

Date: 25 September 2026
Application: 262068



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Mr Jonathan Haddrell,

TELECOMMUNICATIONS PRIOR APPROVAL DECISION LETTER

Application Number: 262068

Site Address: Land Adjacent To 9a Weller Drive Wokingham

Proposal: Prior approval submission for the installation of an essential replacement electronic communications apparatus comprising slimline lattice mast, 3 no. aerials, 2 no. transmission dishes, 1 no. GPS aerial, radio equipment housing and development ancillary to radio equipment housing.

I refer to your application for prior approval for telecommunications development registered on 30 August 2026 under the above reference number. The proposal is for: Prior approval submission for the installation of an essential replacement electronic communications apparatus comprising slimline lattice mast, 3 no. aerials, 2 no. transmission dishes, 1 no. GPS aerial, radio equipment housing and development ancillary to radio equipment housing.

Wokingham Borough Council hereby confirm that **prior approval is required and is not given** for the siting and appearance of the development proposed in the above mentioned application in accordance with the submitted plans referred to below, due to the following reason(s):

Reasons

1. In the absence of sufficient Ecological information, it has not been demonstrated that the development has taken into account the possibility of Great Crested Newts, a protected species, being present on the site, or that the proposed works would not result in harm or disturbance to any individuals or their habitat, contrary to Policies CP3 and CP7 of the Core Strategy, Policy TB23 of the MDD Local Plan, Section 19 of the NPPF 2026 and Paragraphs 98 and 99 of Circular 06/2005.

2. The proposal fails to demonstrate that existing nearby trees, including those protected by a TPO (1458-2012) would not be adversely affected by the development. In the absence of sufficient arboricultural information and appropriate tree protection measures, the proposal is therefore considered unacceptable in respect of its impact

upon existing trees, contrary to the aims of policies CP1 and CP3 of the Core Strategy, policy CC03 of the MDD Local Plan and Section 19 of the NPPF 2026.

Informatives

1. This decision is in respect of the drawings and plans numbered TVY181g-GA-01, TVY181g-GA-05 and TVY181g-GA-03 received by the Local Planning Authority on 30/08/2026.

Confirmation

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

Appeals

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

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the 'Planning Inspectorate C/O Quadient, 69 Buckingham Avenue, Slough, SL1 4PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

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

Yours sincerely,
Development Management & Compliance