APPLICATION NO:
TL/2000/1760

LOCATION:
Rushtons Farm Warren House Road, Wokingham.

APPLICANT:
BT Cellnet Ltd C/O APT

PROPOSAL:
Proposed erection of one 15 metre telecommunications mast with 3 dual polar antennas, 2 dish antennas and 1 radio equipment cabin (change of location of the mast approved under application TL/2000/0904)

EARLIEST DATE FOR DECISION: **14/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 30/07/2000

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

REFUSAL/APPROVAL OF PRIOR APPROVAL OF TELECOMMUNICATIONS NOTIFICATION

Lousie Ellett
A.P.T
Dolphin House
Albany Park
Camberley
Surrey
GU15 2PL

Notification No: TL/2000/1760

Parish: Hurst

Proposal: Proposed erection of one 15m telecommunications mast with 3 dual polar antennas, 2 dish antennas and one radio equipment cabin. (Change of location to mast approved under TI/2000/0904)

Location: Rustons Farm, Warren House Road

The Wokingham District Council in pursuance of their powers under Part 24 of the Town and Country (General Permitted Development) (Amendment) Order 1998 **DOES NOT REQUIRE PRIOR APPROVAL** for the above stated telecommunications equipment, the reasons/conditions for which are specified hereunder.

Conditions:

1. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Date: 19 July 2000

Head of Planning and Transportation

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 28 September 2000
My ref: NB/JM/TL/2000/1760

Mr R. Price
APT
Dolphin House
Albany Park
Camberley
Surrey
GU15 2PL

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 Mr Price,

APPLICATION: TL/2000/1760
SITE: RUSHTONS FARM, WARRENHOUSE ROAD

I refer to your letter and landscape plan received on the 29 August 2000, and your letter detailing the size of the plants to be used received on the 14 September 2000 with reference to the above.

I can confirm that the landscape plans as shown on drawings M25414/02A, 03A and 04A are acceptable and satisfies condition 1 of TL/2000/1760. This would be provided that the plants are 60-80cm and the holly is container grown (as stated in your letter dated 12 September 2000). Please note that condition 2 of TL/2000/1760 still stands.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

John Mitchell
Development Control Manager

A·P·T

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

PLANNING SERVICES | RPT 34256
POL | TLS
DC NB | ENF
APP |
CS |
14 SEP 2000
COPIES TO: | ACK:
FILE:

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

12 September 2000
Our ref: 10315
Your ref: TL/2000/1760

Dear Sir

Re: NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY TELECOM SECURICOR CELLULAR RADIO LTD. FOR THE ERECTION OF ONE 15-METRE MAST AT RUSHTON'S FARM, WARREN HOUSE ROAD, WOKINGHAM, BERKS.

I write with reference to my conversation with Catherine Brimble concerning the proposed landscaping scheme for the above development. Ms Brimble advised that the scheme proposed in our letter dated the 24 August 2000 was acceptable but suggested that the plants should be in the region of 60cm to 80cm long with the holly being container grown. I would therefore confirm that my client will proceed with the installation on this basis.

Yours faithfully

Russell Price
On behalf of Telecom Securicor Cellular Radio Ltd.

Direct line: 01276 605016

cc
Robert Denman, Cellnet.
Martin Dawson, A.P.T. Warwick House.

A·P·T

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

PLANNING SERVICES | PT 33584
POL | TLS
DC | ENF
APP | NB
CS |
29 AUG 2000
COPIES TO: | ACK:
24 August 2000 | FILE:

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

Our ref: 10315

Reply rqd

Dear Sir

Re: NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY TELECOM SECURICOR CELLULAR RADIO LTD. FOR THE ERECTION OF ONE 15-METRE MAST AT RUSHTON'S FARM, WARREN HOUSE ROAD, WOKINGHAM, BERKS.

I write with reference to the notice of permitted development submitted to the council on the 20th June 2000 for the above installation. The council approved the application on the 19th July 2000 your reference TL/2000/1760. To meet condition 1 of the consent notice please find enclosed drawing no's M25414/02A, 03A & 04A which show a proposed landscaping scheme. It is proposed to plant a mix of Blackthorn 30%, Hawthorn 30% and Holly 30% on two sides of the compound. The mix will be in two staggered rows with 500mm spacing. I trust that this is acceptable to the council and look forward to your written confirmation.

Yours faithfully

4/9.
Moved & left a message to be called back re/ landscape plans.

Russell Price
On behalf of Telecom Securicor Cellular Radio Ltd.

Direct line: 01276 605016

cc
Robert Denman, Cellnet.
Martin Dawson, A.P.T. Warwick House.

TL/2000 1460

spk to 15.

A·P·T
A Marconi company

Blays House, Wick Road
Englefield Green, Egham TW20 0HJ

Telephone: 01784 487444
Fax: 01784 487400 / 01784 487500

PLANNING SERVICES
POL
DC
AP
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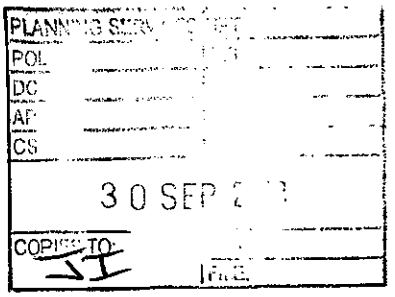
FILE

The Chief Planning Officer
Wokingham Borough Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR



Our ref: MIC/10315

26th September 2003

Dear Sirs,

Re: Proposed Upgrade to O2 (UK) Ltd Installation at Rushtons Farm, Warren House Road, Wokingham, Berkshire, RG11 5RE

O2 (UK) Ltd has a licence to provide a Cellular Radio Network within the United Kingdom. The company has been conferred the status of Public Telecommunication Code System Operator to provide a public telecommunication system under Section 9 of the Telecommunications Act 1984.

O2 (UK) Ltd has made a commitment to keeping Local Planning Authorities notified of telecommunications development. We therefore enclose details of a proposed installation at the above address. Due to the size and nature of the installation it does not require the prior approval of the Local Planning Authority to proceed, as set out in Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) Order 2001. **For the avoidance of doubt the development does not require the submission of a prior approval notification application (or a fee).**

There is no longer an obligation under the terms of O2 (UK) Ltd operating Licence to formally notify the Council of their intention to carry out this type of development and consequently the works may proceed without further consultation with the Council.

However, to ensure that the Council is kept informed of the proposed development we attach details of the proposal, as shown on the enclosed drawing reference P/5408U//001B, 002A, 003B. The proposed upgrade would consist of 3 no. additional antenna to be attached to the existing tower and 2 no. cabinets located internally within the existing equipment cabin.

In accordance with the 10 Commitments adopted by the UK mobile phone operators (supported by the Mobile Operators Association, formally the Federation of Electronics Industries) and as explained in the Code of Best Practice on Mobile Phone Network Development (2002) the proposed Traffic Light Rating for this particular site and design option is Green.

A·P·T
A Marconi company

As such, and in accordance with the Code of Best Practice (Paragraph 45), it is not intended to carry out further pre-application consultation.

Should you have any queries on this matter, please do not hesitate to contact me.

I look forward to hearing from you.

Yours faithfully,

Marcus Curle LLB, MSc

For and on behalf of A P T

Direct Line: 01784 487316

E Mail: marcus.curle@marconi.com

Declaration of Conformity with ICNIRP Public Exposure Guidelines ("ICNIRP Declaration")

O2 (UK) Limited
260 Bath Road
Slough
SL1 4DX

Certifies that the proposed equipment and installation as detailed in the attached planning / GPDO application at:

O2 CELL 010315 WOKINGHAM EAST
RUSHTONS FARM
WARREN HOUSE ROAD
WOKINGHAM
BERKSHIRE
RG11 5RE

is designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP), as expressed in EU Council recommendation of 12 July 1999 * "on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz)".

* Reference: 1999/519/EC

Date: 25/9/03

Signed: .....

Name: G. SMITH.

Position: Radio Planning

A·P·T

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

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

20th June 2000
Our ref: 10315

Sent by Recorded Delivery

Dear Sir

NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY TELECOM SECURICOR CELLULAR RADIO LTD. AT RUSHTON'S FARM, WARREN HOUSE ROAD, WOKINGHAM, BERKS.

Please find enclosed a Notice of Permitted Development for the installation of a radio base station at the above site. My client is proposing to erect one 15-metre mast plus three dual-polar antennas, two dish antennas and one radio equipment housing. Your Council approved a previous application on 19.04.00 for a 15-metre mast at the same address. However, the landowner of the site now wishes the compound to be moved to the location shown on the enclosed drawings. As the new site is approximately 80 metres south of the original site location a new application is hereby submitted.

Our client, Telecom Securicor Cellular Radio Ltd. (BTCellnet) 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. This means the search areas can be quite small because the installations are serving specific areas of the community.

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.

Rushton's Farm 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. The requirement for a base station at the above site can most easily be shown by the Network plan that is a computerised radio coverage prediction chart. The plots are very precise and their accuracy is constantly confirmed by the use of mobile towers and drive around radio surveys. The accuracy has been further confirmed by the setting up of the network throughout the United Kingdom.

Cont'd

The coloured plots represent the strength of radio signals as they leave the antennas. The strongest signals are red and as they get progressively weaker the colours change to orange and yellow. Where radio coverage is poorer users to the system will experience the following:

i) when a customer attempts to join the network they will be unable to obtain a link to a base station. This is an important factor should a vehicle break down in the area, especially in regard to females travelling alone;

ii) a customer passing through the area using a mobile telephone will be cut off, which is known as "drop out";

iii) a telephone user trying to contact a customer in the area will be unable to get through;

iv) emergency services will not be contactable. (Over 4 million 999 calls were accessed via mobile telephones during 1999).

It is for these reasons that it is important to achieve a continuous service for mobile users. The main complaints received by mobile telephone operators about their service relate to the problems associated with dropped calls and no service. Two radio plots are included plot A and plot B. If plot A is compared with plot B it will be noted on plot A that a large part of the A329 (M) and surrounding area currently receives poor radio coverage. The proposed installation at Rushton's Farm will provide the necessary cover for the area.

Our brief as consultants to BTCellnet 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:

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 site. 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. Please find enclosed a map which shows the search and coverage area for this particular cell.

In line with the guidance contained within PPG8 my client will always endeavour to utilise either existing radio masts or buildings for the radio equipment. BTCellnet will only seek to erect a new mast when neither of the aforementioned is available.

The coverage area for this particular cell encompasses the eastern part of Wokingham and part of the A329 (M). The southern parts of the area are mainly comprised of residential properties with the northern area being rural. Land heights vary throughout the region and range from 50 to 60 metres AMSL.

Cont'd

The search area for this particular installation is quite small and is shown on the enclosed map. A number of sites were investigated during the survey of the area and these are also shown on the map. Stokes Farm (Option 1), Rushtons Farm (Site 2) and Ashbridgewood Farm. Stokes Farm (Option 1) and Ashbridgewood Farm were discounted because both sites lie outside the search area and will not provide adequate radio coverage to the target area.

The site at Rushton Farm is located in an area that will provide good radio coverage to the target area. The site provider is willing to have a radio base station on his land and access to the site is good. The proposed mast will be located some distance from the residential area. Surrounding trees and farm buildings will screen the compound and lower sections of the mast. The mast will be of a slim-line design, therefore with the screening provided by the surrounding trees and buildings should have little visual impact on the area. To further ameliorate the development the mast and equipment can be coloured to any BS colour if required.

I trust that this information will be helpful in reaching decision on this application but if more information or a site visit is required please do not hesitate to contact me.

Yours faithfully

Louise Ellett
On behalf of Telecom Securicor Cellular Radio Ltd.
Direct line: 01276 605006


Site 10315 - WOKINGHAM EAST
Cell Centre
Existing & Planned Sites
Search Area
Coverage Area
BRACKNELL
Binfield
Crowthorne
Wellington Coll
Ravenswood Village
Heathlands
Holme Green
Chapel Green
Ludgrove (School)
Eastheath
Woodcray Manor Fm
The Throat
Gardeners Green
Honeyhill
Wood's Fm
Amen Corner
Hotel
Kingscote
Ashridge
Warren Fm
Straight Mile Fm
Billingbear
Buckland Fm
Oakley Fm
Oak Tree Fm
Binfield Lodge
Allanbay Park
Jealott's Hill
Tickleback Row
Moss End
Hill Fm
Sewage Wks
Binfield Park Hospl
Warfield Hall
Cabbage Hill
West End
Binfield Manor
Park Fm
Manor Fm
Priestwood
Industrial Estate
Wildridings
Easthampstead
Broadmoor Hospital
Broadmoor Fm
Poppy Hills Danger Area
Broadmoor Bottom
Edgbarrow Woods
Sandhurst Lodge
The Ridges
Moor Green
Hall Fm
Wick Hill
Nine Mile Ride
Lock Ho
Park Fm
Felix Fm
Oak Tree Fm
Park Fm
Bill Hill Park
Marchfield Ho
Works
Hotel
Sch
A 329
A 321
A 32
B 3034
B 3408
B 3048
1
2
3

A·P·T

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

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

20th June 2000
Our ref: 10315

Sent by Recorded Delivery

Dear Sir

APPLICATION UNDER CONDITION A.2 (4A) OF PART 24 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 & THE TOWN AND COUNTRY PLANNING (AMENDMENT) ORDER 1999 FOR PERMITTED DEVELOPMENT PROPOSED BY TELECOM SECURICOR CELLULAR RADIO LTD. AT RUSHTON'S FARM, WARREN HOUSE ROAD, WOKINGHAM, BERKS.

Telecom Securicor Cellular Radio Ltd. is licensed to provide a Communications Network within the United Kingdom. In order to facilitate this the Company has been conferred the status of Public Telecommunications Code System Operator. Cellular Radio Systems are designated as Public Telecommunication Systems under Section 9 of the Telecommunication Act 1984.

We are writing on behalf of Telecom Securicor Cellular Radio Ltd. to make application under A.2 (4A) of the above order. We attach a plan (No. M25414/01, 02, 03 & 04) showing the proposed installation together with a cheque for £35.00 (thirty-five pounds). Also attached is a copy of the site notice displayed in accordance with sub-paragraph (ii) of the above legislation and a plan indicating where it is displayed. Please note this application only relates to those components of the installation listed under (4A)(a).

Should you wish to discuss the proposals in greater detail please do not hesitate to contact the undersigned.

Yours faithfully

L. Ellett

Louise Ellett
On behalf of Telecom Securicor Cellular Radio Ltd.
Direct line: 01276 605006

COPY

NOTE A

SITE NOTICE

Proposed development at **RUSHTON'S FARM, WARREN HOUSE ROAD, WOKINGHAM.. Grid Reference SU 8206/7028. Site Ref. 10315.**

I give notice that **A.P.T.**

on behalf of **Telecom Securicor Cellular Radio Ltd.**

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

To erect a 15m mast with three panel antennas, one dish antenna one radio equipment cabin and ancillary development thereto.

Under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, and Town and Country Planning (General Permitted Development) (Amendment) Order 1999 the London Borough of Sutton 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 Chief Planning Officer, Wokingham District Council, Council Offices, Shute End, Wokingham, RG11 1BN

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 **13.07.2000** to

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

clearly stating that comments are being forwarded in relation to the proposed development of a ground-based mast at **RUSHTON'S FARM, WARREN HOUSE ROAD, WOKINGHAM. Grid Reference SU 8206/7028. Site Ref. 10315.**

SIGNED: R. Ellis

ON BEHALF OF: **Telecom Securicor Cellular Radio Ltd**

DATED **22.06.00**

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

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

21st June 2000
Our ref: 10315

Sent by Recorded Delivery

LICENCE NOTICE

Dear Sir

NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY TELECOM SECURICOR CELLULAR RADIO LTD. FOR THE ERECTION OF ONE 15-METRE MAST COMPLETE WITH THREE DUAL POLAR ANTENNAS, TWO DISH ANTENNAS, ONE RADIO EQUIPMENT HOUSING AND DEVELOPMENT ANCILLARY THERETO AT RUSHTON'S FARM, WARREN HOUSE ROAD, WOKINGHAM, BERKS.

Telecom Securicor Cellular Radio Ltd. is licensed to provide a Communications Network within the United Kingdom. In order to facilitate this, the Company has been conferred the status of Public Telecommunications Code System Operator. Cellular Radio systems are designated as Public Telecommunication Systems under Section 9 of the Telecommunications Act 1984.

As a condition of their operating licence, Telecom Securicor Cellular Radio Ltd. is obliged to advise you of their intention to carry out the development specified above and as shown on the attached plan (No. M25414/01, 02, 03 & 04). The proposal constitutes permitted development under Class A Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 & the Town and Country Planning (Amendment) Order 1999. Accordingly we hereby provide you with 42 days Notice of our intention to carry out the development as described above.

Yours faithfully

L. Ellett

Louise Ellett
On behalf of Telecom Securicor Cellular Radio Ltd.
Direct line: 01276 605006

ANNEX C

(Part 2.1 (ii) of the Code refers)

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

1) PRE-APPLICATION CONSULTATION WITH LOCAL PLANNING AUTHORITY

i) Licence notification i.e. pre rollout of network: Date 13.01.1994

Name of LPA contact: THE CHIEF PLANNING OFFICER

ii) On sites in specific cell(s): 10469 Date 16/03/00

Name of LPA contact: Elaine Connor

2A. NAME AND ADDRESS OF APPLICANT

Name TELECOM SECURICOR CELLULAR RADIO LTD.

Address 1, BRUNEL WAY, SLOUGH

Postcode SL1 1XL Tel (01753) 564504

2B. AGENT'S NAME, ADDRESS AND CONTACT

Name A.P.T.

Address DOLPHIN HOUSE, ALBANY PARK, CAMBERLEY, SURREY

Postcode GU15 2PL Tel (01276) 605016

Contact RUSSELL PRICE

2C. LOCATION OF PROPOSAL

Location: RUSHTON'S FARM, WARREN HOUSE ROAD, WOKINGHAM.

2D. O.S. SHEET/GRID REFERENCE

Sheet and six-figure grid reference of proposed development

Sheet SU Grid reference: 8206/7036

Please continue overleaf

3. PURPOSE OF DEVELOPMENT

A radio installation is required at the above location to provide radiotelephone coverage to the surrounding area. It is also required in order to provide contiguous radio cover to my Client's network.

The antennas must be located at the shown height to provide adequate radio coverage to the cell. Any reduction to this height would bring about a corresponding reduction to the radio coverage.

Please see supporting information.

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
(e.g. tower, mast etc)
.....mast..... .....

overall height 15 metres

height of existing building (where applicable) .....metres

ii) Equipment housing (each cabin)

Length ...3.70 metres width ...2.55 metres height ...2.677 metres

iii) Materials (as applicable)
Tower/mast etc:- type of material and external colour

.....
equipment housing:- type of material and external colour

CABIN – GREY PLASTIC COATED METAL.....

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

.....

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 or Secretary of State for Defence (as appropriate) been notified?	Yes	☐	No	☐

Signed ..... Date 21/06/2000

On behalf of TELECOM SECURICOR CELLULAR RADIO LTD.

42 days Courtesy

21/6/00

TL/2000/1760

PLANNING SERVICES	
POL	
DC	ENF
APP	
CS	
22 JUN 2000	
COPIES TO:	ACK:
	FILE:

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

Our Ref: 10315
21st June 2000

Sent by Recorded Delivery

G.P.D.O. APPLICATION

RE: - RUSHTON'S FARM

OUR REF: 10315

(Please quote above reference number in all communications)

CONTENTS:

1 x Covering Letter

1 x Application Fee – Cheque £35.00

1 x Application letter, including drawing no.M25414/01, 02, 03 & 04

1 x Licence Notice, including drawing no. M25414/01, 02, 03 & 04

1 x Annex C (Code of Best Practice)

1 x site notice and location plan

1 x search and coverage area map which includes alternative sites

1 x set radio plots

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

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

20th June 2000
Our ref: 10315

Sent by Recorded Delivery

Dear Sir

NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY TELECOM SECURICOR CELLULAR RADIO LTD. AT RUSHTON'S FARM, WARREN HOUSE ROAD, WOKINGHAM, BERKS.

Please find enclosed a Notice of Permitted Development for the installation of a radio base station at the above site. My client is proposing to erect one 15-metre mast plus three dual-polar antennas, two dish antennas and one radio equipment housing. Your Council approved a previous application on 19.04.00 for a 15-metre mast at the same address. However, the landowner of the site now wishes the compound to be moved to the location shown on the enclosed drawings. As the new site is approximately 80 metres south of the original site location a new application is hereby submitted.

Our client, Telecom Securicor Cellular Radio Ltd. (BTCellnet) 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. This means the search areas can be quite small because the installations are serving specific areas of the community.

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.

Rushton's Farm 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. The requirement for a base station at the above site can most easily be shown by the Network plan that is a computerised radio coverage prediction chart. The plots are very precise and their accuracy is constantly confirmed by the use of mobile towers and drive around radio surveys. The accuracy has been further confirmed by the setting up of the network throughout the United Kingdom.

Cont'd

The coloured plots represent the strength of radio signals as they leave the antennas. The strongest signals are red and as they get progressively weaker the colours change to orange and yellow. Where radio coverage is poorer users to the system will experience the following:

i) when a customer attempts to join the network they will be unable to obtain a link to a base station. This is an important factor should a vehicle break down in the area, especially in regard to females travelling alone;

ii) a customer passing through the area using a mobile telephone will be cut off, which is known as "drop out";

iii) a telephone user trying to contact a customer in the area will be unable to get through;

iv) emergency services will not be contactable. (Over 4 million 999 calls were accessed via mobile telephones during *1999*).

It is for these reasons that it is important to achieve a continuous service for mobile users. The main complaints received by mobile telephone operators about their service relate to the problems associated with dropped calls and no service. Two radio plots are included plot A and plot B. If plot A is compared with plot B it will be noted on plot A that a large part of the A329 (M) and surrounding area currently receives poor radio coverage. The proposed installation at Rushton's Farm will provide the necessary cover for the area.

Our brief as consultants to BTCellnet 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:

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 site. 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. Please find enclosed a map which shows the search and coverage area for this particular cell.

In line with the guidance contained within PPG8 my client will always endeavour to utilise either existing radio masts or buildings for the radio equipment. BTCellnet will only seek to erect a new mast when neither of the aforementioned is available.

The coverage area for this particular cell encompasses the eastern part of Wokingham and part of the A329 (M). The southern parts of the area are mainly comprised of residential properties with the northern area being rural. Land heights vary throughout the region and range from 50 to 60 metres AMSL.

Cont'd

The search area for this particular installation is quite small and is shown on the enclosed map. A number of sites were investigated during the survey of the area and these are also shown on the map. Stokes Farm (Option 1), Rushtons Farm (Site 2) and Ashbridgewood Farm. Stokes Farm (Option 1) and Ashbridgewood Farm were discounted because both sites lie outside the search area and will not provide adequate radio coverage to the target area.

The site at Rushton Farm is located in an area that will provide good radio coverage to the target area. The site provider is willing to have a radio base station on his land and access to the site is good. The proposed mast will be located some distance from the residential area. Surrounding trees and farm buildings will screen the compound and lower sections of the mast. The mast will be of a slim-line design, therefore with the screening provided by the surrounding trees and buildings should have little visual impact on the area. To further ameliorate the development the mast and equipment can be coloured to any BS colour if required.

I trust that this information will be helpful in reaching decision on this application but if more information or a site visit is required please do not hesitate to contact me.

Yours faithfully

Louise Ellett
On behalf of Telecom Securicor Cellular Radio Ltd.
Direct line: 01276 605006

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

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

20th June 2000
Our ref: 10315

Sent by Recorded Delivery

Dear Sir

APPLICATION UNDER CONDITION A.2 (4A) OF PART 24 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 & THE TOWN AND COUNTRY PLANNING (AMENDMENT) ORDER 1999 FOR PERMITTED DEVELOPMENT PROPOSED BY TELECOM SECURICOR CELLULAR RADIO LTD. AT RUSHTON'S FARM, WARREN HOUSE ROAD, WOKINGHAM, BERKS.

Telecom Securicor Cellular Radio Ltd. is licensed to provide a Communications Network within the United Kingdom. In order to facilitate this the Company has been conferred the status of Public Telecommunications Code System Operator. Cellular Radio Systems are designated as Public Telecommunication Systems under Section 9 of the Telecommunication Act 1984.

We are writing on behalf of Telecom Securicor Cellular Radio Ltd. to make application under A.2 (4A) of the above order. We attach a plan (No. M25414/01, 02, 03 & 04) showing the proposed installation together with a cheque for £35.00 (thirty-five pounds). Also attached is a copy of the site notice displayed in accordance with sub-paragraph (ii) of the above legislation and a plan indicating where it is displayed. Please note this application only relates to those components of the installation listed under (4A)(a).

Should you wish to discuss the proposals in greater detail please do not hesitate to contact the undersigned.

Yours faithfully

L. Ellett

Louise Ellett
On behalf of Telecom Securicor Cellular Radio Ltd.
Direct line: 01276 605006

Application Number: TL/2000/1760

Appraisal : (See TL/2000/0904 also)

The site is located within a rural/countryside area & > 60m from residential dwellings ~~[illegible]~~ would be moving the mast further away from Rustons farm buildings.
Hurst PC was considered over the removal of screening & would appear to be less screened than the previous location. Prior approval is only to be given provided screening/landscaping condition is added.

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

Application Number TL/2000/1760
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Rushtons Farm
Warren House Road Wokingham.

APPLICATION NUMBER: TL/2000/1760

OFFICER: Natalie Brown

DATE OF SITE VISIT: 4/7

1 SITE/STATUTORY NOTICE DISPLAYED ? By case officer on telegraph pole

2. DESCRIPTION OF SURROUNDINGS

Rural area.

3. DESCRIPTION OF SITE/BUILDING

Parking Turning.
farmhouse & outbuildings.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached (see plan)
Neighbouring dwellings > 300m from TL site.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Natalie Brown

Application Number : TL/2000/1760

Applicant : BTCellnet Ltd C/O APT.

Location : Rushtons Farm, Warren House Road, , Wokingham.

Proposal : Proposed erection of one 15 metre telecommunications mast with 3 dual polar antennas, 2 dish antennas and 1 radio equipment cabin (change of location of the mast approved under application TL/2000/0904)

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/7

Date of Neighbour Notifications : .....

Date of Site Visit : 4/7

Date Registered : 21/06/2000

Earliest Date for Decision : 14/07/2000

Latest Consultation Date/Site Notice Expiry Date : 14/07/2000

This application <u>will have expired on</u>: <u>30/07/2000.</u> 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 :

Env Health : 29/6 -

Highways : No objection

Hurst PC : concerns over screening

Neighbours/SN - None received.

Planning Issues :

1) Impact upon the character of the area,

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

13th July, 2000

PLANNING SERVICES	HPT 3162
POL	LLS
DC	ENF
APP	
CS	
14 JUL 2000	
COPIES TO:	ACK:
	FILE:

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Natalie Brown

Dear Miss Brown,

Application TL/2000/1760

I refer to the above-mentioned Application by BT Cellnet Ltd., in respect of Rushtons Farm, Warren House Road, Wokingham; proposed erection of one 15 metre telecommunications mast with 3 dual polar antennas, 2 dish antennas and 1 radio equipment cabin (change of location of the mast approved under application Tl/2000/0904).

The Parish Council has noted that this application is for permitted development, but makes the following comments:-

1. The location shown on Drawing No. 01 when transposed onto the map showing the search area does not appear to be inside the search area.

2. On Drawing No. 02, it is noted that the existing fence and foliage is to be removed. A further movement south of about 1.5 metre would remove the necessity for this and would preserve the fence and foliage in this countryside area.

3. The Parish Council also ask that the screening trees on the west side of the existing sheds and stream be continued southwards and returned across the south elevation in order to screen the UMTS Cabin from Warren House Road and the A329M.

Yours sincerely,

Clerk

To:
Highways

From: Natalie Brown

Date: 22 June 2000

Application Number: TL/2000/1760

Proposal: Proposed erection of one 15 metre telecommunications mast with 3 dual polar antennas, 2 dish antennas and 1 radio equipment cabin (change of location of the mast approved under application TL/2000/0904).

Site Address:
Rushtons Farm, Warren House Road, , Wokingham.

Applicant:
BTCellnet Ltd C/O APT.

Your observations are required in respect of this application within **7 days** of the above date.

Approved

Highways has no comments concerning this

Stephanie Knowles.

03/07/00.

PLANNING
POL
DC
CS
COPIES TO:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/lw/20001211

To: Natalie Brown, Planning

Your Ref: TL/2000/1760

Date: 28 June 2000

PROPOSED ERECTION OF 1 15 MTRE TELECOMMUNICATIONS MAST WITH 3 DUAL POLAR ANTENNAS, 2 DISH ANTENNAS AND 1 RADIO EQUIPMENT CABIN (CHANGE OF LOCATION OF THE MAST APPROVED UNDER APPLICATION TL.2000/0904)

RUSHTONS FARM, WARREN HOUSE ROAD, WOKINGHAM

I have evaluated the above proposals and 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's in the U.K. They are continually reviewing the vast body of world-wide research on the subject.

The NRPB's current advice is that there is no proven human health risks 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 telephone base stations and other similar installations emitting electro magnetic radiation (EMR) in close proximity to dwellings considers :

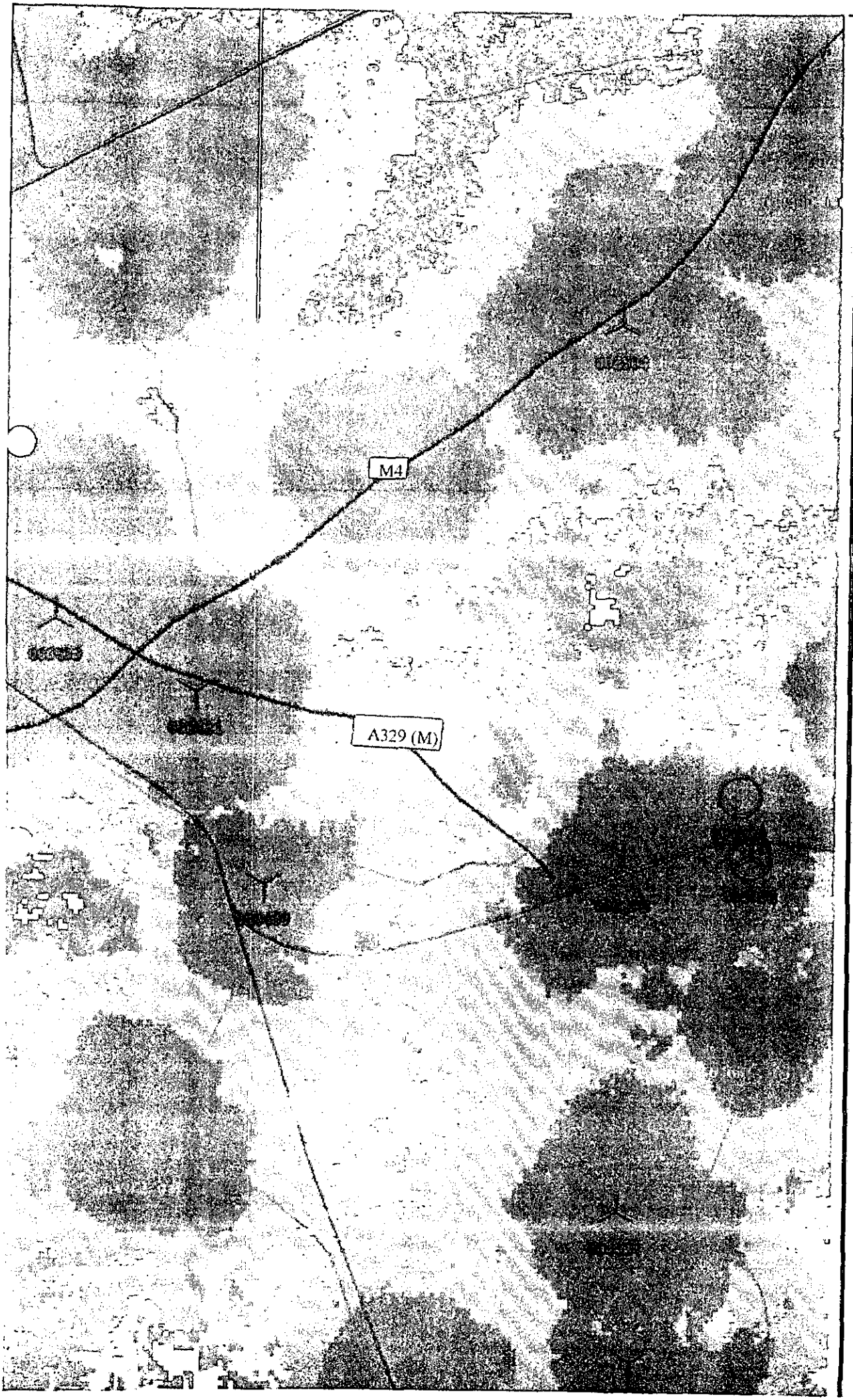
a) That the effect on human health based on current scientific evidence is insignificant and not proven.
b) That there is no convincing national or international scientific research linking Electromagnetic Radiation and deterioration in human health.
c) That a precautionary approach to restricting building 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.



Joanne Ellis
Senior Environmental Health Officer

A



Odyssey

HOS COMMUNICATION

Wed Mar 8 17:12:41 20

1 : 50000

0 (km) 1

Vectors:

- Coast
- Motorway
- A-road
- B-road
- Railway

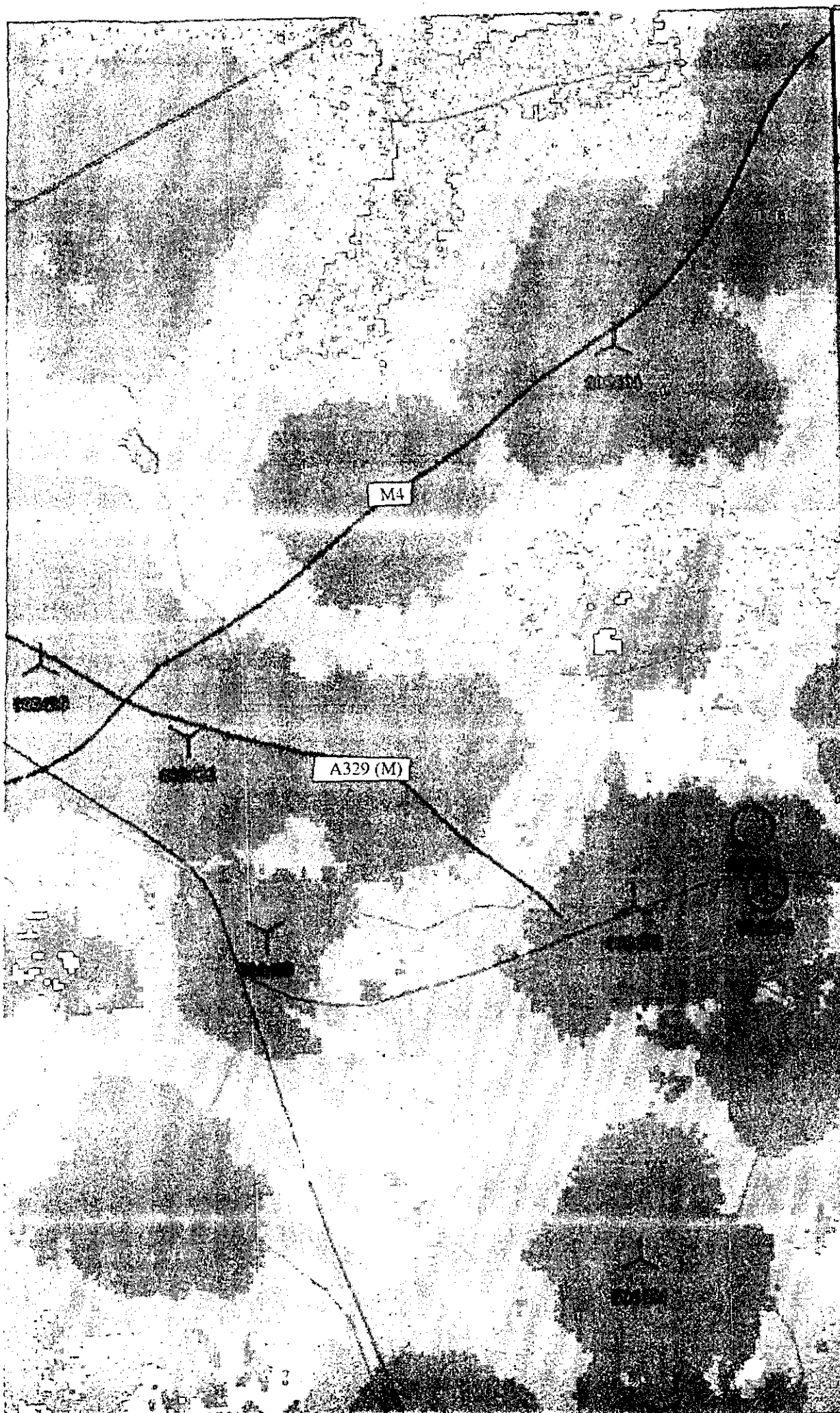
Best Server (Cl

- Gold – on stree [>= -78 (dBm
- Gold – in car [>= -72 (dBm
- Gold – suburb [>= -68 (dBm
- Gold – urban [>= -60 (dBm

10315–WOKINGHAM I

Coverage without 10315

B



Odyssey

Wed Mar 8 16:56:06 200

1 : 50000

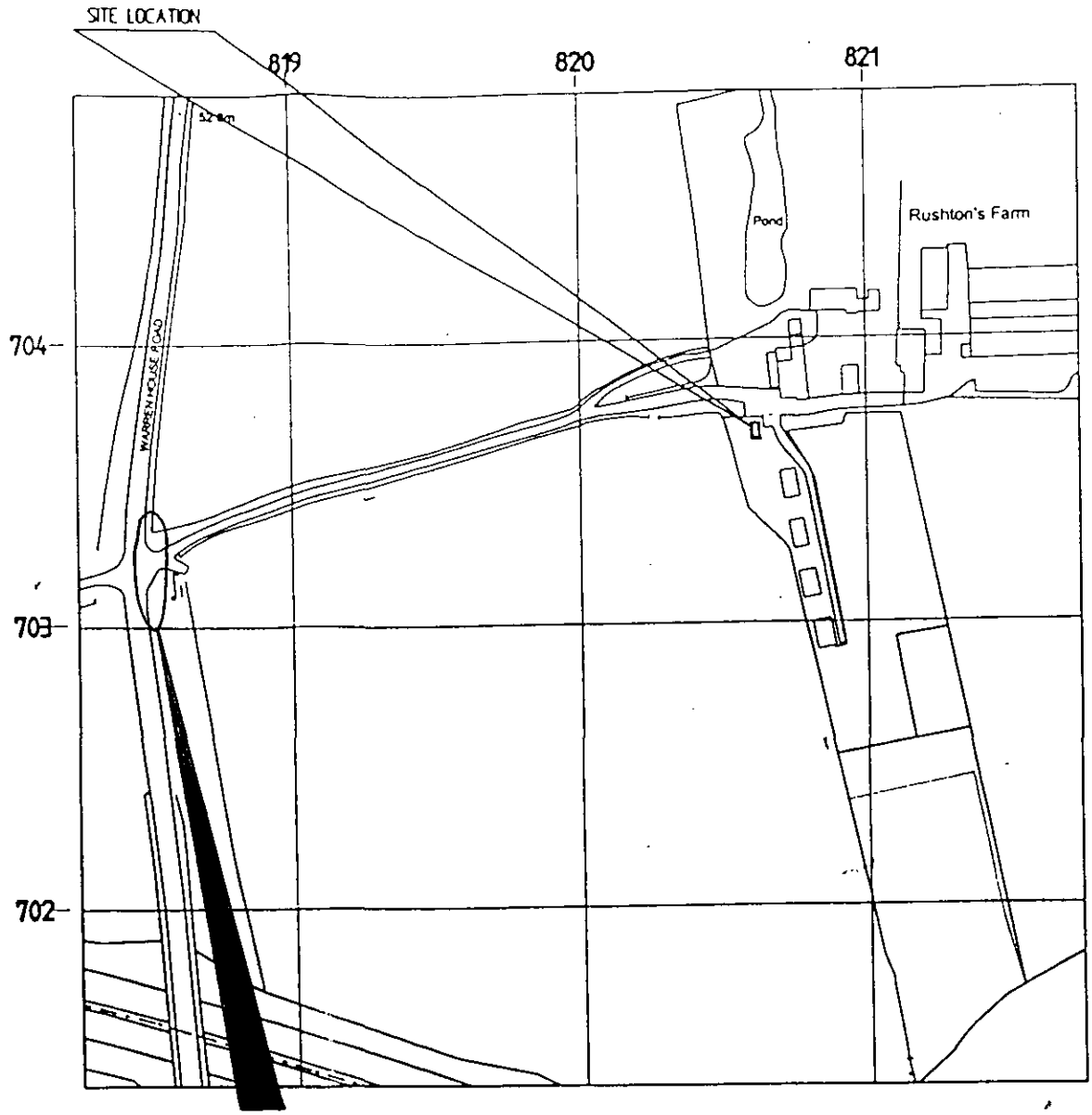
0 (km) 1

Vectors:
Coast
Motorway
A-road
B-road
Railway

Best Server (Cla
Gold - on street
[>= -78 (dBm)
Gold- in car
[>= -72 (dBm)
Gold - suburbar
[>= -68 (dBm)
Gold - urban
[>= -60 (dBm)

10315-WOKINGHAM E

Existing & Planned Covera



SITE NOTICE LOCATION PLAN


Site 10315 - WOKINGHAM EAST
Cell Centre
Existing & Planned Sites
Search Area
Coverage Area
BRACKNELL
Binfield
Crowthorne
Chapel Green
Holme Green
Wellington Coll
Broadmoor Hospital
Poppy Hills Danger Area
Ravenswood Village Settlement
Heathlands
Honeyhill
Gardeners Green
Ludgrove (School)
Wood's Fm
Eastheath
Woodcray Manor Fm
The Throat
Ashridge Mt
Kingscote
Marchfield Ho
Binfield Manor
Cabbage Hill
West End
Jealott's Hill
Moss End
Tickleback Row
Billingbear
Straight Mile Fm
Warren Fm
Oakley Fm
Buckland Fm
Binfield Lodge
Allanbay Park
Hill Fm
Sewage Wks
Warfield Hall
Binfield Park Hospl
Park Fm
Manor Fm
Priestwood
Amen Corner
Industrial Estate
Wildridings
Easthampstead
Edgbarrow Woods
Broadmoor Bottom
Moor Green
Hall Fm
Sandhurst Lodge
The Ridges
Wick Hill
Nine Mile Ride
Lock Ho
Big Wood
Hotel
Sch
A 329
A 321
B 3034
B 3408
B 3348
1
2
3