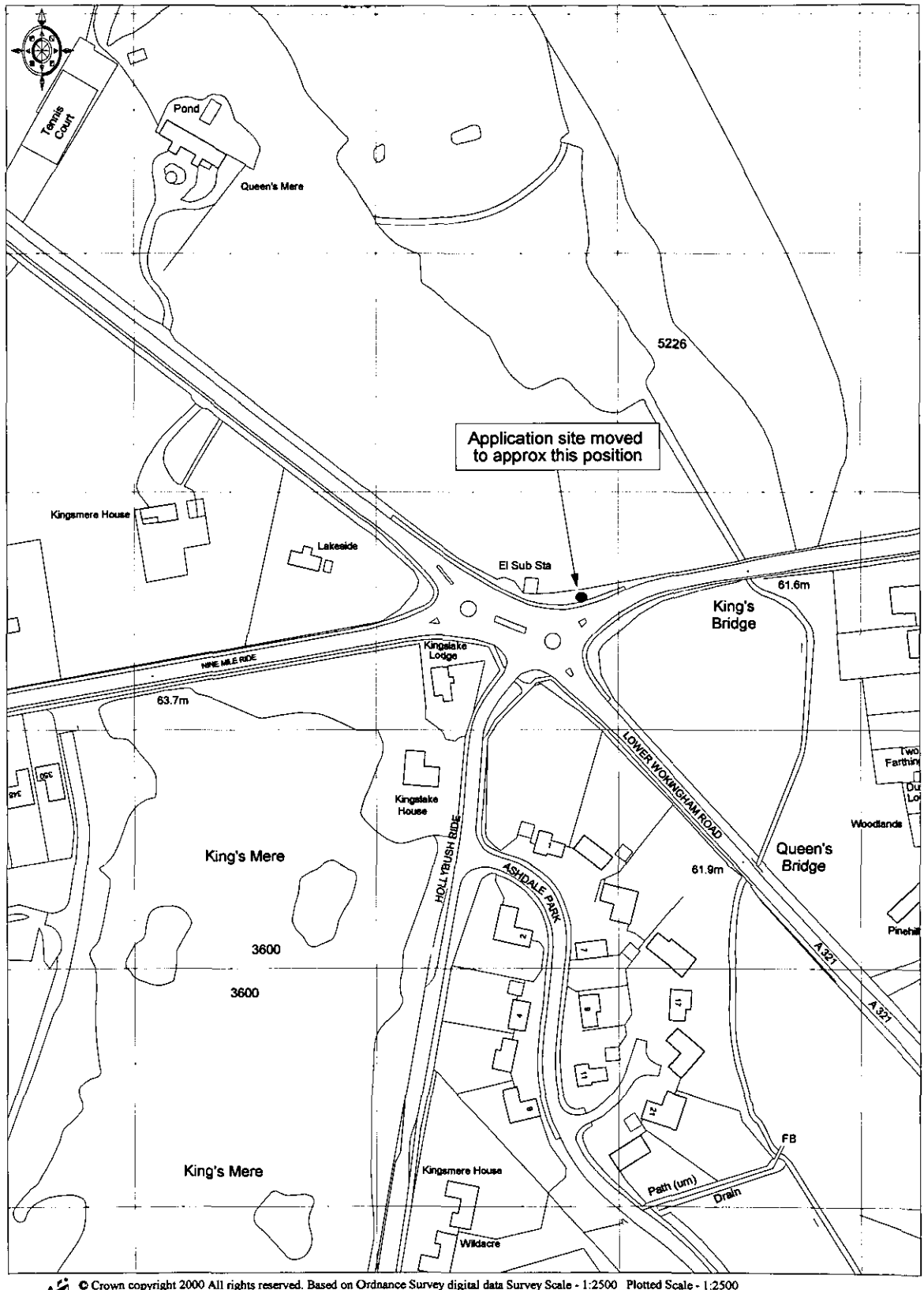
As it happens, however, it would appear that we are able to resite the installation approx 14m to the east to the position shown on the attached Ordnance Survey extract, which will then mean that it is 60m away from the residence identified as Kingslake Lodge (rather than 50m as at present). We understand that such a move will enable you to approve the application under delegated authority and that this will be forthcoming. For the avoidance of any doubt I would confirm that the enclosed location map effectively replaces Drg o2o/71049/01 and that the scheme and apparatus details shown on Drg o2o/71049/02 will remain the same *mutatis mutandis.*

I look forward to hearing from you at your earliest convenience to the effect that your prior approval will not be required to this new location.

Yours faithfully

C I Duncan FRICS

Commpro Acquisition Services Limited: Unit 1 Silkstone Court, Dodworth Business Park, Barnsley, South Yorkshire S75 3SP
Telephone: 01226 290822 Facsimile: 01226 299427 e-mail: cas@commpro.co.uk
Registered Office: Hathaway House, Popes Drive, London N3 1QF
Registered Number 3453076 England



© Crown copyright 2000 All rights reserved. Based on Ordnance Survey digital data Survey Scale - 1:2500 Plotted Scale - 1:2500
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

Ordnance Survey
Value Added Reseller

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 27 March, 2000

My ref: EC/TL/2000/0706

Your ref:

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

Commpro Acquistion Services Ltd.,
Unit 1 Silkstone Court
Dodsworth Business Park
Barnsley
South Yorkshire
S75 3SP

Dear Sir/Madam

RE: PROPOSED ERECTION OF 12M HIGH MONOPLE WITH ONE TRI-SECTOR ANTENNA AND ONE EQUIPMENT CABINET AT LAND OPPOSITE THE JUNCTION OF LOWER WOKINGHAM ROAD AND NINE MILE RIDE, FINCHAMPSTEAD. TELECOMMUNICATION NOTIFICATION: TL/2000/0706

I refer to your notification for a telecommunications 12m monopole style mast with one tri-sector antenna, and one equipment cabinet, at land opposite the junction of Lower Wokingham Road and Nine Mile Ride.

I write to formally advise you that the Local Planning Authority require Prior Approval of this scheme, in view of the close proximity of the proposed mast to residential properties.

I would be grateful if you would advise me in writing within the next 7 days of this letter, if you are able to revise the scheme and locate it to an alternative location, which would be significantly further away from any residential properties.

Yours sincerely

M L THORP

Principal Development Control Officer

42 days
13/4/00
95.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 MAR 2000	
Officer: EC	Application No. TL/2000/0706

Map No. ~~HO~~ Site 0-01
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(TL) PROPOSED ERECTION OF 12M HIGH MONOPOLE WITH ONE TRI-SECTOR ANTENNA AND ONE EQUIPMENT CABINET

Location: ~~NINE MILE RIDE~~ land opposite junction of Lower Wokingham Road and Nine Mile Ride OPPOSITE JUNCTION ~~HOLLY BUSH~~ & LOWER WOKINGHAM ROAD

Parish: FINCHAMPSTEAD Ward: Finchampstead South

Applicant: ONE 2 ONE

Fee Received 35-00 (16) 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	*Correct S 66 certificate*			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	(NA:) .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	(NG:) .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	(XA:) .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS: 1 2 3 4 5 7 Ashdale Park

Kingsmere Itse – Sandhurst Rd + Lakeside

Kingslake Lodge – Nine mile Ride + Kings Lake House

357, 355, 353, 350, 348, 348a, 346 Nine mile Ride

Stony cutters

The Needles } Soldiers Rise

Pastorale

High Trees

COMMPRO
acquisition services

PLAN
FOL
DC
APP
CS
COPIES TO:

Our ref: AF/1/o2o/71015/71049/GDOlet

Head of Planning and Transportation
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire
RG40 1WR

02.MAR2000* 0706

Attention: Ms Carol Humphrey

28 February 2000

Dear Sir

PERMITTED DEVELOPMENT PROPOSED BY ONE 2 ONE PERSONAL COMMUNICATIONS LIMITED FOR THE INSTALLATION OF TWO STREETWORKS TELECOMMUNICATIONS INSTALLATION WITH ANCILLARY EQUIPMENT ON KILN RIDE CELL 71015 AND NINE MILE RIDE CELL 71049 WICK HILL, FINCHAMPSTEAD.

I refer to our letter of 5 November in respect of the above matter and enclose herewith two individual applications on behalf of One 2 One Personal Communications for the above developments.

The proposed installations are designed to augment our client's existing telecommunications network by 'in-filling' in areas of poor reception and increasing the capacity of the network in areas where this is presently inadequate.

One 2 One Personal Communications Ltd has been licensed by the Department of Trade and Industry to provide a Personal Communications Network (PCN) throughout the United Kingdom. In order to facilitate this the Company has been conferred the status of a Public Telecommunications Code System Operator. PCN's are designated as public telecommunications systems under Section 9 of the Telecommunications Act 1984. Appendix B highlights some of the key points relating to the establishment and operation of a PCN system.

The proposed locations on Kiln Ride and Nine Mile Ride are situated on adopted highway. In this regard it may be helpful to explain that, by virtue of paragraph 9 of Schedule 2 of the 1984 Act ("the Telecommunications Code"), One 2 One Personal Communications Ltd is a statutory undertaker for the purposes of the New Roads and Street Works Act 1991 and, subject to the terms of that Act, is able to install telecommunications apparatus under, over, along or across a street that is a maintainable highway.

Commpro Acquisition Services Limited: Unit 1 Silkstone Court, Dodworth Business Park, Barnsley, South Yorkshire S75 3SP
Telephone: 01226 290822 Facsimile: 01226 299427 e-mail: cas@commpro.co.uk
Registered Office: Hathaway House, Popes Drive, London N3 1QF
Registered Number 3453076 England

In submitting this application we have carefully considered the nature and characteristics of the surrounding environment, accordingly, attached as Appendix A is a supporting justification that provides full details of the proposed installations and reasons for selecting this particular site.

We trust this application contains all the information you require and demonstrates the merits of the proposal to the extent that it may be approved under delegated powers. If you require additional information or wish to discuss the proposal further, please do not hesitate to contact the undersigned.

Yours faithfully

02.MAR2000* 0706

Anthony Fogarty
On behalf of One 2 One Personal Communications Ltd

Enclosures:
(i) Appendix A Site Justification
(ii) Appendix B Operation of PCN System
(iii) 2 x Formal GDPO Application Letter with enclosures
(iv) 2 x Licence Notice with enclosures

02 MAR 2000* 0706

APPENDIX A

PROPOSED INSTALLATION / SITE JUSTIFICATION

(1) Coverage Objective / Purpose of Installation

The primary purpose of the installations is to provide mobile telephone coverage along the B3430. Additionally these installations will boost capacity and provide 'in building' coverage to the surrounding neighbourhood.

In this regard we draw your attention to the attached 'Coverage Objective' map which highlights the specific area that requires an installation to increase coverage. You will appreciate that in recent years reception in such areas has become expected, and is demanded by the many users of mobile telephones.

Our enquiries with your Council have revealed that the installation of telecommunications equipment is sensitive to residential concerns, accordingly we have been extremely anxious to put forward the best possible solution that provides the required coverage whilst having the least impact on the surrounding environment.

Following an extensive search of the subject area and careful consideration of the available options we believe that a 'Streetworks' installation on Kiln Ride and Nine Mile Ride represents the most appropriate solution in this instance.

(2) Design of 'Streetworks' Installations

Our client places great importance on the need to keep the visual intrusion of telecommunications equipment to the absolute minimum necessary to maintain an operational network and with this in mind, has developed a range of 'Streetworks' installations so as to blend relatively unobtrusively into the roadside environment.

Enclosed is a print showing a number of views of a prototype installation that is identical in all material respects save that the one illustrated is in fact taller at 15m rather than the 10 and 12m poles we are proposing to use here. We trust that you will agree the slim line 'Streetworks' pole and small cabinet is a far more appropriate style of installation for this area, as opposed to the larger traditional towers.

We would be happy to consider your views on any further measures, such as alternative colour schemes or additional screening that may be incorporated into the design so as to minimise visual intrusion.

02 MAR 2010 0706

(3) Attributes of the Sites: Kiln Ride Cell – 71015 & Nine Mile Ride Cell - 71049

The number of potential sites within the designated search area is somewhat limited due to the variations in topography and the existence of large trees greater than 12m in height. Additionally, we have endeavoured to avoid areas that would unnecessarily expose the installation.

The Kiln Ride site is set back from the junction and abuts the western wall of the corner shop. The verge bordering the shop accommodates advertising and road signs, street lights and associated street furniture. The cluttered streetscape is well concealed from neighbouring properties by tall established trees, hence the mast has been specifically placed to fit into the surrounding built environment and to take advantage of the existing screens.

The Nine Mile Ride site is located adjacent to a densely vegetated woodland and is a considerable distance from any housing. The site is extensively screened by tall trees and located adjacent to existing street furniture, including an electricity substation.

We feel the locations represents the best available option within the 'Coverage Objective' area in terms of providing the required coverage whilst limiting the effects on the amenity and character of the local area.

(4) Alternative Mast Sharing Options

Wherever possible, and in accordance with Planning Policy Guidance PPG8, our client actively encourages and pursues site sharing arrangements so as to prevent the proliferation of masts and towers throughout the landscape.

In this regard it should be noted that One 2 One has a number of shared sites and roof top facilities in close proximity, such as the London Road Police Tower, Wokingham Car Park and a site at Church Farm and they are also currently negotiating third party rights on the Vodafone tower at Crawthorne Station.

One 2 One has however been unable to find a tower that meets coverage targets. This can be attributed to a number of factors; the inability of traditional sites to reach pockets where the land is undulating, the large of tall trees and the shape of the coverage area in this instance the linear route of the highway, therefore it is necessary to propose two 'Streetworks' solutions.

APPENDIX B

OPERATION OF A PCN SYSTEM

One 2 One Personal Communications Ltd operates a Personal Communications Network (PCN) under its trade name of One 2 One. It is a digital mobile telephone service operating via radio links, in One 2 One's case 1800 Mhz, and it is relevant to mention that at 1800 Mhz the radio wave propagation is significantly shorter than some other carriers operating at the 900 Mhz range, as this means that coverage areas are typically smaller and a greater number of installations is required.

The PCN network is largely made up of base stations that comprise transmitting and receiving antennas and associated radio equipment. These antennas may be attached to buildings, other existing structures or purpose-built masts. The base station transmits radio signals to, and receives radio signals from, low-powered mobile telephones.

Each base station provides radio service coverage to a specific area, commonly referred to as a cell. Base stations operate in conjunction with adjoining base stations to provide a 'seamless' service and network. Each is linked to a central switching centre which tracks calls and transfers them from one base station to another as the caller moves from one cell area to another. Through the central switching centre PCN cells can be linked to customers of any telephone network, both nationally and internationally.

Planning and maintaining a PCN network is a complicated task. There are many things that can affect radio waves and cause poor coverage and reception. Height in particular can make a significant difference to radio coverage performance, because if the signal is obstructed by hills, buildings or other natural or built elements, or if the base station is below the height of trees, the radio signal will be absorbed before it is distributed and can provide unacceptable coverage.

The cell area varies in size according to terrain, the height of the antenna and the level of demand in the cell area, but is typically 0.5km apart in towns and 5km apart in rural and less populated areas. In low usage areas cells are generally larger and antennas are typically located on taller structures or masts, and signal strength may be poor in some parts as a result. In areas of high mobile telephone use the number of cells needed to maintain service quality increases and the density of base stations needs to be higher to cope with the volume.

Increasing demand and user expectations means that additional installations may be required to cope with the additional traffic and/or overcome localised signal quality problems which may result in 'dropped' calls. Sometimes a new base station will be required, but in other locations it may be sufficient to erect a smaller 'intermediate' station to either improve the quality and/or increase the capacity of a given cell.

It is this 'infill' requirement that the new Streetworks sites are designed to address and, although this will not always be the answer from a technical point of view, where they can be deployed we feel that they will usually provide the most aesthetically-acceptable solution.

02.MAR2000* 0706

PART 1 REGISTER

DELEGATED

NOTICE

Proposed development at Grid Reference	**Nine Mile Ride, Wick Hill, Finchampstead, RG40 3NG** **481470/165155**
I give notice that	**Commpro Acquisition Services**
on behalf of	**One 2 One Personal Communications Limited**
is applying to	**Wokingham District Council**

under paragraph A.2(4A) of Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 for its determination as to whether the prior approval of the authority will be required to the siting and appearance of a

12m high monopole with one tri-sector antenna and one equipment cabinet (1340 x 425 x 1527 mm high)

Under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, Wokingham District Council are allowed 42 days beginning with the date of application to consider whether prior approval will be required to the siting and appearance of the development proposed and, if so, to give or refuse such approval and to serve that decision upon the applicant.

Members of the public may inspect copies of the application and accompanying plans at the Environmental Services Department, Shute End, Wokingham.

Individuals and organisations wishing to make representations about the siting and appearance of the proposed development are invited to forward their views in writing no later than **20th March 2000** to the **Head of Planning and Transportation, Environmental Services Department, Planning Services, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR** clearly stating that comments are being forwarded in relation to the proposed development of a ground-based mast on **Nine Mile Ride, Wick Hill, Finchampstead, RG40 3NG**, Grid Reference **481470/165155.**

02.MAR2000* 0706

SIGNED: _____ **(Commpro Acquisition Services)**

ON BEHALF OF: **One 2 One Personal Communications Limited**

DATED: 25/2/00

~~PART 1~~ ~~DELEGATED~~

INFORMATION TO ACCOMPANY AN APPLICATION FOR PRIOR APPROVAL DETERMINATION UNDER PART 24 OF THE GPDO IN RESPECT OF PERMITTED DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEM OPERATORS (PART 2.1 (II) OF THE CODE REFERS).

1 PRE-APPLICATION CONSULTATION WITH LOCAL PLANNING AUTHORITY

i) Licence notification ie. pre rollout of network — Date Unknown

Name of LPA Contact

ii) On sites in specific cell(s) — Date 5 November 1999

Name of LPA contact: Ms Carol Humphrey

2A NAME AND ADDRESS OF APPLICANT

Name	ONE 2 ONE PERSONAL COMMUNICATIONS LIMITED
Address	ELSTREE TOWER, ELSTREE WAY, BOREHAMWOOD, HERTFORDSHIRE
Postcode	WD6 1DT Tel 0181 214 2121

2B AGENT'S NAME, ADDRESS AND CONTACT

Name	COMMPRO ACQUISITION SERVICES
Address	UNIT 1, SILKSTONE COURT, DODWORTH BUSINESS PARK, BARNSLEY
Postcode	S75 3SP Tel 01226 290822
Contact	ANTHONY FOGARTY

2C LOCATION OF PROPOSAL

Location **Nine Mile Ride, Wick Hill, Finchampstead, Hertfordshire RG40 3NG**

2D O.S. SHEET/GRID REFERENCE

Sheet and six figure grid reference of proposed development

Sheet Grid Reference **481470/165155**

02.MAR2000* 0706

~~PART 1 REGISTER~~ ~~DELEGATED~~

3 PURPOSE OF DEVELOPMENT

To provide coverage along the B3430, near Wick Hill, Wokingham.

4 THE PROPOSED STRUCTURE (Please enclose a site plan and indicate details of cell boundaries, and whether shared mast/tower or free-standing)

i) Type of Structure (eg. tower, mast, etc.)

Overall height **12** metres

Height of existing building (where applicable) **N/A** metres

ii) Equipment Housing

Length **1340** mm Width **425** mm Height **1527** mm

iii) Materials (as applicable)

Tower/mast etc.:- type of material and external colour **steel/unpainted**

Equipment Housing:- type of material and external colour **steel/light grey**

iv) Location of and distance to nearest residential or commercial property (where applicable):- *60 metres*

5 DISTANCE FROM AIRFIELD OR AERODROME (Please tick as appropriate)

Will the structure be within 3km of an aerodrome or airfield?	~~Yes~~ / No
Has the Civil Aviation Authority and Secretary of state for Defence (as appropriate) been notified?	~~Yes~~ / No

Signed

Date 28 February 2000

On behalf of **ONE 2 ONE PERSONAL COMMUNICATIONS LIMITED**

02.MAR2000* 0706

COMMPRO
acquisition services

Our ref: AF/1/o2o/71049/LN

Head of Planning and Transportation
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire
RG40 1WR

02.MAR2000* 0706

Attention: Ms Carol Humphrey

28 February 2000

Dear Sir

LICENCE NOTICE

PERMITTED DEVELOPMENT PROPOSED BY ONE 2 ONE PERSONAL COMMUNICATIONS LIMITED FOR THE INSTALLATION OF A GROUND BASED 12M "STREETWORKS" MONOPOLE MAST WITH ASSOCIATED ANTENNAE AND EQUIPMENT CABIN AND DEVELOPMENT ANCILLARY THERETO ON NINE MILE RIDE, WICK HILL, FINCHAMPSTEAD RG40 3NG - CELL 71049.

One 2 One Personal Communications Limited has been licensed to provide a Personal Communications Network (PCN) within the United Kingdom. In order to facilitate the deployment of the network, the Company has been conferred the status of a Public Telecommunications Code System Operator. PCN systems are designated as Public Telecommunications Systems under Section 9 of the Telecommunications Act 1984.

As a condition of their Operating Licence, One 2 One Personal Communications Limited are obliged to advise you of their intention to carry out the development outlined above and as specified on the attached drawings o2o/71049/01,02 & 03. The proposal constitutes permitted development under Class A of Part 24 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended). Accordingly, we hereby provide you with 42 days Notice of our intention to carry out the development as described above.

Yours faithfully

On behalf of
One 2 One Personal Communications Limited

Recorded Delivery &
Advice of Delivery

Enc: (1) Drawings o2o/71049/01,02 & 03

COMMPRO
acquisition services

02 MAR 2000

42 Days 13/4

£35.00.

(16)

Our ref: AF/1/o2o/71049/GDO1

PART 1 REGISTER

Head of Planning and Transportation
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire
RG40 1WR

2 MAR 2000 0706

DELEGATED

Attention: Ms Carol Humphrey

28 February 2000

Dear Sir

APPLICATION FOR DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED FOR DEVELOPMENT PERMITTED BY PART 24 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED) PROPOSED BY ONE 2 ONE PERSONAL COMMUNICATIONS LIMITED ON NINE MILE RIDE, WICK HILL, FINCHAMPSTEAD RG40 3NG - CELL 71049.

One 2 One Personal Communications Limited has been licensed to provide a Personal Communications Network (PCN) within the United Kingdom. In order to facilitate the deployment of the network, the Company has been conferred the status of a Public Telecommunications Code System Operator. PCN systems are designated as Public Telecommunications Systems under Section 9 of the Telecommunications Act 1984.

We write on behalf of One 2 One Personal Communications Limited to make application under Condition A.2.(4) of the above Order. We attach drawings o2o/71049/01/02 and 03 specifying the proposed installation which comprises ground based antennae and equipment cabin, together with a cheque made payable to the Council for the sum of £35 (thirty five pounds). Please note that this application only relates to certain components of the installation.

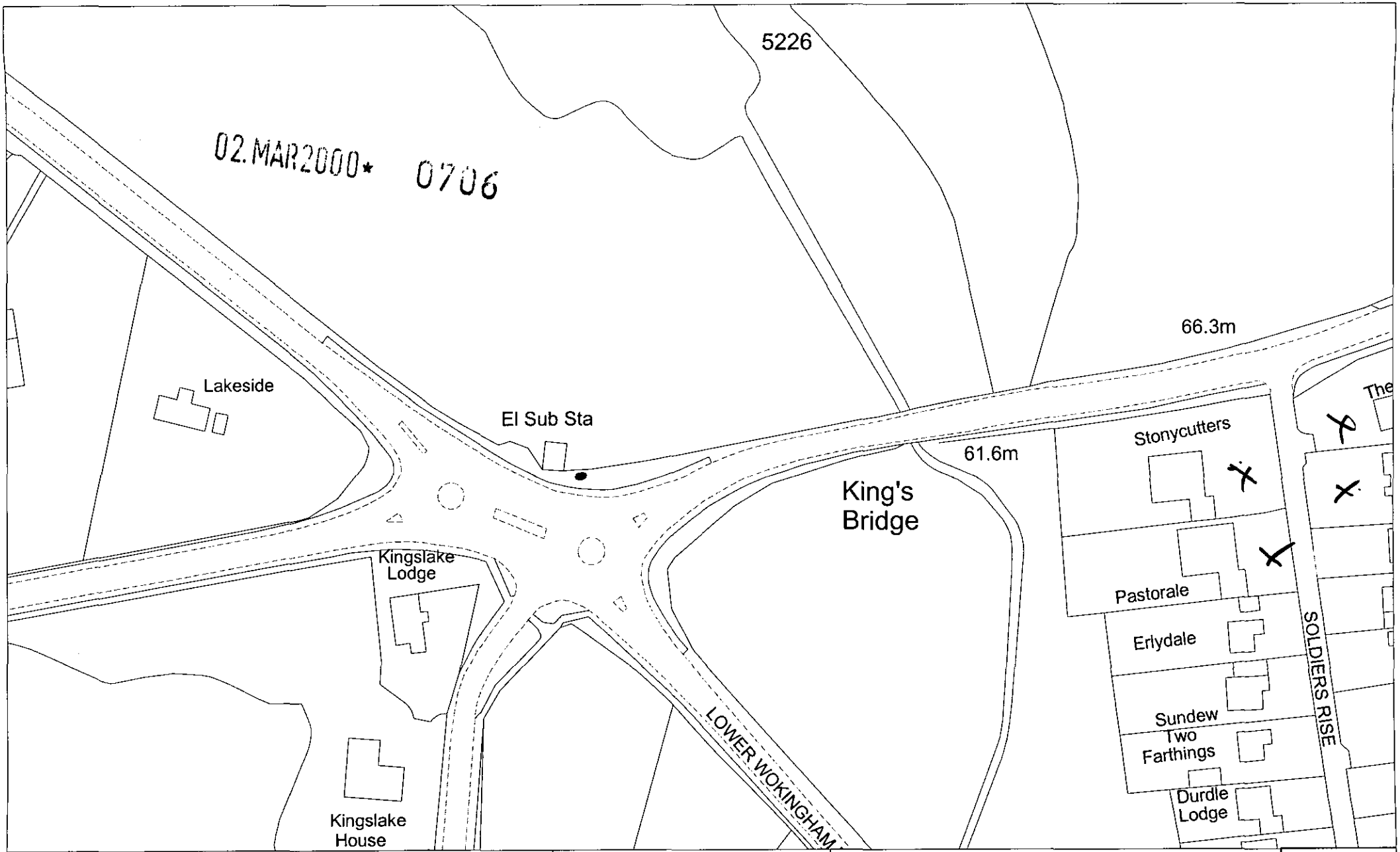
Yours faithfully

On behalf of
One 2 One Personal Communications Limited

Recorded Delivery &
Advice of Delivery

Enc: (1) Cheque in respect of application fee
(2) Information Form as per Part 2.1(ii) of the Code
(3) Copy of site notice and plan
(4) Drawing Nos. o2o/71049/01/02 and 03

Commpro Acquisition Services Limited: Unit 1 Silkstone Court, Dodworth Business Park, Barnsley, South Yorkshire S75 3SP
Telephone: 01226 290822 Facsimile: 01226 299427 e-mail: cas@commpro.co.uk
Registered Office: Hathaway House, Popes Drive, London N3 1QF
Registered Number 3453076 England



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Site Plan

Scale: 1 to 1250

Date: 3 March 2000

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Application TL/2000/0706

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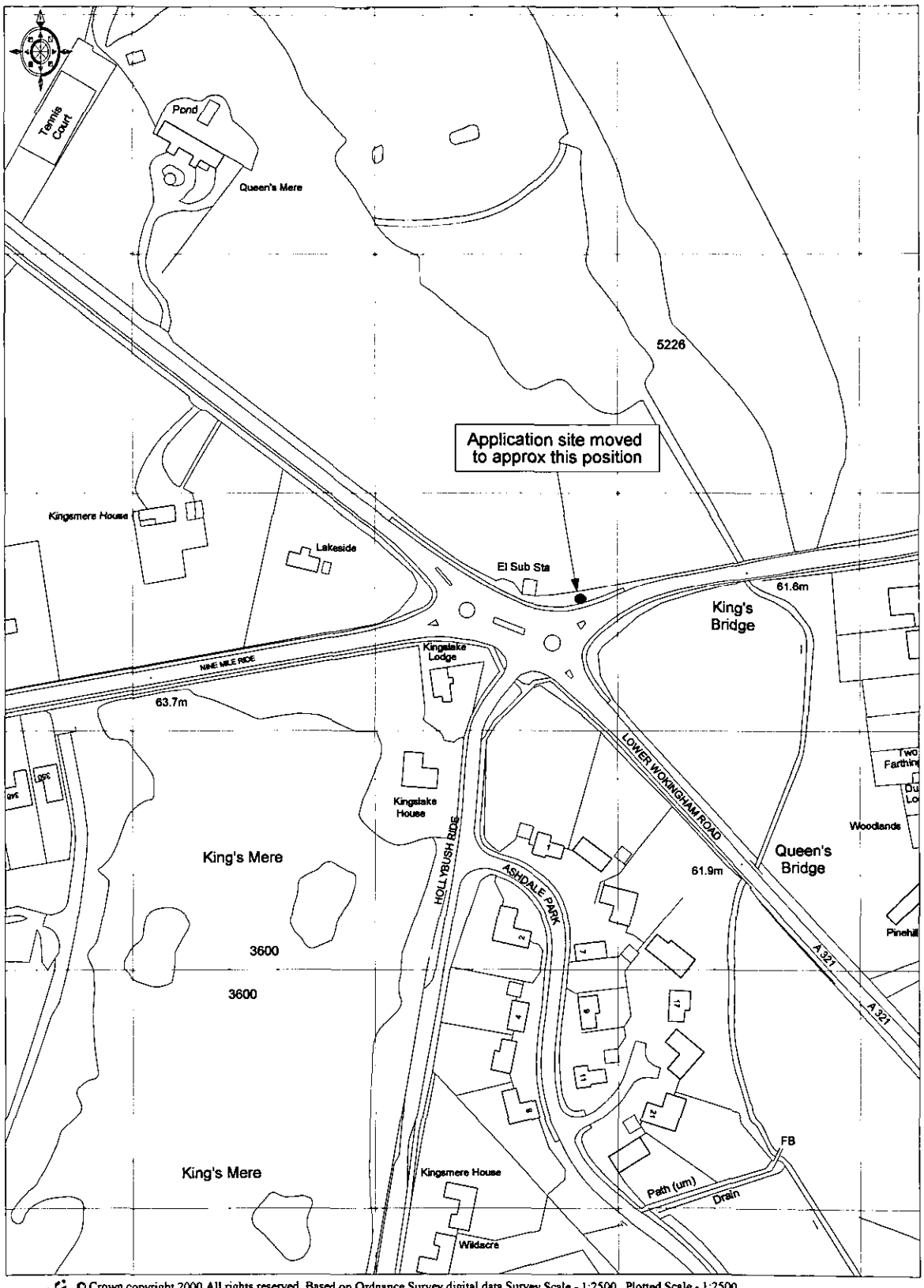

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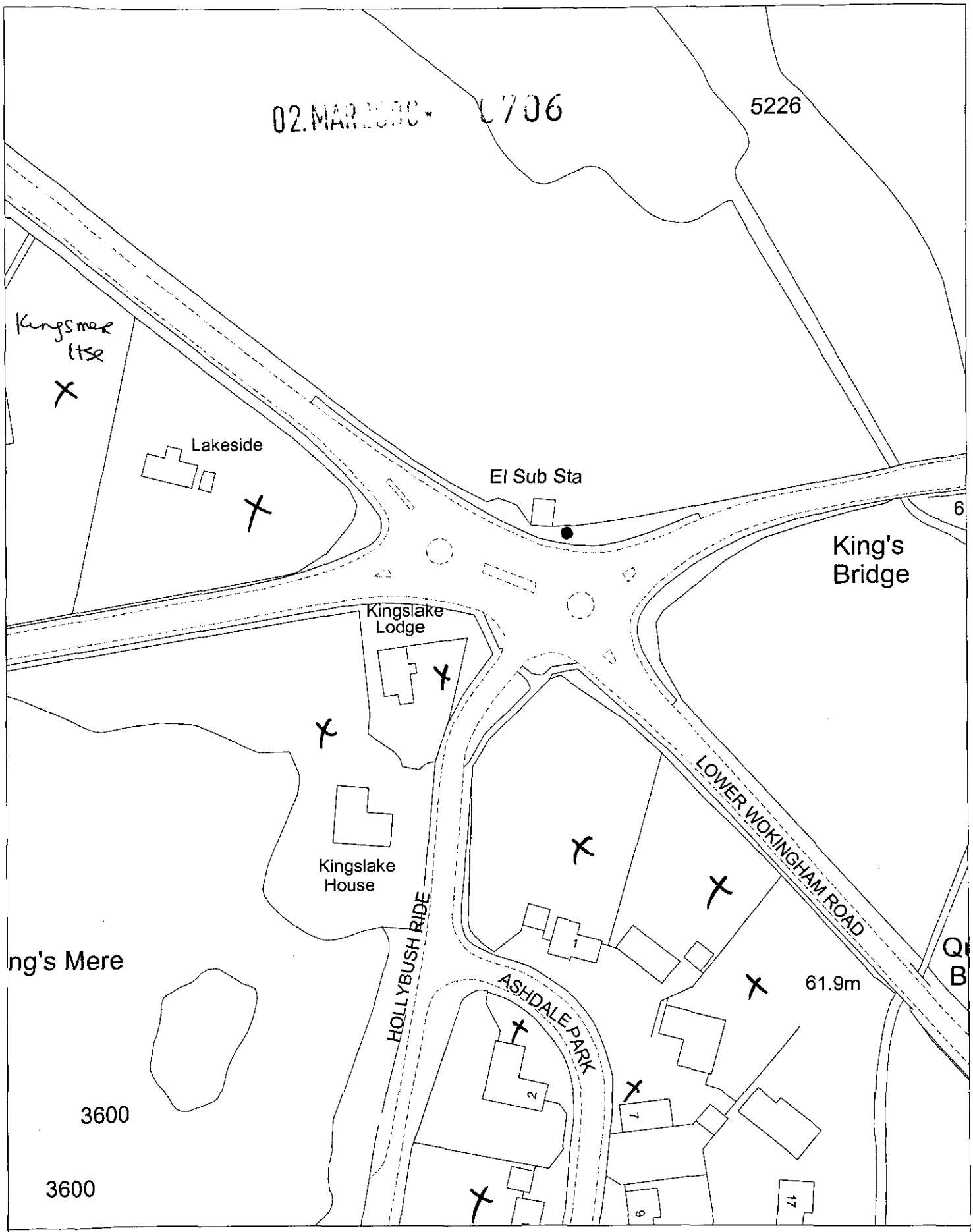

Site Plan, Scale: 1 to 1250

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Date: 3 March 2000

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