

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260566
Site Address:	Land Adjacent To Phoenix Park, Nelsons Lane, Hurst, Wokingham
Expiry Date:	2 April 2026
Proposal: Application for non-material amendment to planning consent 251385 to allow adding a lightning conductor to the top of each mast.	

PLANNING HISTORY

Application No.	Description	Decision & Date
251385	Full application for erection of 2 no. masts with receiver antennae and associated infrastructure, parking and landscaping (5 year temporary development).	Approved 16/10/2025

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The proposed lightning conductors would be added to the tops of the approved masts, measuring approximately 3 metres in height with a diameter of 16 millimetres. Their installation would increase the maximum height of the masts from 51.2 metres to approximately 53.4 metres, representing an increase of around 2.3 metres.

Whilst this would result in a modest increase in overall height, the change is not considered materially taller or more visually intrusive, having regard to the already substantial height of the permitted masts and the extremely slender profile of the conductors. As such, no additional harm would arise in terms of visual impact or neighbouring amenity.

Overall, the introduction of the lightning conductors raises no further material planning concerns and is therefore considered to constitute a non-material amendment to planning permission 251385.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Recommendation:	Approve – the change is non-material.
Date:	16 March 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	16 March 2026