

PD TELECOMMUNICATIONS 28 DAYS
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 September 2026

Application Number: 262068

Location: Land Adjacent To 9a Weller Drive Wokingham

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

Recommendation: Prior Approval Refusal

Reasons

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

2. The proposal fails to demonstrate that existing nearby trees, including those protected by a TPO (1458-2012) would not be adversely affected by the development. In the absence of sufficient arboricultural information and appropriate tree protection measures, the proposal is therefore considered unacceptable in respect of its impact upon existing trees, contrary to the aims of policies CP1 and CP3 of the Core Strategy, policy CC03 of the MDD Local Plan and Section 19 of the NPPF 2026.

Informatives

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

Recommendation and conditions/reasons agreed: MC

Date: 25.09.2026

REMEMBER - The earliest date for a decision on this application is: **24 September 2026**