SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
TL/2000/1145

LOCATION:
Old Redingensians Old Bath Road, Sonning Reading.

APPLICANT:
One To One C/O A P T

PROPOSAL:
Proposed erection of one 15 metre high monopole with three cross polar antennas two dish antennas one radio equipment housing and ancillary development.

EARLIEST DATE FOR DECISION: **11/05/2000**

APPLICATION EXPIRY DATE: **23/05/2000**

CASE OFFICER: **Nicola Lake**

Appeal Decision

The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

site visit held on Wednesday January 19, 2000

by H G Rowlands BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Appeal: **T/APP/H1515/A/99/1028051/P4**

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mercury Personal Communications Limited against Brentwood Borough Council.
- The site is located at Hole Farm, Beredens Lane, Great Warley, Essex.
- The application (ref:BRW/568/98), dated 13 August 1998, was refused on 11 June 1999.
- The development proposed is to replace one 27.5 metre mast with one 30 metre mast complete with three dual polar antennas, two dish antennas, one radio equipment housing and development ancillary thereto and to relocate existing antennas onto new tower.

Decision: The appeal is allowed and planning permission granted subject to conditions set out in the attached schedule.

The main issues

1. The main issues are:

   firstly, whether the proposed development is appropriate within the Green Belt and, if it is not, whether there are very special circumstances which would justify allowing the appeal as an exception to the presumption against inappropriate development in the Green Belt;

   secondly, the effect of the proposed development on the character and appearance of the area and the outlook from residential properties in the locality; and

   thirdly, whether the proposal would cause unacceptable risks to human health.

Inspector's reasons

2. The appeal site is located at the end of Berendens Lane, immediately to the east of the M25 motorway. A public footpath leading to a bridge which crosses the M25 is located at the end of the lane. The proposed mast and its associated equipment cabinet would be sited within an existing compound. It would replace the current lattice mast at the site which is about 27.5 metres high. The surrounding land is predominantly in agricultural use. The nearest dwellings to the site are Beredens Cottages, which lie some 110 metres to the south. They are separated from the site by woodland.

Development Plan policy

3. The development plan for the area comprises the Essex Structure Plan and the approved Second Alteration to the Structure Plan and the Brentwood Local Plan which was adopted on 30 March 1995. Where the development plan contains relevant policies, section 54A of

the 1990 Act requires that an application for planning permission or an appeal be determined in accordance with the plan, unless material considerations indicate otherwise.

4. The Council confirm that there are no policies within the Structure Plan which are directly relevant to the appeal proposal. The appeal site lies within the Green Belt as defined within the Local Plan. Local Plan Policy GB1 contains a general presumption against new development within the Green Belt, unless it is for one of the specific purposes listed in the policy, which are similar to the categories of development referred to in Planning Policy Guidance Note 2 (PPG2). Policy GB2 requires that development proposals should not detrimentally affect the character and appearance of the Green Belt. The appeal site is also located within the Childerditch Special Landscape Area. Local Plan Policy CT5 indicates that, within such areas, the location, size, siting, design, materials, and landscaping of any new development, redevelopment or alteration should accord with the character of the area in which the development is proposed. Policy RS11 relates specifically to telecommunications development. Such development will normally be permitted where it is sited and designed to minimise its visual impact.

5. The Structure Plan is in the process of being reviewed. Policy BE8 of the Draft Deposit Replacement County Structure Plan indicates that developments involving the provision of masts and antennas for telecommunications will be permitted, subject to other policies in the Plan. Where there is potential conflict with environmental objectives, telecommunications development will only be permitted where: there is no satisfactory alternative site; there is no reasonable possibility of sharing existing facilities; there is no reasonable possibility of erecting antennas on an existing building or other structure; and they do not seriously affect sites or areas of particular importance. Any development should be sited and designed so as to minimise its visual impact, subject to operational and technical requirements. While the draft policy does not carry the same force as the policies within the development plan, it is a material consideration in this case to which I attach due weight in accordance with the advice in paragraph 48 of Planning Policy Guidance Note 1.

Green Belt

6. Telecommunications development is not included in the list of appropriate development identified in Policy GB1 of the Local Plan and in the advice contained in paragraph 3.4 of PPG2. As the guidance explains, inappropriate development is by definition harmful to the Green Belt and such development should not be approved except in very special circumstances. Such circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness is clearly outweighed by other considerations.

7. The advice in Planning Policy Guidance Note 8 (PPG8) and Circular 4/99 acknowledges that it is the Government's general policy to facilitate the growth of new and existing telecommunications systems. The Government is also fully committed to environmental objectives, including the protection of Green Belts. However, local planning authorities are encouraged to respond positively to telecommunications development proposals, especially where the proposed location is constrained by technical considerations. Having regard to the above advice, I consider that the need for a telecommunications development in a particular area can amount to very special circumstances which must be weighed against the harm which would be caused to the Green Belt and any other harm.

8. The fundamental aim of Green Belt policy is to prevent urban sprawl and the most important attribute of Green Belts is their openness. The erection of any building or

structure within the Green Belt will, by definition, have some effect on its openness. However, in this case the proposal is for the erection of a 30 metre high lattice mast within an existing compound to replace a similar structure which is 27.5 metres high. The additional effect of the proposed mast on the openness and the purposes of the Green Belt when compared to that of the existing mast would, in my opinion, be minimal.

9. As PPG8 explains, it is the Government's policy to facilitate the growth of new and existing telecommunications systems. The Government also attaches considerable importance to keeping to a minimum the number of telecommunication masts and sites for such installations. The sharing of masts and the use of existing buildings to site new antennas helps to achieve that aim. The advice also acknowledges that telecommunications development may result in wider environmental benefits. Orange Personal Communications Systems Limited has identified a hole in its coverage along the M25 and the A127. I am satisfied on the basis of the evidence submitted that, for technical reasons, it would not be possible to install Orange's proposed antennas on the existing mast. I am also satisfied that, in order to permit mast sharing, it is necessary to replace the existing mast with a mast some 2.5 metres higher. In my view, the benefits of extending the telecommunications network in the area and mast sharing outweigh the minimal harm which would be caused to the objectives of Green Belt policy.

Effect on the character and appearance of the area.

10. PPG2 explains that the visual amenities of the Green Belt should not be injured by proposals for development which, although they would not prejudice the purposes of including land within the Green Belt, might be visually detrimental by reason of their siting, materials or design. That advice is reflected in Local Plan Policy GB2. In addition, Local Plan Policy CT5 requires that the development accord with the character of the area.

11. The appeal site lies within the Childerditch Special Landscape Area and the Thames Chase Community Forest Area. The site is located on a ridge of high wooded land. To the north is Foxburrow Wood and Coombe Wood, which link with trees in the village of Great Warley to the east. The land to the south-east consists of sloping fields in arable use with well-developed hedgerows. The land falls away and becomes increasingly flat and open towards the plain of the River Thames. It is an attractive landscape which the appellant acknowledges forms a valuable countryside recreation resource for the surrounding built-up area. The visual impact of the M25 in the vicinity of the appeal site is reduced by the fact that it is in cutting

12. The existing mast is prominent when seen from the M25. However, from the motorway it is seen in the context of motorway traffic and the large lighting columns which line the highway. Views of the mast from the north are limited by the topography and tree cover. Views of the mast from Great Warley are similarly restricted. The mast is visible on the approach to the site along Beredens Lane. However, it is largely screened from the dwellings along the lane by the tree cover and the views which are available would appear to be mainly from first floor windows. The mast is clearly visible from the bridge over the M25 to the south of the site and the public footpaths immediately to the west of the motorway. Further to the west and south-west the mast can be seen from the various lanes and footpaths in the area, although views are interrupted by the topography and hedgerow trees. The most continuous views of the mast are at a distance from the lower ground to the east and south-east.

13. It is not for me to comment on the merits of the decision to grant planning permission for the existing mast. In my view, the issue in this case is whether the proposed replacement mast would have a significantly greater visual impact than the existing structure and so cause material harm to the present landscape of the area. The replacement mast would be of a similar design and mass to the existing structure. While it would be some 2.5 metres higher, having regard to the height of the existing mast, I do not consider that it would appear significantly larger when viewed from the roads and footpaths in the immediate vicinity of the site or from more distant vantage points. Nor do I consider that the additional antennas which would be mounted at the head of the mast would cause it to appear more prominent than the existing mast. For these reasons, in my view, the character and appearance of the area and the outlook enjoyed by residents of the locality would be largely unchanged by the proposal.

Health Effects

14. The Council considers that, until such time as it has been proved that telecommunications equipment causes no unacceptable risks to human health, a precautionary approach should be adopted to such development. The Council's stance in not to allow such development within 200 metres of residential properties or schools. In this case, local residents have also expressed concerns about the possible adverse effect of the proposals on human health. The Courts have held that any genuine public perception of danger is a valid planning consideration, although the weight to be given to this is a matter for the decision maker, taking into account the particular facts of the case. As PPG8 explains, radiation safety is a matter for the Health and Safety Executive (HSE). As part of the wireless telegraphy licensing procedures, applicants are made aware of the safety requirements, and details of radio sites are passed to the HSE. The HSE expects mobile phone operators to comply with the National Radiation Protection Board's (NRPB) guidance on restricting exposures of workers and members of the public to radio frequency radiation. The NRPB is the statutory body charged with advising Government on radiological protection. Its advice covers both ionising radiation (such as x-rays) and non-ionising radiation (including ultraviolet and radiofrequency radiation). The NRPB is composed of independent members and has a staff of expert scientists in their field. The Board's advice takes account not only of NRPB's internal research but also the work of other national and international organisations. The NRPB assesses all relevant research findings before advising government.

15. The Government's position on the health effects of mobile phone base stations is explained in a letter of 3 July 1999 from the Minister for Public Health and the Minister for Planning and the Regions which was addressed to all council leaders in England. The draft Circular on Land Use Planning and Electromagnetic Fields published in December 1998 also explains the Government's position on the possible health effects of exposure to electromagnetic fields. As the letter confirms, the strength of the radio waves at ground level created by telecommunications apparatus is many times below the NRPB's recommended guidelines and should present no health risk. Those guidelines are set to prevent the well-established adverse thermal effects on health resulting from the excessive heating of tissue. The Council acknowledge that the NRPB's limits have been scientifically justified and that they are relatively easily measured to ensure compliance. There is no evidence before me to suggest that the appeal proposal would break current NRPB guidelines.

16. The possible long-term health effects associated with exposure to electromagnetic fields and radiation has been addressed by the NRPB Advisory Group on Non-Ionising Radiation

chaired by Professor Richard Doll. That group concluded that there is no firm evidence of a carcinogenic hazard from exposure to electromagnetic fields in the electronic and telecommunications industries. That view, which is based on studies undertaken in a number of countries, is supported by international bodies, including the World Health Organisation. The Government recognises that it is important that high quality research on the subject continues to be carried out. However, in its response to the report of the House of Commons Select Committee on Science and Technology on 'The Scientific Advisory System: mobile phones and health' published on 22nd September 1999, the Government maintained its view that the scientific evidence which has been accumulated so far does not suggest that radiation arising from either mobile phones or their base stations presents a health hazard if it complies with current UK exposure guidelines. On that basis, I do not consider that there is a justification for rejecting the proposal before me on health and safety grounds.

17. In conclusion, I am satisfied that the appeal proposal would not harm the character and appearance of the area the area and would accord with the aims of Policies GB1, GB2, CT5 and RS11 of the Local Plan and Policy BE8 of the emerging Structure Plan. Government advice does not support the need for the adoption of a precautionary approach to telecommunications development and no evidence has been submitted which is sufficient to convince me that there are particular circumstances within Brentwood Borough which justify the adoption of such an approach. In coming to my conclusions, I have had regard to the Inspector's conclusions when dismissing an appeal for the erection of a 15 metre high telecommunications mast at Shenfield Hall Farm, Hall Wood, Hall Lane, Shenfield (T/APP/H1515/A/99/1024618/P7). However, I do not find the circumstances of that appeal to be directly comparable with the proposal before me, notwithstanding that similar policy consideration apply to both cases. In particular, the proposal at Shenfield Hall Farm was for a new mast, while the proposal before me is for a replacement mast. Consequently, in my view, the visual impact of the proposals are significantly different.

18. I therefore proposes to allow the appeal and to grant planning permission subject to conditions. I have considered the conditions suggested by the Council, having regard to the advice in Circular 11/95. As only general details of the colour of the proposed mast and its associated equipment were submitted with the appeal application, I consider it necessary to impose a condition relating to that matter in the interests of maintaining the character and appearance of the area. However, I do not consider it necessary to impose a condition requiring the removal of the existing mast. The provisions of the Telecommunications Code in Schedule 2 to the Telecommunications Act 1984 require the removal of apparatus when it is no longer required for telecommunications purposes. Consequently, the suggested condition would merely duplicate the controls which are available under that legislation. For the same reason, I am not convinced of the need to impose a condition requiring the removal of the replacement mast when it is not longer required. Nor do I consider it necessary to impose a condition requiring the development to be carried out in strict accordance with the submitted details and for it to be retained permanently in that form. PPG8 advises that permitted development rights relating to future changes to an installation should not be removed unless there is a real and specific threat to the locality in which the development is to take place. In this case, I do not consider that minor changes to the configuration of the equipment to be attached to the mast or placed on the ground would have a significant impact on the landscape of the area.

19. In arriving at my conclusions I have taken into account all other matters raised in the representations, including those relating to increased traffic on Beredens Lane, the use of mobile phones by motorway drivers and the concern that the height of the mast could be increased further in the future. However, I do not find any of the matters raised to be of such weight as to alter the balance of my conclusions.

Conclusions

20. For the reasons given above I consider that, on balance, the appeal should succeed and I shall exercise the powers transferred to me accordingly.

Schedule:

Appeal: T/APP/H1515/A/99/1028051/P4

21. The appeal is allowed and planning permission granted to relocate one 27.5 metre mast with one 30 metre mast complete with three dual polar antennas, two dish antennas, one radio equipment housing and development ancillary thereto and to relocate existing antennas onto new tower in accordance with the terms of the application No: BRW/568/98 dated 13 August 1998, and the plans submitted therewith, subject to the following conditions:
    (i) The development hereby permitted shall be begun before the expiration of five years from the date of this decision;
    (ii) The mast and equipment cabins hereby permitted shall be permanently retained in a dark colour to be agreed in writing with the Local Planning Authority before any work on the site commences.

Informatives

22. The conditions imposed require further matters to be agreed by the local planning authority. There is a statutory right of appeal if it refuses any such application, fails to give a decision within the prescribed period, or grants a conditional approval.

23. This decision only grants planning permission under Section 57 of the Town and Country Planning Act 1990. It does not give any other approval or consent that may be required.



The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal Decision

site visit held on Wednesday January 19, 2000

by H G Rowlands BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

09 MAR 2000

Appeal: T/APP/H1515/A/99/1031323/P4

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mercury Personal Communications Limited against Brentwood Borough Council.
- The site is located at Herongate Reservoir, off Cricketers Lane, Brentwood.
- The application (ref:BRW/189/99), dated 5 March 1999, was refused on 11 June 1999.
- The development proposed is to erect one 22.5 metre mast with five cross polar antennas, three dish antennas and two radio equipment cabins.

Decision: The appeal is allowed and planning permission granted subject to the conditions set out in the attached schedule.

The main issues

1. The main issues in this case are:

   firstly, whether the proposed development is appropriate within the Green Belt and, if it is not, whether there are very special circumstances which would justify allowing the appeal as an exception to the presumption against inappropriate development in the Green Belt;

   secondly, the effect of the proposed development on the character and appearance of the area and the outlook from residential properties in the locality; and

   thirdly, whether the proposal would cause unacceptable risks to human health.

Inspector's reasons

1. The appeal site is located is located in the north-eastern corner of a site containing 2 covered reservoirs. The reservoirs are raised approximately 5.5 metres above ground level and there is one substantial building between the reservoirs. To the north and east of the site are open fields in agricultural use. Beyond the reservoir to the south and west is the village of Herongate, part of which is designated as a conservation area. The eastern boundary of the reservoir site adjoining the appeal site comprises a low hedge and post and wire fence. There are several mature trees along the boundary.

2. The proposal involves the erection of a monopole mast some 22.5 metres high. At the top of the pole would be a triangular shaped headframe to which 5 cross polar antennas and 3 dish antennas would be attached. The proposed equipment cabins would be of modest size with a height of some 2.9 metres.

Development Plan policy

3. The development plan for the area comprises the Essex Structure Plan and the approved Second Alteration to the Structure Plan and the Brentwood Local Plan which was adopted on 30 March 1995. Where the development plan contains relevant policies, section 54A of the 1990 Act requires that an application for planning permission or an appeal be determined in accordance with the plan, unless material considerations indicate otherwise.

4. The Council confirm that there are no policies within the Structure Plan which are directly relevant to the appeal proposal. The appeal site lies within the Green Belt as defined within the Local Plan. Local Plan Policy GB1 contains a general presumption against new development within the Green Belt, unless it is for one of the specific purposes listed in the policy, which are similar to the categories of development referred to in Planning Policy Guidance Note 2 (PPG2). Policy GB2 requires that development proposals should not detrimentally affect the character and appearance of the Green Belt. The appeal site is also located within a Special Landscape Area. Local Plan Policy CT5 indicates that, within such areas, the location, size, siting, design, materials, and landscaping of any new development, redevelopment or alteration should accord with the character of the area in which the development is proposed. Policy RS11 relates specifically to telecommunications development. Such development will normally be permitted where it is sited and designed to minimise its visual impact.

5. The Structure Plan is in the process of being reviewed. Policy BE8 of the Draft Deposit Replacement County Structure Plan indicates that developments involving the provision of masts and antennas for telecommunications will be permitted, subject to other policies in the Plan. Where there is potential conflict with environmental objectives, telecommunications development will only be permitted where: there is no satisfactory alternative site; there is no reasonable possibility of sharing existing facilities; there is no reasonable possibility of erecting antennas on an existing building or other structure; and they do not seriously affect sites or areas of particular importance. Any development should be sited and designed so as to minimise its visual impact, subject to operational and technical requirements. While the draft policy does not carry the same force as the policies within the development plan, it is a material consideration in this case to which I attach due weight in accordance with the advice in paragraph 48 of Planning Policy Guidance Note 1.

Green Belt

6. Telecommunications development is not included in the list of appropriate development identified in Policy GB1 of the Local Plan and in the advice contained in paragraph 3.4 of PPG2. As the guidance explains, inappropriate development is by definition harmful to the Green Belt and such development should not be approved except in very special circumstances. Such circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness is clearly outweighed by other considerations.

7. The advice in Planning Policy Guidance Note 8 (PPG8) and Circular 4/99 acknowledges that it is the Government's general policy to facilitate the growth of new and existing telecommunications systems. The Government is also fully committed to environmental objectives, including the protection of Green Belts. However, local planning authorities are encouraged to respond positively to telecommunications development proposals, especially where the proposed location is constrained by technical considerations. Having regard to the above advice, I consider that the need for a telecommunications development in a

particular area can amount to very special circumstances which must be weighed against the harm which would be caused to the Green Belt and any other harm.

8. The fundamental aim of Green Belt policy is to prevent urban sprawl and the most important attribute of Green Belts is their openness. The erection of any building or structure within the Green Belt will, by definition, have some effect on its openness. However, in this case the proposal is for the erection of a relatively slim monopole and the proposed compound would be screened by or seen against the mass of the adjoining reservoir. The effect of the proposed monopole and compound on the openness and the purposes of the Green Belt, would, in my opinion, be limited.

9. As PPG8 explains, it is the Government's policy to facilitate the growth of new and existing telecommunications systems. The Government also attaches considerable importance to keeping to a minimum the number of telecommunication masts and sites for such installations. The sharing of masts and the use of existing buildings to site new antennas helps to achieve that aim. The advice also acknowledges that telecommunications development may result in wider environmental benefits. The appellant has identified a need for an installation in the Herongate area to provide indoor coverage for Herongate and Ingrave. In addition, the mast would be shared by Vodafone which has an identified hole in its coverage within the area. The proposal, therefore, would remove the need for Vodafone to construct a mast in the area to meet its identified need. Alternative sites were examined by the appellant. I accept on the basis of the evidence submitted that the available alternative sites are not appropriate for the proposed development, because of their proximity to residential properties and the visual impact a mast would have on those properties, or because a mast would have an unacceptable impact on the listed Thorndon Hall and its associated Park and Garden of Special Historic Interest. In my view, the benefits of extending the telecommunications network in the area and mast sharing outweigh the limited harm which would be caused to the objectives of Green Belt policy.

Effect on the character and appearance of the area.

10. PPG2 explains that the visual amenities of the Green Belt should not be injured by proposals for development which, although they would not prejudice the purposes of including land within the Green Belt, might be visually detrimental by reason of their siting, materials or design. That advice is reflected in Local Plan Policy GB2. In addition, Local Plan Policy CT5 requires that the development accord with the character of the area.

11. To the north and east of the appeal site is an attractive and wide landscape of gently rolling large arable fields with occasional hedgerows and small woodlands. There is a network of footpaths within the area from where the monopole would be visible. However, the fact that the monopole would be seen from the surrounding footpaths, does not in it self demonstrate that unacceptable harm would be caused to the landscape. The nearest footpath from where the structure would be visible is some 200 metres from the site. Other footpaths are considerable further away. Having regard to the distance from which it would be seen, I do not consider that the relatively slimline mast would appear over prominent in the landscape. From certain vantage points, its visual impact would also be reduced by the presence of an Oak tree some 12 to 15 metres high in the adjoining hedgerow. The equipment cabinets and the enclosing compound would in part be screened by the adjoining reservoir and their visual impact could be further reduced by additional tree and hedgerow planting.

12. The appeal site is some 500 metres from the main built-up area of Herongate and about 600 metres from the main built-up area of Ingrave. There are groups of mature trees to the west and north-west of the site and, consequently, I do not consider that the monopole would be visible from the majority of properties in the villages. It would be seen from the rear elevations of houses which front Billericay Road. However, they are some distance away and the monopole would not, in my view, dominate the outlook from those dwellings to an unacceptable degree. The nearest dwelling to the appeal site adjoins the south-western corner of the reservoir site. It is some 320 metres from the site, and views of the monopole from that property would be across the reservoir complex. Its visual impact on the occupiers of that property would, in my view, be limited.

13. I do not consider that the proposed monopole would be seen from within the conservation area and, therefore, the character and appearance of the area would be preserved. The mast would, however, be seen from Heron Hall, which is a Grade II listed building. However the Hall lies some 700 metres to the east of the appeal site. When seen from such a distance, I do not consider that the monopole would have a significant effect on the landscape and I am satisfied that the setting of the Hall would be preserved.

Health Effects

14. The Council considers that, until such time as it has been proved that telecommunications equipment causes no unacceptable risks to human health, a precautionary approach should be adopted to such development. The Council's stance in not to allow such development within 200 metres of residential properties or schools. In this case, local residents have also expressed concerns about the possible adverse effect of the proposals on human health. The Courts have held that any genuine public perception of danger is a valid planning consideration, although the weight to be given to this is a matter for the decision maker, taking into account the particular facts of the case. As PPG8 explains, radiation safety is a matter for the Health and Safety Executive (HSE). As part of the wireless telegraphy licensing procedures, applicants are made aware of the safety requirements, and details of radio sites are passed to the HSE. The HSE expects mobile phone operators to comply with the National Radiation Protection Board's (NRPB) guidance on restricting exposures of workers and members of the public to radio frequency radiation. The NRPB is the statutory body charged with advising Government on radiological protection. Its advice covers both ionising radiation (such as x-rays) and non-ionising radiation (including ultraviolet and radiofrequency radiation). The NRPB is composed of independent members and has a staff of expert scientists in their field. The Board's advice takes account not only of NRPB's internal research but also the work of other national and international organisations. The NRPB assesses all relevant research findings before advising government.

15. The Government's position on the health effects of mobile phone base stations is explained in a letter of 3 July 1999 from the Minister for Public Health and the Minister for Planning and the Regions which was addressed to all council leaders in England. The draft Circular on Land Use Planning and Electromagnetic Fields published in December 1998 also explains the Government's position on the possible health effects of exposure to electromagnetic fields. As the letter confirms, the strength of the radio waves at ground level created by telecommunications apparatus is many times below the NRPB's recommended guidelines and should present no health risk. Those guidelines are set to prevent the well-established adverse thermal effects on health resulting from the excessive heating of tissue. The Council acknowledge that the NRPB's limits have been scientifically justified and that they are relatively easily measured to ensure compliance. There is no

evidence before me to suggest that the appeal proposal would break current NRPB guidelines.

16. The possible long-term health effects associated with exposure to electromagnetic fields and radiation has been addressed by the NRPB Advisory Group on Non-Ionising Radiation chaired by Professor Richard Doll. That group concluded that there is no firm evidence of a carcinogenic hazard from exposure to electromagnetic fields in the electronic and telecommunications industries. That view, which is based on studies undertaken in a number of countries, is supported by international bodies, including the World Health Organisation. The Government recognises that it is important that high quality research on the subject continues to be carried out. However, in its response to the report of the House of Commons Select Committee on Science and Technology on 'The Scientific Advisory System: mobile phones and health' published on 22nd September 1999, the Government maintained its view that the scientific evidence which has been accumulated so far does not suggest that radiation arising from either mobile phones or their base stations presents a health hazard if it complies with current UK exposure guidelines. On that basis, I do not consider that there is a justification for rejecting the proposal before me on health and safety grounds.

17. In conclusion, I am satisfied that the appeal proposal would not harm the character and appearance of the area and would accord with the aims of Policies GB1, GB2, CT5 and RS11 of the Local Plan and Policy BE8 of the emerging Structure Plan. Government advice does not support the need for the adoption of a precautionary approach to telecommunications development and no evidence has been submitted which is sufficient to convince me that there are particular circumstances within Brentwood Borough which justify the adoption of such an approach. In coming to my conclusions, I have had regard to the Inspector's conclusions when dismissing an appeal for the erection of a 15 metre high telecommunications mast at Shenfield Hall Farm, Hall Wood, Hall Lane, Shenfield (T/APP/H1515/A/99/1024618/P7). However, I do not find the circumstances of that appeal to be directly comparable with the proposal before me, notwithstanding that similar policy consideration apply to both cases. In particular, the proposal at Shenfield Hall Farm was for a lattice type mast, which would have been significantly closer to public footpaths than the proposal before me. Consequently, in my view, the visual impact of the proposals are not directly comparable.

18. I therefore proposes to allow the appeal and to grant planning permission subject to conditions. I have considered the conditions suggested by the Council, having regard to the advice in Circular 11/95. As specific details of the colour of the proposed mast, antennas and the associated ground equipment were not submitted with the appeal application, I consider it necessary to impose a condition relating to that matter in the interests of maintaining the character and appearance of the area. I am not convinced of the need to impose a condition requiring the removal of the mast when it is not longer required, as that matter is, in my view, adequately covered by the provision of the Telecommunications Act 1984. Nor do I consider it necessary to impose a condition requiring the development to be carried out in strict accordance with the submitted details and for it to be retained permanently in that form. PPG8 advises that permitted development rights relating to future changes to an installation should not be removed unless there is a real and specific threat to the locality in which the which the development is to take place. In this case, I do not consider that minor changes to the configuration of the equipment to be attached to the mast or placed on the ground would have a significant impact on the landscape of the area.

However, in addition to the conditions suggested by the Council, I also consider it necessary to impose a condition relating to the landscaping of the site in the interests of maintaining the character and appearance of the area. It is the appellant's intention to introduce tree and hedgerow planting, in order to screen the ground equipment and security fence and the lower portion of the mast. A condition is required to ensure the submission and implementation of an appropriate scheme.

19. In arriving at my conclusions I have taken into account all other matters raised in the representations, including those relating to the lighting of the mast at night. However, I do not find any of the matters raised to be of such weight as to alter the balance of my conclusions.

Conclusions

20. For the reasons given above I consider that, on balance, the appeal should succeed and I shall exercise the powers transferred to me accordingly.

Schedule:

Appeal: T/APP/H1515/A/99/1031323/P4

21. The appeal is allowed and planning permission granted to erect one 22.5 metre mast with five cross polar antennas, three dish antennae and radio equipment cabins at Herongate Reservoir, off Cricketers Lane, Brentwood in accordance with the terms of the application No: BRW/189/99 dated 5 March 1999, and the plans submitted therewith, subject to the following conditions:

    (i) The development hereby permitted shall be begun before the expiration of five years from the date of this decision;

    (ii) The mast and cabins hereby permitted shall be permanently retained in a dark colour to be agreed in writing with the Local Planning Authority before any work on the site commences;

    (iii) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include details of all existing trees and hedgerows on the land and details of those to be retained, the location, species and size of all new trees, shrubs and hedgerows to be planted, those areas to be grassed or hard surfaced, and a programme of planting. The landscaping scheme shall include details of all surfacing materials and any change in ground level. The landscaping scheme shall be carried out in accordance with the approved details during the first planting season following the completion of the development or in accordance with a programme of planting agreed in writing with the Local Planning Authority. Any newly planted tree, shrub or hedgerow, or existing tree, shrub or hedgerow shown as being retained, which die, are removed, or become seriously damaged or diseased within 5 years of the date of completion of the development shall be replaced within the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Informatives

22. The conditions imposed require further matters to be agreed by the local planning authority. There is a statutory right of appeal if it refuses any such application, fails to give a decision within the prescribed period, or grants a conditional approval.

23. This decision only grants planning permission under Section 57 of the Town and Country Planning Act 1990. It does not give any other approval or consent that may be required.

The Planning Inspectorate
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal Decision

site visit held on Wednesday January 19, 2000

by H G Rowlands BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

05 MAR 2000

Appeal: T/APP/H1515/A/99/1031324/P4

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mercury Personal Communications Limited against Brentwood Borough Council.
- The site is located at Thriftwood Scout Camp, Orchard Avenue, Brentwood.
- The application (ref:BRW/845/98), dated 3 November 1998, was refused on 11 June 1999.
- The development proposed is to erect a 25 metre telecommunication monopole, complete with three dual polar antennas, two dish antennas and one radio equipment cabin with ancillary access track.

Decision: The appeal is allowed and planning permission granted subject to conditions set out in the attached schedule.

Procedural matters

1. The appeal application as submitted was for the erection of a 30 metre monopole tower. The height of the monopole was subsequently reduced to 25 metres. It is on that basis that the Council determined the application and on which I have considered the appeal.

The main issues

2. The main issues in this case are:

   firstly, whether the proposed development is appropriate within the Green Belt and, if it is not, whether there are very special circumstances which would justify allowing the appeal as an exception to the presumption against inappropriate development in the Green Belt;

   secondly, the effect of the proposed development on the character and appearance of the area and the outlook from residential properties in the locality; and

   thirdly, whether the proposal would cause unacceptable risks to human health./

Inspector's reasons

3. The appeal site is located within a small clearing in the north-western corner of Thriftwood. Access to the site from Orchard Avenue is via Essex Lane, a small track around the periphery of the woodland. A new 3 metre wide by 23 metre long access track is proposed to link the appeal site to Essex Lane. The woodland is used by the Scout movement and other groups as a camp site. To the west of the wood is a railway line, while to the south, east and west is an extensive area of residential development. The nearest dwellings are approximately 30 metres from the site.

4. The appeal proposal is for the erection of a 25 metre high monopole mast. At the top of the monopole there would be 3 closely grouped cross polar antennas and 2 dish antennas. The total height of the structure would be approximately 26.3 metres. The mast would be located within a compound enclosed by a 2.4 metre high palisade fence. Within the compound there would be an equipment cabin of modest size with a height of about 2.9 metres and a small meter cabinet.

Development Plan policy

5. The development plan for the area comprises the Essex Structure Plan and the approved Second Alteration to the Structure Plan and the Brentwood Local Plan which was adopted on 30 March 1995. Where the development plan contains relevant policies, section 54A of the 1990 Act requires that an application for planning permission or an appeal be determined in accordance with the plan, unless material considerations indicate otherwise.

6. The Council confirm that there are no policies within the Structure Plan which are directly relevant to the appeal proposal. The appeal site lies within the Green Belt as defined within the Local Plan. Local Plan Policy GB1 contains a general presumption against new development within the Green Belt, unless it is for one of the specific purposes listed in the policy, which are similar to the categories of development referred to in Planning Policy Guidance Note 2 (PPG2). Policy GB2 requires that development proposals should not detrimentally affect the character and appearance of the Green Belt. Policy RS11 relates specifically to telecommunications development. Such development will normally be permitted where it is sited and designed to minimise its visual impact.

7. As Thriftwood is allocated as Protected Urban Open Space, Policy L1 is also of relevance. The policy states that within the built-up area of the Borough the development of areas of woodland will not normally be permitted. Thriftwood is also subject to a Woodland Preservation Order and parts of the wood are designated as Sites of Importance for Nature Conservation. Policy CT4 states that within and in the vicinity of Sites of Importance for Nature Conservation development prejudicial to the retention and management of important wildlife and their interrelationship with each other will normally be refused. Policy CT7 seeks to retain existing woodland, while Policy CT8 requires development proposal to retain existing trees, hedges and woods and to provide new planting.

8. The Structure Plan is in the process of being reviewed. Policy BE8 of the Draft Deposit Replacement County Structure Plan indicates that developments involving the provision of masts and antennas for telecommunications will be permitted, subject to other policies in the Plan. Where there is potential conflict with environmental objectives, telecommunications development will only be permitted where: there is no satisfactory alternative site; there is no reasonable possibility of sharing existing facilities; there is no reasonable possibility of erecting antennas on an existing building or other structure; and they do not seriously affect sites or areas of particular importance. Any development should be sited and designed so as to minimise its visual impact, subject to operational and technical requirements. While the draft policy does not carry the same force as the policies within the development plan, it is a material consideration in this case to which I attach due weight in accordance with the advice in paragraph 48 of Planning Policy Guidance Note 1.

Green Belt

9 Telecommunications development is not included in the list of appropriate development identified in Policy GB1 of the Local Plan and in the advice contained in paragraph 3.4 of

PPG2. As the guidance explains, inappropriate development is by definition harmful to the Green Belt and such development should not be approved except in very special circumstances. Such circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness is clearly outweighed by other considerations.

10. The advice in Planning Policy Guidance Note 8 (PPG8) and Circular 4/99 acknowledges that it is the Government's general policy to facilitate the growth of new and existing telecommunications systems. The Government is also fully committed to environmental objectives, including the protection of Green Belts. However, local planning authorities are encouraged to respond positively to telecommunications development proposals, especially where the proposed location is constrained by technical considerations. Having regard to the above advice, I consider that the need for a telecommunications development in a particular area can amount to very special circumstances which must be weighed against the harm which would be caused to the Green Belt and any other harm.

11. The fundamental aim of Green Belt policy is to prevent urban sprawl and the most important attribute of Green Belts is their openness. The erection of any building or structure within the Green Belt will, by definition, have some effect on its openness. However, in this case the proposal is for the erection of a 25 monopole mast within a dense area of woodland. The effect of the proposed monopole and compound on the openness and the purposes of the Green Belt, would, in my opinion, be minimal.

12. As PPG8 explains, it is the Government's policy to facilitate the growth of new and existing telecommunications systems. The Government also attaches considerable importance to keeping to a minimum the number of telecommunication masts and sites for such installations. The sharing of masts and the use of existing buildings to site new antennas helps to achieve that aim. The advice also acknowledges that telecommunications development may result in wider environmental benefits. The appellant has identified a hole in its coverage in the area surrounding the appeal site. On the basis of the submitted evidence, I am satisfied that there are no existing masts or tall buildings within the area from which the desired level of coverage could be obtained. In my view, the benefits of extending the telecommunications network in the area outweigh the minimal harm which would be caused to the objectives of Green Belt policy.

Effect on the character and appearance of the area.

13. PPG2 explains that the visual amenities of the Green Belt should not be injured by proposals for development which, although they would not prejudice the purposes of including land within the Green Belt, might be visually detrimental by reason of their siting, materials or design. That advice is reflected in Local Plan Policy GB2.

14. The appeal site lies within a dense area of woodland, some of the trees being of considerable height. However, no significant specimens would need to be removed in order to construct the compound and monopole. Although the top of the structure would extend above the tree canopy, the surrounding trees would ensure that it would not be readily visible both from within Thriftwood and from the surrounding area. The visual impact of the compound when seen from close to could be mitigated by an appropriate landscaping scheme. Subject to the access track being constructed in appropriate materials, its effect on the character and appearance of the woodland would not , in my view, be significant.

15. Having regard to the existing activities which take place within the wood, I do not consider that the additional activity generated by periodic maintenance of the proposed telecommunications equipment would significantly affect the wildlife within the wood.

Health Effects

16. The Council considers that, until such time as it has been proved that telecommunications equipment causes no unacceptable risks to human health, a precautionary approach should be adopted to such development. The Council's stance in not to allow such development within 200 metres of residential properties or schools. In this case, local residents have also expressed concerns about the possible adverse effect of the proposals on human health. The Courts have held that any genuine public perception of danger is a valid planning consideration, although the weight to be given to this is a matter for the decision maker, taking into account the particular facts of the case. As PPG8 explains, radiation safety is a matter for the Health and Safety Executive (HSE). As part of the wireless telegraphy licensing procedures, applicants are made aware of the safety requirements, and details of radio sites are passed to the HSE. The HSE expects mobile phone operators to comply with the National Radiation Protection Board's (NRPB) guidance on restricting exposures of workers and members of the public to radio frequency radiation. The NRPB is the statutory body charged with advising Government on radiological protection. Its advice covers both ionising radiation (such as x-rays) and non-ionising radiation (including ultraviolet and radiofrequency radiation). The NRPB is composed of independent members and has a staff of expert scientists in their field. The Board's advice takes account not only of NRPB's internal research but also the work of other national and international organisations. The NRPB assesses all relevant research findings before advising government.

17. The Government's position on the health effects of mobile phone base stations is explained in a letter of 3 July 1999 from the Minister for Public Health and the Minister for Planning and the Regions which was addressed to all council leaders in England. The draft Circular on Land Use Planning and Electromagnetic Fields published in December 1998 also explains the Government's position on the possible health effects of exposure to electromagnetic fields. As the letter confirms, the strength of the radio waves at ground level created by telecommunications apparatus is many times below the NRPB's recommended guidelines and should present no health risk. Those guidelines are set to prevent the well-established adverse thermal effects on health resulting from the excessive heating of tissue. The Council acknowledge that the NRPB's limits have been scientifically justified and that they are relatively easily measured to ensure compliance. There is no evidence before me to suggest that the appeal proposal would break current NRPB guidelines.

18. The possible long-term health effects associated with exposure to electromagnetic fields and radiation has been addressed by the NRPB Advisory Group on Non-Ionising Radiation chaired by Professor Richard Doll. That group concluded that there is no firm evidence of a carcinogenic hazard from exposure to electromagnetic fields in the electronic and telecommunications industries. That view, which is based on studies undertaken in a number of countries, is supported by international bodies, including the World Health Organisation. The Government recognises that it is important that high quality research on the subject continues to be carried out. However, in its response to the report of the House of Commons Select Committee on Science and Technology on 'The Scientific Advisory System: mobile phones and health' published on 22nd September 1999, the Government maintained its view that the scientific evidence which has been accumulated so far does not

suggest that radiation arising from either mobile phones or their base stations presents a health hazard if it complies with current UK exposure guidelines. On that basis, I do not consider that there is a justification for rejecting the proposal before me on health and safety grounds.

19. In conclusion, I am satisfied that the appeal proposal would not harm the character and appearance of the area and would accord with the aims of Policies GB1, GB2, RS11, L1, CT4, CT7 and CT8 of the Local Plan and Policy BE8 of the emerging Structure Plan. Government advice does not support the need for the adoption of a precautionary approach to telecommunications development and no evidence has been submitted which is sufficient to convince me that there are particular circumstances within Brentwood Borough which justify the adoption of such an approach. In coming to my conclusions, I have had regard to the Inspector's conclusions when dismissing an appeal for the erection of a 15 metre high telecommunications mast at Shenfield Hall Farm, Hall Wood, Hall Lane, Shenfield (T/APP/H1515/A/99/1024618/P7). However, I do not find the circumstances of that appeal to be directly comparable with the proposal before me. In particular, the proposal at Shenfield Hall Farm was for a lattice type mast in an open location, while the proposal before me is for a monopole structure surrounded by dense woodland. Consequently, in my view, the visual impact of the proposals are significantly different.

20. I therefore proposes to allow the appeal and to grant planning permission subject to conditions. I have considered the conditions suggested by the Council, having regard to the advice in Circular 11/95. All are necessary, in my view, in order to maintain the character and appearance of the area. I have re-worded the conditions were necessary in the interests of clarity and precision.

21. In arriving at my conclusions I have taken into account all other matters raised in the representations, including those relating to increased traffic and the adequacy of mobile phone reception in the area. However, I do not find any of the matters raised to be of such weight as to alter the balance of my conclusions.

Conclusions

22. For the reasons given above I consider that, on balance, the appeal should succeed and I shall exercise the powers transferred to me accordingly.

Schedule:

Appeal: T/APP/H1515/A/99/103132/P4

23. The appeal is allowed and planning permission granted to erect a 25 metre telecommunication monopole, complete with three dual polar antennas, two dish antennas and one radio equipment cabin with ancillary access track in accordance with the terms of the application no: BRW/845/98 dated 3 November 1998, and the plans submitted therewith, as amended by drawing no: 98045/91619/MPC01/01 revision C, subject to the following conditions:

    (i) The development hereby permitted shall be begun before the expiration of five years from the date of this decision;

    (ii) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include details of the existing trees and shrubs on the land and details of those to be retained, the location, species and size of all new trees, shrubs and hedgerows to be planted, those areas to be grassed or hard surfaced, and a programme of planting and transplanting. The landscaping scheme shall

include details of all surfacing materials and any change in ground level. The landscaping scheme shall be carried out in accordance with the approved details during the first planting season following the completion of the development or in accordance with a programme of planting agreed in writing with the Local Planning Authority. Any newly planted tree, shrub or hedgerow, or existing tree or, shrub shown as being retained, which die, are removed, or become seriously damaged or diseased within 5 years of the date of completion of the development shall be replaced within the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

(iii) Details of materials to be used in the construction of the access road shall be submitted to and agreed in writing by the Local Planning Authority before the commencement of the development. The road shall be constructed in accordance with the approved scheme;

(iv) The mast, equipment cabin and compound fence hereby permitted shall be permanently retained in a dark colour to be agreed in writing with the Local Planning Authority before any work on the site commences.

Informatives

24. The conditions imposed require further matters to be agreed by the local planning authority. There is a statutory right of appeal if it refuses any such application, fails to give a decision within the prescribed period, or grants a conditional approval.

25. This decision only grants planning permission under Section 57 of the Town and Country Planning Act 1990. It does not give any other approval or consent that may be required.



WORK SHEET FOR : Nicola Lake

Application Number : TL/2000/1145

Applicant : One To One C/O A P T.

Location : Old Redingensians, Old Bath Road, Sonning, Reading.

Proposal : Proposed erection of one 15 metre high monopole with three cross polar antennas two dish antennas one radio equipment housing and ancillary development.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/4

Date of Neighbour Notifications : 14/4

Date of Site Visit : 17/4

Date Registered : 11/04/2000

Earliest Date for Decision : 11/05/2000

Latest Consultation Date/Site Notice Expiry Date : 11/05/2000

Application Expiry Date: 23/05/2000

Consultation Responses :
Env health – No objection
Neighbour – Objected.

Planning Issues :
Effect on street scene & neighbouring properties.
~~Need for development~~.
Green gap
Countryside

Application Number: TL/2000/1145

Appraisal :

This application is for a 15m high monopole with 3 cross polar antennas, 2 dish antennas, radio equipment housing & ancillary development.

Neighbours.

The nearest neighbour is approx 70m from the proposal. This is a sufficient distance for any impact to be minimised. However committee guidelines suggest a distance of at least 60m should be maintained from areas of employment, recreational grounds and residential properties. The distance from the club to the proposed mast is 4m. This is considered to have an adverse effect on a place of employment (club) and a recreational field due to the perceived health risk on the public.

The 15m mast is situated in an open area and, as such, would have an adverse effect on the amenity of the area.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number TL/2000/1145
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			This development, if permitted, would have an adverse effect on the amenity of the area, and the public perception of the health hazards of such a facility adjacent to a playing field & clubhouse.
			far enough from residences
			Adjacent to A4.
			Private sports club
			OK

RECORD OF SITE VISIT

SITE ADDRESS: Old Redingensians
Old Bath Road Sonning Reading.

APPLICATION NUMBER: TL/2000/1145

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

A·P·T

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

CC JRM
29484
17 MAY 2000
COPIES TO:

15 May 2000
Our ref: 98954

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

Sent by Recorded Delivery

Dear Sir

NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY ONE-2-ONE PERSONAL COMMUNICATIONS LTD. FOR THE ERECTION OF ONE 15-METRE MONOPOLE AT READINGENSIANS SPORTS GROUND, BATH ROAD, SONNING, RG4 6TD.

I write with reference to your letter dated 10 May 2000 and my telephone conversation of today with your planning officer Joss Miller with regard to the above application. I understand that the Council has adopted a policy whereby any telecommunications installation to be located near residential properties, places of work or sports grounds will be refused because of perceived health and safety issues. At the time of writing I understand that the Council has received no objections relating to these concerns.

Under part 24 of the Town and Country Planning (General Permitted Development) Order 1995 and (Amendment) Order 1999 my client only requires to seek whether or not the prior approval of the Council is required for the siting and appearance of the development. The issue relating to health and safety cannot therefore be a material consideration when the Council is dealing with a permitted development application. As you are aware radiation safety is a matter for the Health and Safety Executive which is fully explained in PPG8.

The decision of the Council to refuse applications if they meet the above criteria would appear to be somewhat perverse in the light of previous applications approved by the Council. One 2 One had a similar application to the above approved at the Safeway Store, Woosehill, your reference TL98. Vodafone also had an application for a 15m mast approved at Westcott Road, Wokingham, your reference TL128.

Your officer suggested that moving the installation to the open countryside would possibly overcome the objections of the Council. However, in this instance this is not an option available to my client, moving the site any great distance from the sports ground would mean that radio coverage would not be provided to the target area. As you are aware Brentwood Council adopted a similar policy to Wokingham Council and refused three applications partly on perceived health and safety issues. However, on appeal the Planning Inspectorate took the view that on current evidence there was no justification for the Council rejecting the applications on health and safety grounds. I have enclosed a copy of the appeals statement for your information.

Cont'd

The proposed mast at Readingensians Sports ground is needed to provide radio coverage to Sonning and also the A4(T). 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.

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 yellow and green. The green areas represent regions where signals are at their weakest and within these areas it is probable that no reception would be received. These areas are known as "holes" and within holes in the coverage area 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; last year over three million 999 calls were accessed via mobile telephones.

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 plots are enclosed, plot A and B. Plot A shows the current radio coverage obtained in the area and plot B shows the predicted coverage for the area with a base station located at the sports ground. If plot A is compared with plot B it will be noted that currently Sonning and a large section of the A4(T) receives very poor radio coverage.

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

Yours faithfully

Russell Price
On behalf of One 2 One Personal Communication Services Ltd.

Cc
John Woodhouse, One 2 One.
Paul Coxan, A.P.T.
Marcus Baldwin, A.P.T.

Tel: (0118) 974 6481

Date:

My ref: TL/2000/1145

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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/2000/1145
Old Redingensians, Old Bath Road, Sonning, Reading.
Proposed erection of one 15 metre high monopole with three cross polar antennas two dish antennas one radio equipment housing and ancillary development.

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 **Nicola Lake** on **(0118) 974 6481**. 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: **Nicola Lake** Application Number: **TL/2000/1145**
Old Redingensians, Old Bath Road, Sonning, Reading.
Proposed erection of one 15 metre high monopole with three cross polar antennas two dish antennas one radio equipment housing and ancillary development.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor N Rose

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 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 7 June 2000
My ref. JM/SB/TL/2000/1145
Your ref. 98954

29807

Mr R Price
A.P.T.
Dolphin House
Albany Park
CAMBERLEY
Surrey GU15 2PL

FIRST CLASS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Price

NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY ONE-2-ONE PERSONAL COMMUNICATIONS LTD FOR THE ERECTION OF ONE 15 METRE MONOPOLE AT READINGENSIANS SPORTS GROUND, BATH ROAD, SONNING, RG4 6TD

Thank you for your letter of 24 May 2000.

I note what you say in the letter. The file, however, contains two plans showing different sitings of the proposed apparatus. The site notice location plan shows the apparatus being sited close to the boundary of the nearest house while the site location map and all other documentation refers to a location adjoining the Club House. Perhaps you would be kind enough to clarify which is the location.

Yours sincerely

JOHN MITCHELL
Development Control Manager

John,
Spoke to Colin - LPA means same as Council - No joy.
Also we need to notify in writing within 42 days - phone calls don't count.
What do you suggest I put in the reply - Be appear to be Stuffed! Decks. Joss.

A·P·T

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

DC JRM
APP
29809
25 MAY 2000
COPIES TO: ACK:
FILE:

REPLY REQUIRED
8/6.

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

24 May 2000
Our ref: 98954

Sent by Recorded Delivery

Dear Sir

Re: NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY ONE-2-ONE PERSONAL COMMUNICATIONS LTD. FOR THE ERECTION OF ONE 15-METRE MONOPOLE AT READINGENSIANS SPORTS GROUND, BATH ROAD, SONNING, RG4 6TD.

I write with reference to the decision notice issued by the council on the 22 May 2000 and received at our offices on the 23 May 2000 refusing approval of the siting and appearance of the above development, application no. TL/2000/1145.

The GPDO application dated 7 April 2000 and delivered to the Council on the 10 April 2000 fully met the requirements of Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 and (Amendment) Order 1999. The information sent with the application was also sufficient to enable the Authority to reach a determination on the siting and appearance of the development.

Wokingham District Council has not refused the application within the time period as stipulated within part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and (Amendment) Order 1999. As no formal refusal to our proposal was received by 21 May 2000, One 2 One Personal Communications Ltd are therefore able to commence the development as described within our application submitted to the Council by recorded delivery on 10 April 2000

The Department of Environment has issued Circular 04/99 clarifying the position in regard to approval of siting and appearance of GPDO installations. The Circular states the following:

"Appendix A, Paragraph 4. The local planning authority will have 42 days, beginning with the date on which it receives the application, in which to make and notify its determination on whether prior approval is required to siting and appearance and to notify the applicant of its decision to give or refuse such approval. There is no power to extend the 42-day period.

cont'd...

"Paragraph 17. Where the local planning authority notifies an applicant that prior approval is required but then fails to give or refuse approval within the 42-day period, the development may proceed after that period has expired.

I would therefore confirm that my client now has approval for the installation.

Yours faithfully

Russell Price
On behalf of One 2 One Personal Communications Ltd

cc
John Woodhouse, One 2 One.
Rob Ostacchinni, One 2 One.
Paul Coxan, A.P.T.
Marcus Baldwin, A.P.T.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

24588
DC
APP
20 APR 2000
COPIES TO:
ACK:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: JPE/JS/tower

To: Nicola Lake, Planning

Your Ref: TE/2000/1145

Date: 19 April 2000

PROPOSED ERECTION OF ONE 15 METRE HIGH MONOPOLE WITH THREE CROSS POLAR ANTENNAS TWO DISH ANTENNAS ONE RADIO EQUIPMENT HOUSING AND ANCILLARY DEVELOPMENT
LOCATION: OLD READINGENSIANS SPORTS GROUND BATH ROAD SONNING

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

Received by Wokingham District Council

Application No: TL/2000/1145

Proposal:
Proposed erection of one 15 metre high monopole with three cross polar antennas two dish antennas one radio equipment housing and ancillary development.

Location:
Old Redingensians, Old Bath Road, Sonning, Reading.

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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/05/2000. 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

Posted 1st Class 22/5.
+ tryed to fax
Faxed OK 23/5

FAX COVER SHEET

TO: MR Price

FROM: J Miller

DESTINATION FAX No: 01276 683781

DATE: 22/5/00

TIME: 16.00

SUBJECT: NOTIFICATION

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2

Environmental Services Department, P.O Box 157, Civic Offices, Shute End, Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

REFUSAL OF PRIOR APPROVAL OF TELECOMMUNICATIONS NOTIFICATION

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

Notification No: TL/2000/1145

Parish: SONNING

Proposal: ERECTION OF 15 METRE HIGH MONOPOLE WITH THREE CROSS POLAR ANTENNAS, TWO DISH ANTENNAS, ONE RADIO EQUIPMENT HOUSING AND ANCILLARY DEVELOPMENT.

Location: READINGENSIANS SPORTS GROUND, BATH ROAD, SONNING

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

This development, if permitted, would have an adverse effect on the amenity of the area, and the public perception of the health hazards of such a facility adjacent to a playing field/clubhouse.

John Mitchell

22 May 2000

Development Control Manager

* * * COMMUNICATION RESULT REPORT (23.MAY.2000 14:58) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
111	MEMORY TX		901276683781	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

* * * COMMUNICATION RESULT REPORT (22.MAY.2000 16:50) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
102	MEMORY TX		901276683781	E-3)3)2)3)2)	P. 0/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

* * * COMMUNICATION RESULT REPORT (22.MAY.2000 17:01) * * *

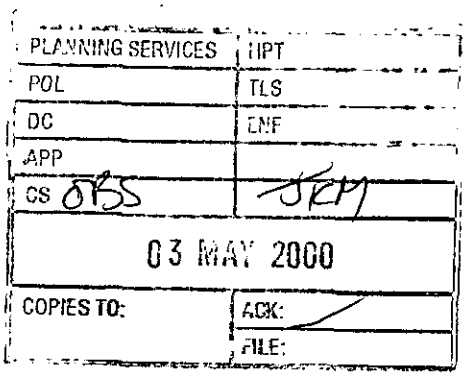
TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
104	MEMORY TX		901276683781	E-3)3)3)3)3)	P. 0/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

1 Hawthorn Way ◦ Sonning-on-Thames ◦ Berkshire ◦ RG4 6TG
phone 0118 9690044

02-05-2000



Head of Planning & Transportation,
WOKINGHAM DISTRICT COUNCIL,
PO Box 157,
SHUTE END,
WOKINGHAM
BERKS RG40 1WR

Dear Sir,

PLANNING APPLICATION TL/2000/1145

Thank you for informing us, the four adult occupants of this dwelling, of the proposal.

We object in the strongest possible terms to the proposed erection of high powered radio equipment on the boundary of Old Redingensians grounds adjacent to our house.

Yours sincerely,

Kenneth A. Jones

Tel. 0118 974 6463 (Direct Line)

Date. 10 May, 2000

My ref. JM/MLT/TL/2000/1145

Your ref.

Russell 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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Price,

RE: PROPOSED ERECTION OF A 15 METRE HIGH MONOPOLE WITH THREE CROSS POLAR ANTENNAS, TWO DISH ANTENNAS, ONE RADIO EQUIPMENT HOUSING AND ANCILLARY DEVELOPMENT AT READINGENSIANS SPORTS GROUND, BATH ROAD, SONNING. (TL/2000/1145)

I refer to your notification for a telecommunications 15 metre high monopole with five antennas, equipment cabin and ancillary development.

I write to formally advise you that the Local Planning Authority requires prior approval of this scheme, in view of its proximity to a place of employment and a playing field.

I would be grateful if you could advise me in writing within seven 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 sensitive issues.

Yours sincerely

MLT

M L THORP
Principle Development Control Officer

42 DAYS

WOKINGHAM D.C. DEVELOPMENT CONTROL

23-05-00

Start date: 11 APR 2000	Map No: 3213 Site 0:02
Officer: NL Application No. TL/2000/1145	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(TL) PROPOSED ERECTION OF ONE 15M HIGH MONOPOLE WITH THREE CROSS POLAR ANTENNAS, TWO DISH ANTENNAS, ONE RADIO EQUIPMENT HOUSING AND ANCILLARY DEVELOPMENT

Location: READINGENSIANS SPORTS GROUND, BATH ROAD

Parish: SONNING Ward: Sonnins 14.4.2000

Applicant: ONE 2 ONE

Fee Received 35-00 (1) 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 : 14.4.2000 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: East fields & Stag Lodge & Birchley - Old Bath Rd

1-6 incl Hawthorne Way

28, 30, 32, 34, 36 } Glebe Lane
+ 38, 40 }

Fairlea, Garde Rd.

① ADDRESS Sports Ground adjoining - PARISH Sonning E

PLOT No. OLD BATH ROAD. ORD. SHEET No. 32/37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13968	REDINGENSIANS SPORTS CLUB	15' POLES FOR FLOODLIGHTS	28.8.80	N/A C/A
1394/71	Redingensians Sports Club	New pavilion & caretakers bungalow	30.12.71	App C/A
02268	Mrs. B.K. Sumpter	Use as play group	15 5 75	N/A C/A
04011	Redingensians Sports Club Ltd.	Caravan for Les Purcell (temp) adjacent to clubhouse	20 2 76	N/A 31.3
07010	" " "	Extn. Squash courts	27.10.77	N/A C/A
08670	"	BEER STALL	3.8.78	N/A C/A
BR9786	"	"	2.11.78	App. N/A
09970	"	RENEWAL CARAVAN FOR RES.	15.2.79	N/A 31.3.8 T.P.
10043	PINDSPORTS	TENT EXHIBITION MAY - AUGUST '79	15.3.79	N/A REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS SITE LICENCE APPL. - 09970

DRAINAGE

---

② ADDRESS Redingensians Sports Club Old Bath Road PARISH Sonning E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
14918	Redingensian Sport Club.	Subst metal poles. for Wooden poles on Northern boundary	12.3.81	N/A C/A
16647	"	8 floodlights	14.1.82	N/A C/A 31.3.82
16952	"	RENEWAL 09970 Caravan	11.2.82	TP 31.3.82
16953	"	SITE LICENCE	11.2.82	TP
~~17224~~	"			
BR21570	"	LIGHTS & SCOREBOARD	14.11.83	APP N/A
21001,2	"	RENEWAL 16952,3	8.3.84	N/A 31.3.85 TP
21952	E. Wessex Territorial Assn.	ATC Lecture Hall	26.7.84	N/A N/A OR
24009	REDINGENSIANS	2/St. EXTENSION TO CLUB HOUSE	11.9.85 J.12.86	N/A CLA APP
BRA1924	"			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 " RENEWAL 21001,2 20.1.88 31.3.
29432 "
29433.

(3) ADDRESS Sports Ground PARISH Lonsdale

PLOT No. Old Bath Road ORD. SHEET No.

BUILDER Ramsgreave Sports Club

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38230	"	PHYSIOTHERAPY UNIT	15.10.91	Ref
38829	"	"	12.2.92	Cond
FP/92/0279	"	"		Ref
FP/92/0279A	"	"	15.7.92	App
98/67157/F	"	Football Addl. Floral Lighting	2.7.98	C/
C/67175/02	"	Details to comply with 98/67157/F for app. of revised landscape scheme	30/3/99	Ap

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TL122 - 15m. monopole - 3 cross polar antennas, 2 dish antennas radio equip. housing & anc. development - 19/1/00 Re

DRAINAGE

091074

11.APR.2000* 1145

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

7 April 2000
Our ref: 98954

Sent by Recorded Delivery

G.P.D.O. APPLICATION

RE: - READINGENSIANS SPORTS GROUND

OUR REF: 98954

(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's 98045/98954/MPC02/01A & 02A.

1 x Licence Notice, including drawing no's. 98045/98954/MPC02/01A & 02A.

1 x Annex C (Code of Best Practice)

1 x Site notice and location plan

1 x Health & Safety brochure

1 x Appeal Decision.

11 APR 2000 * APR 2000 1145

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

7 April 2000
Our ref: 98954

Sent by Recorded Delivery

Dear Sir

NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY ONE-2-ONE PERSONAL COMMUNICATIONS LTD. AT READINGENSIANS SPORTS GROUND, BATH ROAD, SONNING, RG4 6TD

Please find enclosed a Notice of Permitted Development for the installation of a radio base station at the above location. My client, One 2 One Personal Communications Ltd submitted a similar application to the council on the 17 December 1999. However, the council refused the application no TL122. After discussions with the landowners an alternative site has now been agreed which is some distance away from the residential properties and should meet the concerns of the council.

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

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

...cont'd...

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.

The intended coverage area is located in Sonning and comprises mainly of industrial land, however housing estates are also found within the search area. I have enclosed a technical justification produced by One 2 One which shows the need for the installation.

The following sites were identified but had to be discounted due to the following reasons; Sonning Farm (Site A), the Sewage Works (Site B), Sonning Fire Station (Site C) St. Andrew's Church (Site D) and Sonning Golf Club (Site G) were considered but the landowners rejected the proposed installation of a radio mast on their land. Sonning Lane Sports Ground (Site E) was explored as a possible site for a radio base station, but had to be discounted as it was too and exposed and close to residential housing. The Water Tower (Site F) was also discounted due to exposure to a nearby housing estate. It is also situated a considerable distance outside of the search area, and thus will not provide adequate radio coverage.

The site at Readingensians Sports Ground 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 siting of the installation has been partly determined by the need to provide radio coverage to the target area. The proposed mast will be located some distance from the main residential area and will be screened by surrounding trees. The mast will be of a slim-line design, therefore with the screening provided by the surrounding trees the mast 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. It is my client's opinion that the proposed installation should have a minimal impact on the visual amenity.

Recently a number of local authorities have been concerned about health and safety with regard to radio base stations. I have therefore enclosed a brochure that has been produced by One 2 One that deals with this issue. A recent planning appeal decision that went against Brentwood Council has also shown that health and safety is not an issue, I have also enclosed a copy of the decision notice for your information.

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

Russell Price
On behalf of One-2-One Personal Communications Ltd.
Direct line: 01276 605016

11.APR.2000* 1145

NOTE A

SITE NOTICE

Proposed development at **READINGENSIANS SPORTS GROUND, BATH ROAD, SONNING, RG4 6TD. –GRID REF: 476430/175030. SITE REF:98954.**

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

on behalf of **ONE 2 ONE PERSONAL COMMUNICATIONS 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

ONE 15-METRE MONOPOLE COMPLETE WITH THREE CROSS POLAR ANTENNAS, TWO DISH ANTENNAS, ONE RADIO EQUIPMENT HOUSING AND DEVELOPMENT ANCILLARY THERETO.

Under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, **WOKINGHAM DISTRICT COUNCIL**

is 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

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 **01.05.2000** to

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

READINGENSIANS SPORTS GROUND, BATH ROAD, SONNING, RG4 6TD.–GRID REF:476430/175030. SITE REF:98954.

SIGNED:

ON BEHALF OF: **ONE 2 ONE PERSONAL COMMUNICATIONS LTD.**

DATED: **07.04.2000**

11.APR.2000* 1145

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

7 April 2000
Our ref: 98954

Sent by Recorded Delivery

LICENCE NOTICE

Dear Sir

NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY ONE-2-ONE PERSONAL COMMUNICATIONS LTD. FOR THE ERECTION OF ONE 15-METRE MONOPOLE COMPLETE WITH THREE CROSS POLAR ANTENNAS, TWO DISH ANTENNAS, ONE RADIO EQUIPMENT HOUSING AND DEVELOPMENT ANCILLARY THERETO AT READINGENSIANS SPORTS GROUND, BATH ROAD, SONNING, RG4 6TD.

One-2-One Personal Communications 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, One 2 One Personal Communications Ltd. is obliged to advise you of their intention to carry out the development specified above and as shown on the attached plan (No. 98045/98954/MPC01/0A & 02A). 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

Russell Price
On behalf of One-2-One Personal Communications Ltd.

Direct line: 01276 605016

11.APR.2000* 1145

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

7 April 2000
Our ref: 98954

Sent by Recorded Delivery

Dear Sir

APPLICATION UNDER CONDITION A.2 (4 & 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 ONE-2-ONE PERSONAL COMMUNICATIONS LTD. AT READINGENSIANS SPORTS GROUND, BATH ROAD, SONNING, RG4 6TD

One-2-One Personal Communications 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 One-2-One Personal Communications Ltd. to make application under A.2 (4 & 4A) of the above order. We attach a plan (No. 98045/98954/MPC01/01A & 02A) 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 (4) (b) & (4A)(a).

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

Yours faithfully

Russell Price
On behalf of One-2-One Personal Communications Ltd.

Direct line: 01276 605016

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 28.02.94

Name of LPA contact THE CHIEF PLANNING OFFICER.

ii) On sites in specific cell(s) 98954 Date 15/12/99

Name of LPA contact Mrs. Hurst

2A. NAME AND ADDRESS OF APPLICANT

Name ONE 2 ONE PERSONAL COMMUNICATIONS LTD.

Address ELSTREE TOWER, ELSTREE WAY, BOREHAMWOOD.

Postcode WD6 1DT Tel 0181 214 2121

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 LOUISE ELLETT

2C. LOCATION OF PROPOSAL

Location: READINGENSIANS SPORTS GROUND, BATH ROAD, SONNING, RG4 6TD.

2D. O.S. SHEET/GRID REFERENCE

Sheet and six figure grid reference of proposed development

Sheet .... Grid reference 476430/175030

3. PURPOSE OF DEVELOPMENT

A radio base station is required at the above site 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.

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
length ...3.70... metres width 2.70.....metres height 2.90... metres

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

MAST: - GALVANISED STEELWORK... .....

equipment housing:- type of material and external colour

CABIN - GREY PLASTIC COATED METAL.....

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

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

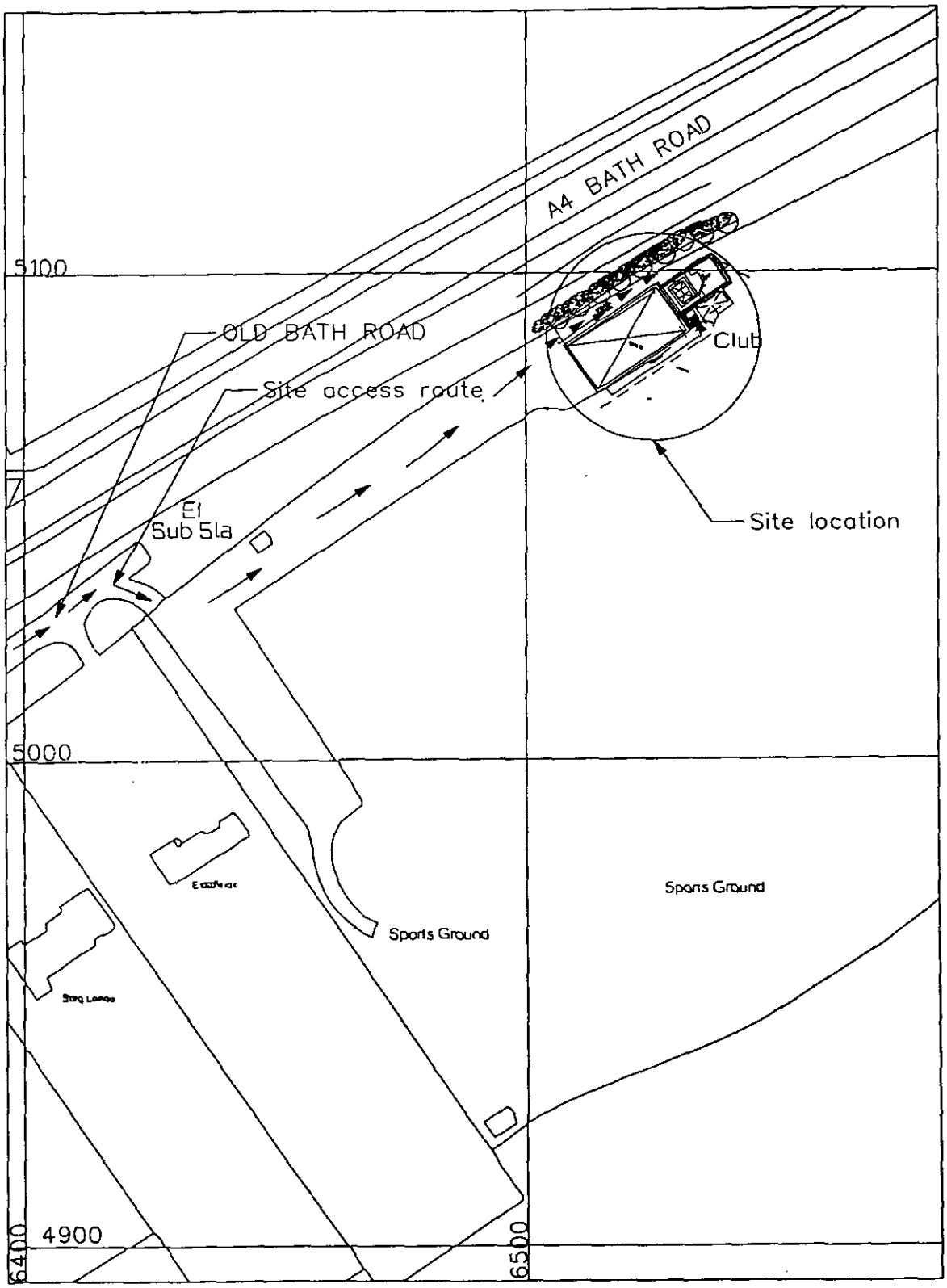
Will the structure be within 3km of an aerodrome or airfield?	Yes	☐	No	☒
Has the Civil Aviation Authority or Secretary of State for Defence (as appropriate) been notified?	Yes	☐	No	☐

Signed ...A.P.T..... Date 07.04.2000

On behalf of ONE 2 ONE PERSONAL COMMUNICATIONS LTD.

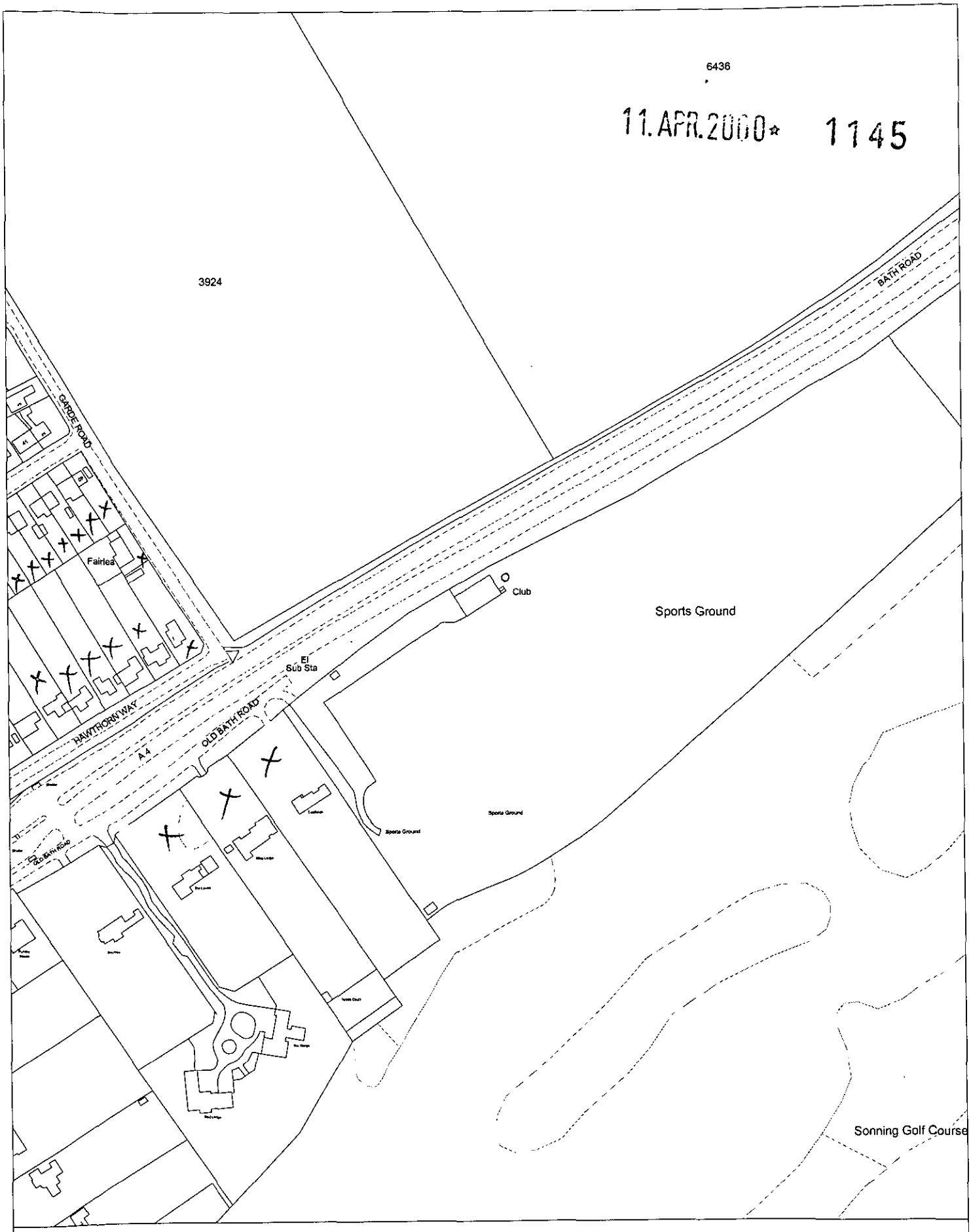
98954

11.APR.2000* 1145



SITE LOCATION MAP

NATIONAL GRID REFERENCE 476529/175093
Scale 1:1250



Site Plan, Scale: 1 to 2500

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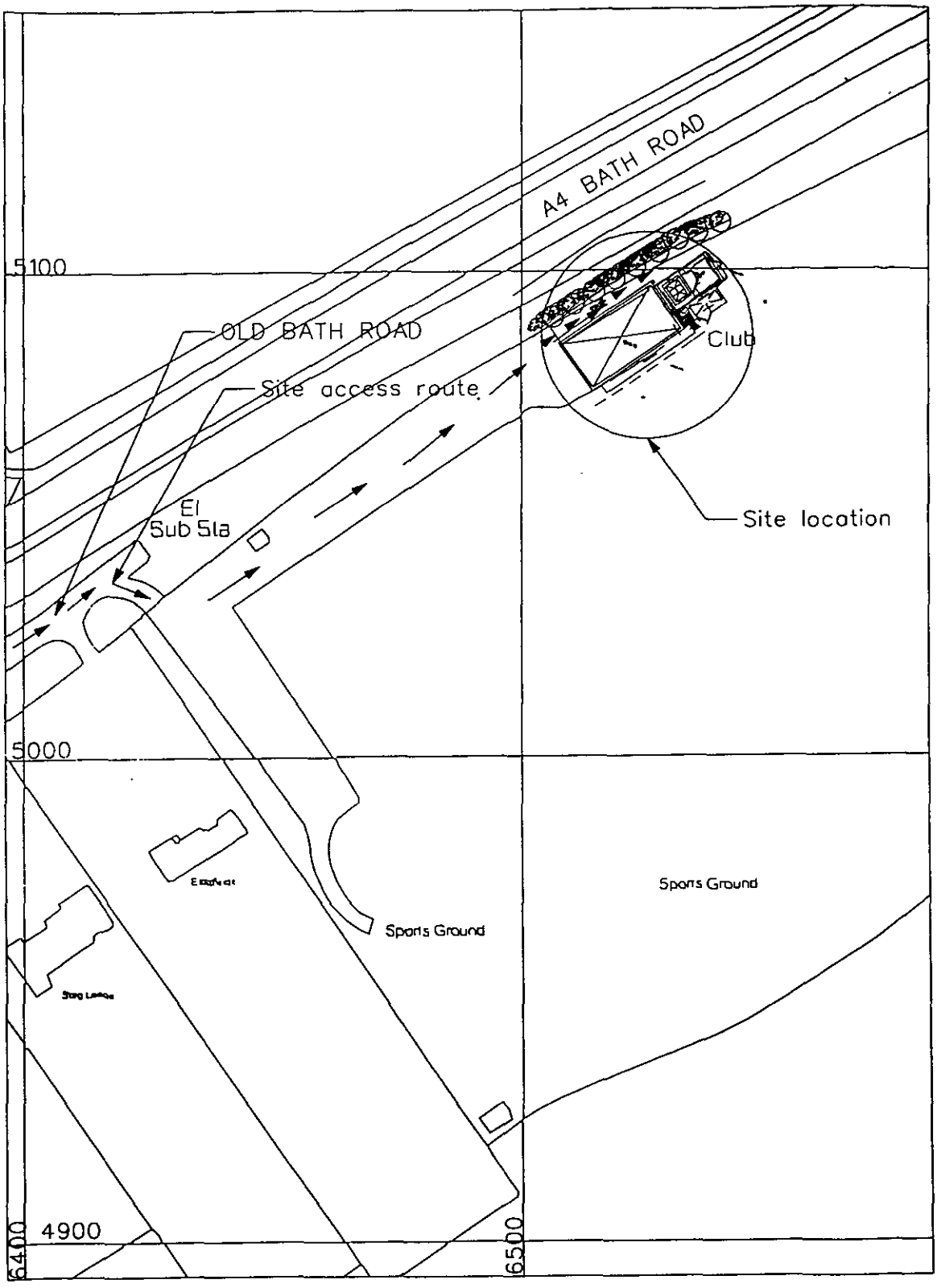

SITE LOCATION MAP

NATIONAL GRID REFERENCE 476529/175093
Scale 1:1250

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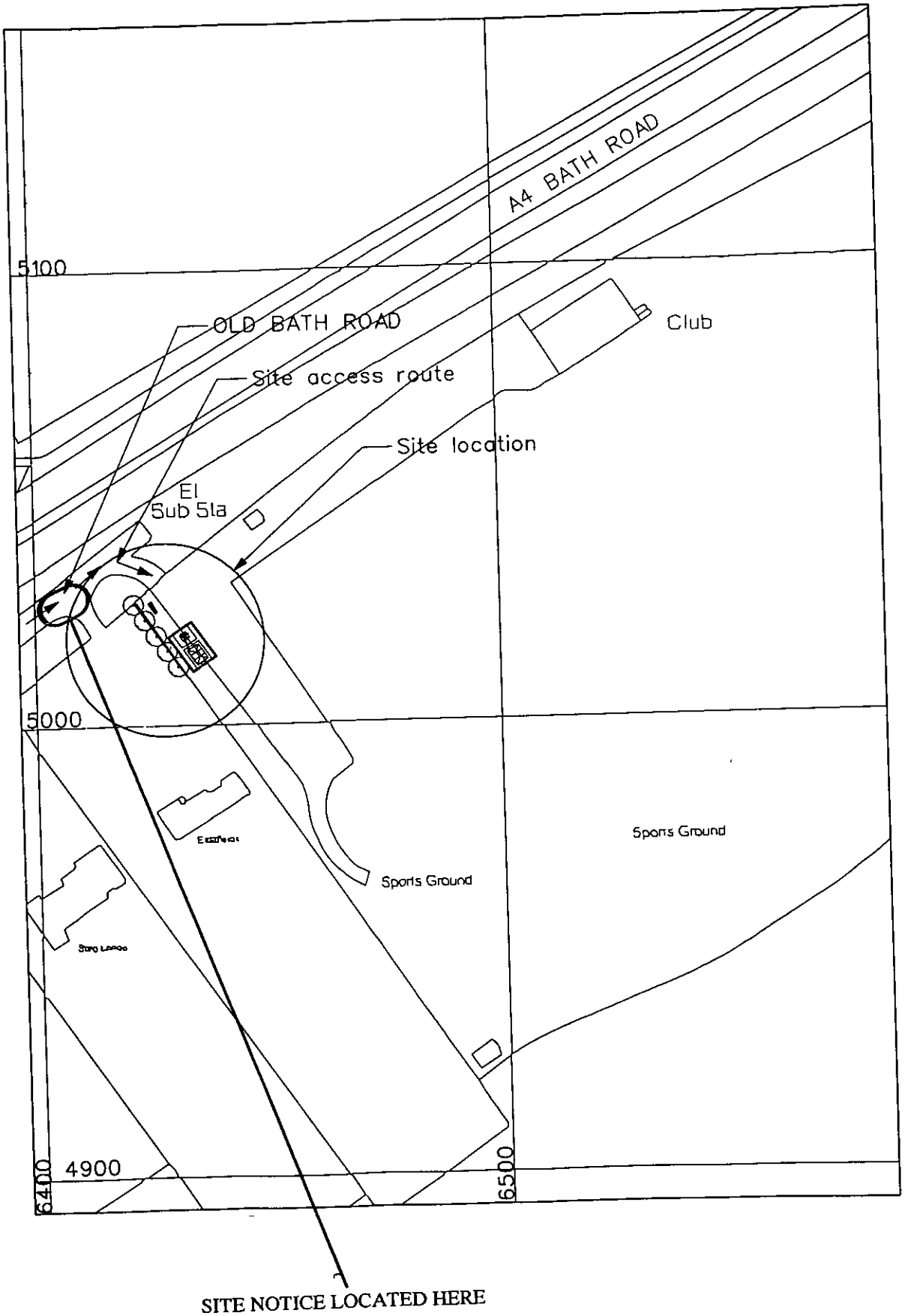
SITE NOTICE LOCATION PLAN



SITE NOTICE LOCATED HERE