APPLICATION NO:
F/2001/3491

LOCATION:
Bromleys Garage Services Poplar Lane, Winnersh Wokingham.

APPLICANT:
Vodafone Ltd C/O A P T

PROPOSAL:
Proposed erection of 20m latice mast with 6 cross polar antennas, two dish antennas and one radio equipment housing. Removal of existing 20m mast.

EARLIEST DATE FOR DECISION: **07/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/04/2001

CASE OFFICER: **Emy Circuit**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Vodafone Ltd
C/O A P T
Dolphin House
Albany Park
Camberley
Surrey
GU16 7QH

Application Number: F/2001/3491

Parish:	**WINNERSH**
Location:	**Bromleys Garage Services, Poplar Lane, Winnersh, Wokingham.**
Proposal:	**Proposed erection of 20m lattice mast with 6 cross polar antennas, two dish antennas and one radio equipment housing. Removal of existing 20m mast.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. 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 indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

Condition
4. Before development commences, details of ground levels shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
5. Within one month of the completion of this development the existing vodafone mast to the west of the site is to be removed, the bases broken out and the concrete surface is to be restored.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. In the interests of visual amenity.

Reason
3. In the interests of visual amenity.

Reason
4. To prevent the increased risk of flooding due to the impedance of flood flows and reduction of flood storage capacity.

Reason
5. To safeguard the visual amenities of neighbouring properties and the surrounding area.

Informative
1. Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3m below existing ground level, and under no circumstances shall the water table be intersected.

Informative

3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies TC1 and EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WIC14, WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 25/04/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 25 May 2001
My ref: EXC/F/200183491
Your ref: Emmbrook 3580

Mandy Dalton
APT
Warwick House
Church Lane East
Aldershot
Hampshire
GU11 3ST

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 Ms Dalton

SUBMISSION OF LANDSCAPING DETAILS TO COMPLY WITH CONDITION 02 AND SITE LEVELS TO COMPLY WITH CONDITION 04 OF PLANNING PERMISSION F/2001/3491

With regard to the above conditions, I can confirm that the landscaping scheme detailed on your drawing 3580-T1 C and the accompanying letter dated 8 May 2001 is considered acceptable.

With regard to site levels, on the basis of your survey, received on 10 May 2001, the site level of -0.185 metres indicated in your email of 15 May 2001 is acceptable.

The mast should be constructed in accordance with these approved details. If you have any queries regarding this consent, please contact the case officer, Emy Circuit on 0118 974 6479.

Yours sincerely

John Mitchell
Development Control Manager

Emy Circuit

From: Mandy.Dalton@aptelecom.com
Sent: 15 May 2001 08:58
To: emy.circuit@wokingham.gov.uk
Cc: Andrew.burrell@ballast.co.uk
Subject: Bromley body repairs- Ground level

DETAILS TO COMPLY WITH CONDITION 04 OF F/2001/3491 received 15 May 2001 JD

Dear Emy,

Following our telephone conversation yesterday regarding Bromley body repairs (F/2001/3491).

I can confirm that the new base will be made level at -0.185m, in relation to the ground level survey sent to you dated 8th May 2001.

I trust this information is sufficient, but please do not hesitate to call me if you require any further information.

Kind regards,

Mandy

Mandy Dalton
APT - A Marconi company
Direct Dial: 01252 666042
Direct Fax: 01252 666063
Mobile: 07968 135128

Date: 15 May 2001

To: Case Officer

We have received Plans to Comply with Conditions for the following planning application:

Application Number: F/2001/3491

Location: Bromleys Garage Services, Poplar Lane, Winnersh, Wokingham.

Proposal: Proposed erection of 20m latice mast with 6 cross polar antennas, two dish antennas and one radio equipment housing. Removal of existing 20m mast.

Applicant: Vodafone Ltd C/O A P T.

Case Officer: Emy Circuit

The new plans show the following: Landscape scheme to comply with condition 02 and details of site levels to comply with condition 04. Drawing no 3580-T1 rev C & letter dated 08.05.01.

Comments are required by 25/05/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ~~ADDITIONAL / REVISED~~ PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/3491 (Planaps) / (Ludhouse) Date Rec. 10 May 2001

Location: Bromley Body Repairs, Poplar Lane, Winnersh

Parish Winnersh

Applicant: Vodafone

Description of attached plans Landscape scheme to comply with condition 2 and details of site levels to comply with condition 4.

Drawing No's: 3580-T1 revc + letter dated 8 May 2001

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☑
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC.

Consultations Sent by Admin. on 15.05.PS

Yellow - Part One Copy
Green - Officer's Copy

Mandy Darnton

APT - Bromley Body Repairs

tel. 01252-666042

F/2001/3491

A·P·T
A Marconi company

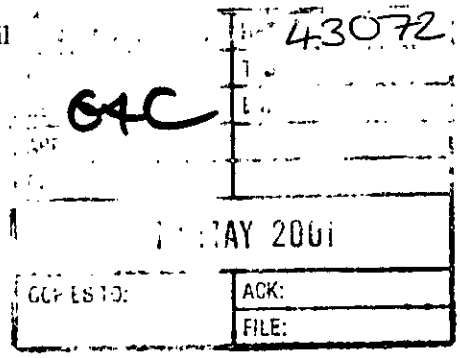
Warwick House, Church Lane East, Aldershot, Hampshire GU11 3ST
Telephone: (01252) 666010 Fax: (01252) 666011
Web Site: www.aptelecom.com

DETAILS TO COMPLY WITH CONDITIONS

3491

Wokingham District Council
Planning Department
PO Box 157
Shute End,
Wokingham
Berks
RG40 1WR

FAO: Emy Circuit



8th May 2001

Our Ref: MD/3580

Dear Ms Circuit,

RE: PROPOSED VODAFONE UPGRADE TO INSTALLATION AT BROMLEY BODY REPAIRS, POPLAR LANE, EMMBROOK, WINNERSH.

Application Number: F/2001/3491

Thank you for your letter of approval dated 25th April 2001. I write regarding the landscaping and ground level conditions for the above development (your ref: F/2001/3491).

With reference to Conditions 2 and 3, please find enclosed drawing number 3580-T1 rev C detailing the scheme of landscaping proposed for the site, including full species names, the number of plants and their size at time of planting, for your approval.

The proposal is the planting of 12 additional trees (6 Alder, 6 Rowan), of 8-10 cm girth and 8 – 10 ft at time of planting, within the gaps. This will be enhanced with under planting of an equal proportion of 60 – 90 cm whipps of native Alder, Thorn, Poplar and Oak.

With reference to Condition 4, please find enclosed details of the ground level survey, which was carried out. There are plastic fuel tanks present on site and the gully was measured as 0.000m. All measurements are based around this.

I trust this information is sufficient but if any further details are required please contact me on 01252 666042 or 07968 135128.

I look forward to hearing from you at your earliest convenience.

Yours sincerely,

Mandy Dalton
For and on behalf of APT

Enc. (i) Proposed Landscape plans drawing No. 3580-T1 rev. C
(ii) ground level survey

h:\vodafone\cells\3580 - emmbrook\correspondence - aqc\wokinghamdc (lpa)07 290301.doc

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 21 May 2001

Location:	Bromleys Garage Services, Poplar Lane, Winnersh
Proposal:	Proposed erection of 20 metre lattice mast with 6 cross polar antennas, two dish antennas and one radio equipment housing. Removal of existing 20 metre mast.
Application Number:	F/2000/3491

In response to your consultation dated 15 May 2001 for the above application, the landscape comments are as follows:

The details provided on revised landscape plan, drawing no. 3580-T1 C and the attached letter dated 8 May 2001 are now acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/3491

Applicant : Vodafone Ltd C/O A P T.

Location : Bromleys Garage Services, Poplar Lane, Winnersh, Wokingham.

Proposal : Proposed erection of 20m latice mast with 6 cross polar antennas, two dish antennas and one radio equipment housing. Removal of existing 20m mast.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

4x orange s/n 20/3/01

Date of Neighbour Notifications : .....

Date of Site Visit : 20 March 2001

Date Registered : 01/03/2001

Earliest Date for Decision : 07/04/2001

Latest Consultation Date/Site Notice Expiry Date : 07/04/2001

This application will have expired on: 26/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways
Environmental Health } no objections, Env. Health comments.
Property

Neighbours - visual intrusion of 2nd mast, health risks, proximity to schools, strength concentration of radio waves.
Winnersh PC - "no comments"
Landscape - no objection
Environment Agency - Conditions.

Planning Issues :

Character and amenities of the surrounding area

F/2001/3491
Bromleys Garage Services, Poplar Lane, Winnersh

History: In November 2000, planning permission was granted for the removal of an existing 20 metre monopole and replacement with a 20 metre lattice mast, with six cross polar antennas, two dish antennas and one radio equipment housing. The current application is no different in terms of the equipment proposed or its layout but the siting of the compound and equipment would be 1.5 metres nearer to the southern boundary of the site.

Appraisal:
The siting of the current proposal and, hence, the impact on the character and amenities of the surrounding area would not be significantly different, in comparison to the approved scheme. The nearest buildings to the mast would be within the site and these are over 40 metres distant - further than the existing monopole, which is within about 10 metres from the nearest building. The proposed equipment would also be further from nearby dwellings and Winnersh County Primary School. Existing vegetation would provide some screening and, although the gap between the compound and the southern boundary of the site would be reduced, it would still be possible to provide additional landscaping. Since the proposal do not vary significantly from the previously approved scheme and material considerations remain the same, the proposal is considered acceptable, subject to the same conditions as before.

Recommendation: conditional approval

Application Number F/2001/3491
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C150	R150	
03	C151	R151	

Condition
4. Before development commences, details of ground levels shall be submitted to and approved in writing by the Local Planning Authority. The construed development shall not vary from the approved levels.

Condition
5. Within one month of the completion of this development the existing vodafone mast to the west of the site is to be removed, the bases broken out and the concrete surface is to be restored.

Reason
4. To prevent the increased risk of flooding due to the impendence of flood flows and reduction of flood storage capacity.

Reason
5. To safeguard the visual amenities of neighbouring properties and the surrounding area.

			PTO for informatives 1+2

(3)

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WIC14, WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: TC1, ENI
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 25/4/07

Informative

2. Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative

3. No soakaways shall be constructed to a depth exceeding 3m below existing ground level, and under no circumstances shall the water table be intersected.

RECORD OF SITE VISIT

SITE ADDRESS: Bromleys Garage Services Poplar Lane Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3491

OFFICER: Emy Circuit

DATE OF SITE VISIT: 20 March 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? 4x orange SN - see file for locations

2. DESCRIPTION OF SURROUNDINGS

edge of settlement - yard surrounded by fields - longer views to Grovelands Avenue business area + A329(M) - also residential + school in vicinity

3. DESCRIPTION OF SITE/BUILDING

car repairs - several buildings + open storage
2x existing base stations - SW & NE corners of the site

4. RELATIONSHIP TO ADJOINING PROPERTIES

nearest neighbours in Poplar Lane.

5. SITE CONSTRAINTS

TREES - screening to A329(M)

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

1933

ADDRESS Bromleys Garage Services / R/o The Smallholding, Poplar Lane **PARISH** Winnersh

PLOT No. **ORD.SHEET No.**

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
TL18		Vodafone (SW of site)	15m monopole, 2x omni directional antennas + 1 dish	prior approval N/R		18/8/94
TL33	?					
TL 57		Vodafone (SW of site)	equipment cabin at site of TL18 (maybe shared with BT?)	19/6/97	prior approval N/R	
F/2000/2416		Vodafone	replacement 20m mast (more from SW-SE corner of site) 6x cross polar + 2 dish antennas	6/11/00		C/A
NB also existing Cellner base station in NE corner of site						
F/2001/3491		Vodafone	replacement 20m lattice mast, 6x cross polar antennas + radio equipment housing			

MINISTRY DECISION:

SPECIAL ORDERS:

Tel: (0118) 974 6479

Date: 12/4/01

My ref: F/2001/3491

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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: F/2001/3491
Bromleys Garage Services, Poplar Lane, Winnersh, Wokingham.
Proposed erection of 20m latice mast with 6 cross polar antennas, two dish antennas and one radio equipment housing. Removal of existing 20m mast.

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 23/4/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/3491**
Bromleys Garage Services, Poplar Lane, Winnersh, Wokingham.
Proposed erection of 20m latice mast with 6 cross polar antennas, two dish antennas and one radio equipment housing. Removal of existing 20m mast.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Bray

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 6479

Date: 12/4/01

My ref: F/2001/3491

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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: F/2001/3491
Bromleys Garage Services, Poplar Lane, Winnersh, Wokingham.
Proposed erection of 20m latice mast with 6 cross polar antennas, two dish antennas and one radio equipment housing. Removal of existing 20m mast.

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This form must be received no later than 23/4/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/3491**
Bromleys Garage Services, Poplar Lane, Winnersh, Wokingham.
Proposed erection of 20m latice mast with 6 cross polar antennas, two dish antennas and one radio equipment housing. Removal of existing 20m mast.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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 6479

Date: 12/4/01

My ref: F/2001/3491

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

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Dear Councillor

Application Number: F/2001/3491
Bromleys Garage Services, Poplar Lane, Winnersh, Wokingham.
Proposed erection of 20m latice mast with 6 cross polar antennas, two dish antennas and one radio equipment housing. Removal of existing 20m mast.

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 27/4/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/3491**
Bromleys Garage Services, Poplar Lane, Winnersh, Wokingham.
Proposed erection of 20m latice mast with 6 cross polar antennas, two dish antennas and one radio equipment housing. Removal of existing 20m mast.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor E Siggery

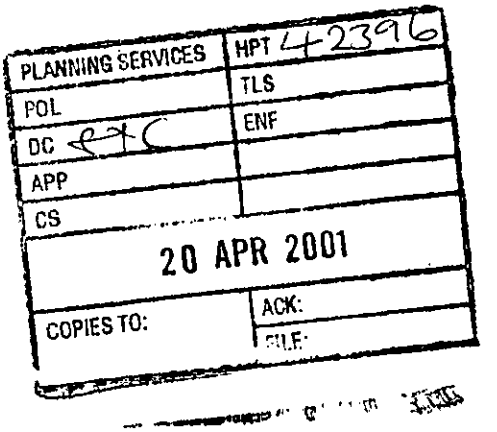
NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Our ref: SP\2001\003454\001
Your ref: F/2001/3491

Date: 18th April 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



For the attention of: Emy Circuit

Dear Sir/Madam

ERECTION OF 20M MAST WITH ANTENNAS AND RADIO EQUIPMENT HOUSING TO REPLACE EXISTING BROMLEYS GARAGE SERVICES, POPLAR LANE, WINNERSH

Thank you for your letter dated 14 March 2001 which was received on 16 March 2001. You are asked to quote the following reference in any correspondence: SU77SE/9/20. The Environment Agency has the following comments:

Development Control:

This site is within the 1968 floodplain of the Emm Brook, and is, therefore, within an area where new development is to be strictly controlled. In this case, we advise as follows:

The Agency objects to any increase in development within the floodplain, but will not normally make specific representations on increases of less than 50 square metres, which is the case in this instance. The matter is therefore left for the Local Authority to determine under its own floodplain policy. The Environment Agency will support the Local Authority should planning permission be refused on flooding grounds.

However, we do recommend that note is taken of the following comments and conditions:

- The existing site is to have the equipment removed and the bases broken out. All materials arising from these works should be removed from the floodplain. If restoration of the concrete surface will require repouring, then the slab should be finished so that it is level with the surrounding ground levels.

- The proposed site will involve the laying of a new base within the compound and particularly beneath the new tower. There should be no raising of ground levels associated with these works, and as such any new slabs should be finished so that they are

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

level with existing ground levels as should any other finishes to the ground within the compound. Arisings resulting from excavation should be removed from the floodplain.

CONDITION: Any finishes to the ground within the compound shall be no higher than the existing ground levels, with any arisings from excavation being removed from the floodplain.
REASON: To prevent the increased risk of flooding due to impedance of flood flow and reduction of flood storage capacity.

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: A.P.T. , Dolphin House, Albany Park, Camberley, Surrey GU16 7HQ



PCL	LS
DC 64C	ENF
APP	
CS OVS	
02 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

Environmental Services Department.
Planning Service,
P.O. Box 157,
Shute End, Wokingham.
Berkshire. RG40 1WR.

9 Astor Close
Winnersh
Wokingham
Berkshire
RG41 5JZ

Ref: Emy Circuit

27th March 2001

Application Number: F/2001/3491

Bromleys.

Dear Ms. Circuit,

I would like to strongly oppose the above planning application. I assume that the proposed mast will be of a greater power than the present mast.

The present mast situated a stone's throw from Winnersh Primary School's playing field, and two others which are slightly farther away, could well be putting the children and local residents at risk, as well as being eyesores.

Having three base stations near to Winnersh Primary School, I wonder if the zones of concentration would overlap and cause the radio wave levels to be higher. Is there a law which restricts the number / power of masts in an area?

According to the leaflet which I picked up at the Environmental Services Department's front desk, there appears to be some concern about exposure from base stations on or near schools. There is to be a national audit by the Radiocommunications Agency, beginning with base stations on school premises. Presumably, those near school premises will be next i.e. Winnersh Primary School.

Masts are considered by some to be potential health hazards. As this proposed mast and others are in the immediate vicinity of a school, I would urge the Council to err on the side of safety and refuse this planning application.

Yours faithfully,

R.E.F. Ramsdale.

R.E.F. Ramsdale. (Mrs)

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Emy Circuit DATE: 28th March 2001

Location:	Bromleys Garage Services, Poplar Lane, Winnersh, Wokingham
Proposal:	Proposed erection of 20m lattice mast with 6 cross polar antennas, two dish antennas and one radio equipment housing. Removal of existing 20m mast.
Application Number:	F/2001/3491

In response to your consultation dated 14th March 2001 for the above application, the tree and landscape comments are as follows:

The new mast would visually replace the one to be removed and consequently I do not believe there would be an appreciable increase in visual impact particularly as there are limited views to the site from adjacent housing and public rights of way.

I therefore have on objections to the proposal in principle.

ROBERT PETROW
Consultant Landscape Architect

FROM: Emy Circuit

DATE: 14 March 2001

15 MAR 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3491

Proposal: Proposed erection of 20m latice mast with 6 cross polar antennas, two dish antennas and one radio equipment housing. Removal of existing 20m mast..

Site Address: Bromleys Garage Services, Poplar Lane, Winnersh, Wokingham.

Applicant: Vodafone Ltd C/O A P T.

Your observations are required in respect of this application **by 07/04/2001** .

No comments

POL	TLS
DC	ENF
APP	
CS	
30 MAR 2001	
COPIES TO:	ACK:

SIGNED: _____ DATE: 28-03-01

Clerk To Winnersh Parish/Town Council.

Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 16 March 2001 20:17
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2001/3491
Correspondent_FullName: Mrs T J Mulot
Correspondent_StreetAddress: 27 Meadow View
Correspondent_Address2: Winnersh
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG41 5PD
Correspondent_Telephone: 0118 9629357
Correspondent_Email:

Comments:

We already have one large mast located in Slyvester Road which can be seen from the back of the house. It seems a bit excessive to have another eyesore viewed from the front of the house.

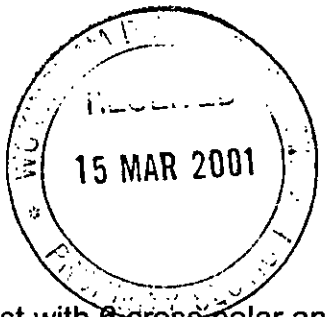
DC EXC
OBS

FR[redacted]

~~To:~~

Property [redacted]

To: ~~From~~: Emy Circuit



Date: 14 March 2001

Application Number: F/2001/3491

Proposal: Proposed erection of 20m latice mast with 6 cross polar antennas, two dish antennas and one radio equipment housing. Removal of existing 20m mast..

Site Address:
Bromleys Garage Services, Poplar Lane, Winnersh, Wokingham.

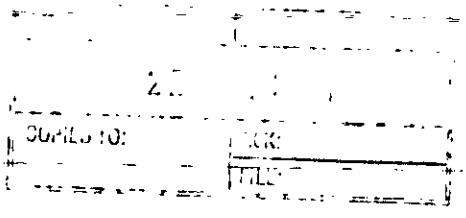
Applicant:
Vodafone Ltd C/O A P T.

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

This section has no objection to the above proposal.

41490

Sarah Hunter.
Property Section.



RECEIVED
15 MAR 2001

COPIES TO:

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING TEAM

MEMORANDUM

From: Joanne Ellis
Environmental Health

My Ref: JPE/JS/20005414

To: Emy Circuit
Development Control

Your Ref: F/2001/3491

Date. March 16, 2001

PROPOSED: ERECTION OF 20M LATICE MAST WITH 6 CROSS POLAR ANTENNAS, TWO DISH ANTENNAS AND ONE RADIO EQUIPMENT HOUSING. REMOVAL OF EXISTING 20M MAST

LOCATION: BROMLEYS GARAGE SERVICES, POPLAR LANE, WINNERSH

These proposals have been evaluated and I have no environmental health 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 Chartered Institute of Environmental Healths current policy states that;

(a) despite a growing body of research, there is currently no convincing evidence that environmental exposure to electromagnetic fields (emf) generated by the transmission of electricity or mobile telephony is harmful to human health, including that of children;
(b) that there is no justification on health grounds for restricting the public use of land other than immediately around power and mobile telecommunications installations. Conversely, there is no justification for restricting the siting of such installations in proximity to other land uses:
(c) that public concerns about the effects of electromagnetic fields while in our current state of knowledge apparently without foundation, should nonetheless be recognised as genuine.
(d) The full effects of emfs on humans may not yet be realised and though it can never be conclusive, there remains a need for continuing, properly funded, independent research into the nature, extent and relevance of those effects and the consequent adequacy of prevailing exposure guidelines.

Should you have any queries please do not hesitate to contact me.

Joanne Ellis
Senior Environmental Health Officer

COPIES TO: ACK: FILE:

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 14 March 2001

Application Number: F/2001/3491

Proposal: Proposed erection of 20m latice mast with 6 cross polar antennas, two dish antennas and one radio equipment housing. Removal of existing 20m mast.

Parish: WINNERSH PARISH

Site Address:
Bromleys Garage Services, Poplar Lane, Winnersh, Wokingham.

Applicant:
Vodafone Ltd C/O A P T.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** Adam Coggins 15/03/01

Received by Wokingham District Council

Application No: F/2001/3491

Proposal:
Proposed erection of 20m latice mast with 6 cross polar antennas, two dish antennas and one radio equipment housing. Removal of existing 20m mast.

Location:
Bromleys Garage Services, Poplar Lane, Winnersh, Wokingham.

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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/04/2001. 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

14 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	01 MAR 2001
Officer: EXC	Application No. F/2001/3491

Map No. SU Site 0004

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF 20M LATTICE MAST WITH 6 CROSS POLAR ANTENNAS, TWO DISH ANTENNAS & ONE RADIO EQUIPMENT HOUSING RETENTION OF EXISTING 20M MAST.

Location: BROMLEY BODY REPAIRS POPLAR LANE

Parish: WINNERSH Ward: Winnersh

14.3.01 TS.

Applicant: VODAFONE LTD

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (2) 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 : 14.3.01 - B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓
Trees ✓
Conservation Officer .....
Environmental Health ✓
Housing .....
Leisure & Cultural services .....
Public Rights of Way ✓
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services ✓
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency Flood Zone + 250 m Landfill .....

Rail Track ✓
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) ✓ : .....
Sport England : .....

OTHERS: (Rural Area)

No new pre-apps

NEIGHBOURS:

S/N on Poplar Lane
+ See lists (as for F/2000/2416) attached
+ D.F. Weston, 21 Greenwood Grove
13 Meadow View + 13 Maple Close returned - no such address

CONSULTATION SHEET 01 MAR 2001 * 349 APPLICATION NO. 98/68769/F

1859 28 SEP 2000 * 2416

ADDRESS TO WHICH LETTER SENT	DATE SENT	REPLY RECEIVED (DATE)	APPEAL NOTIFICATIO SENT
The Small Holding Poplar Lane Winnersh ✓	FMB 11.1.99.	27.9.2000.	
Emmbridge House " " " ✓			
Illatas " " " ✓			
Four Acres " " " ✓			
24, 26, 28 Meadow View " ✓			
5 Gravelands Close " ✓			
A8 Workshops Gravelands Av. " ✓			
B9. " " " ✓			
C2. " " " ✓			
C1 " " " ✓			
Bentley Lane Piggeries Winnersh ✓			
Selway moore LTD: unit C7, Gravelads Ave workshops, Winnersh ✓			
P.R. PALMER 'Hethorns' Roundabout lane, winnersh. ✓			
J DAVIES 82 Woodward close, winnersh ferm, wok.			
Winnersh Primary School, Greenwood Grove.			
MR + MRS TEESU 87 RAINBOW PARK, winnersh.		14.3.01.	
MR + MRS GUMM APRIL COTTAGE, 80 ARBOR LANE, WINNERSH			
MR & MRS LISTER FARTHING HSE, 3 ARBOR MEADOWS			
MRS T MOXON 5 ARBOR MEADOWS			

01 MAR 2001 3491

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2416
CASE OFFICER: Joss Miller

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
The Old Barn, Bromley's Garage Spares, Tinks	21	5/10 BS
Cottage, The Firs, Kinkir, Woodford-Poplar Land	"	5/10 BS
1-35 (odd) & 2-22 (even) Meadow View	"	5/10 BS
1-9 Astor Close	"	5/10 BS
1-4 & 6 Grovelands Close	"	5/10 BS
1-16 Maple Close	"	5/10. BS
A1-A7, B1-B8, C3-C6 Workshops, Groveland	"	5/10 BS
Avenue	"	"
Landscape & Trees	7	5/10 BS
Already consulted on original application on 27/9:		
5 Grovelands Close	14.3.01.	
A8, B9, C1 & C2 Workshops, Groveland Avenue		
Selway Moore Ltd, Unit C7, " "		
Winnersh Primary School, Greenwood Grove		
24, 26 & 28 Meadow View		
Environment Agency		

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

01.MAR2001* 3491

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute end
Wokingham
Berkshire
RG40 1WR

Our Ref: 3580
21st February 2001

Dear Sir

Vodafone Ltd.
Application for Full Planning Permission for the erection of one 20 metre lattice mast complete with six cross polar antennas, two dish antennas and one radio equipment cabin. At Bromley Body Repairs, Poplar Lane, Winnersh, Wokingham, Berkshire, RG41 5JR.

Please find enclosed a planning application submitted on behalf of our client Vodafone Ltd. for the above development. Also enclosed please find six copies of the required form, six sets of plans (No. 3580 –T1 B, 3580 – M1 & 3580-T2 A), the correct planning application fee and supporting information. A previous application at this site was approved by yourselves under delegated powers on the 6th November 2000 (Your Ref: F/2000/2416). However the landowner has requested that we move the compound further back by some 2.5 metres South and 1.5 metres East.

Our client, Vodafone 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. As demand increases for mobile telephones the cells have to be split because each base station can only handle a finite number of calls. The mobile telephone is a tool now used in every arena of daily life. In light of the growth of telecommunications, sites need to be established to provide radio signal coverage to residential and business settings, for leisure and industry, and to metropolitan and rural locations. This means the search areas can be quite small because the installations are serving specific areas of the community.

Vodafone already has a mast at Bromley Body Repairs. However, in order to accommodate current and future requirements for capacity, my client now intends to upgrade the site. Preliminary consultations were carried out between my colleague, Daniel McCarthy, and your Planning Officer, Joss Miller, whereby the need for the site was established. It is proposed to remove the existing 20-metre monopole mast and to erect a 20 metre lattice tower approx 100 metres from the existing site. The lattice structure is a slim line design that will hold six cross-polar antennas and two dish antennas. It is also proposed to replace the existing radio equipment housing. The new cabin will be located within the new compound at the foot of the new tower.

...Cont'd...

Please find enclosed photographs of the proposed upgrade. The proposed new site benefits from grater tree screening and is located further away from the nearby housing and as stated there will be no increase in tower height. The existing mast will be dismantled subject to the proposed site obtaining planning permission.

The proposed installation addresses the key issue of capacity in the region. It will relieve congestion in the cell, as the new installation at Bromley Body Repairs will be able to handle the increased number of calls. My client is willing to provide landscaping around the site, however the current use of the land and the gravel surface restricts the extent of any landscaping scheme.

As aforementioned a previous application at this site was approved on the 6th of November 2000. As the development within this previous application has not been built, the development within this proposal has been submitted as a full planning application. We would appreciate a swift resolution of this matter due to the minimal change proposed.

I would also like to confirm that my clients' telecommunications apparatus work within both NRPB and ICNIRP guidelines

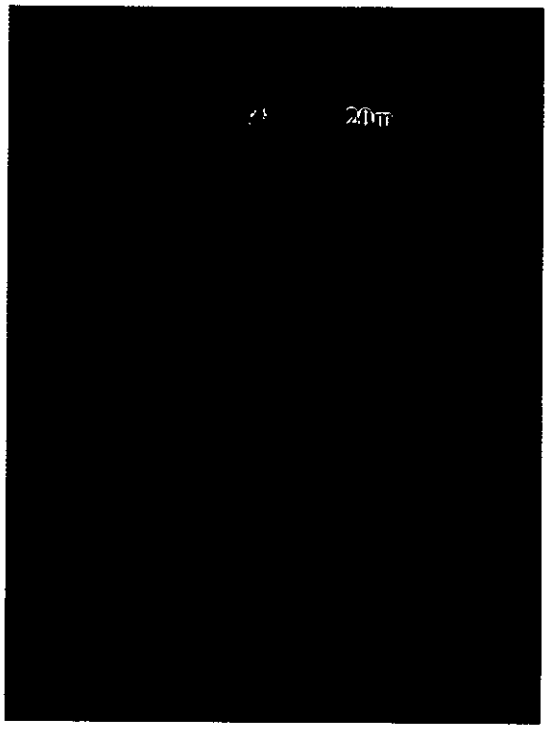
I trust you will find this information helpful on reaching a decision on the application, however should you require further details then please do not hesitate to contact me.

Yours faithfully

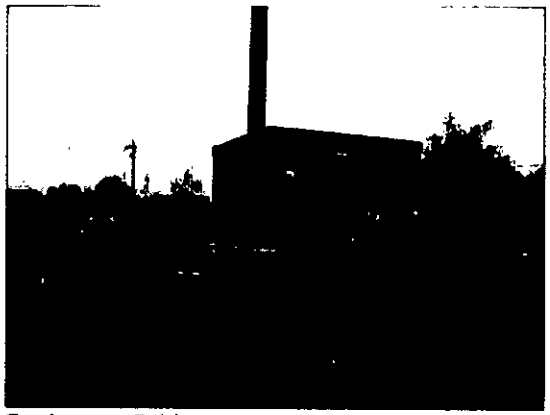
John-Paul Robertson
On behalf of Vodafone Ltd.
Direct line: 01276 605056

Proposed Upgrade to Vodafone Site - CS3580

Current Installation

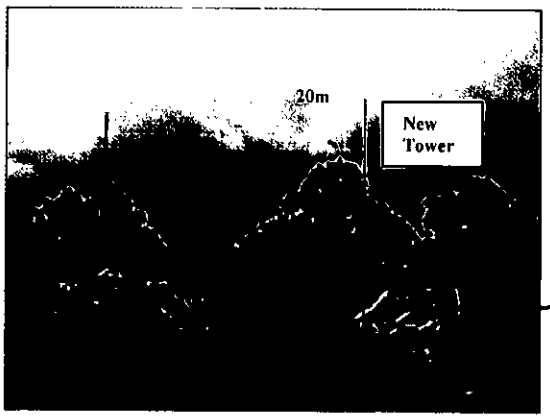


20m Pole mast with 3 antennae mounted back to back.



Equipment Cabin

Proposed replacement tower location.



Proposed compound area in back corner screened by mature trees

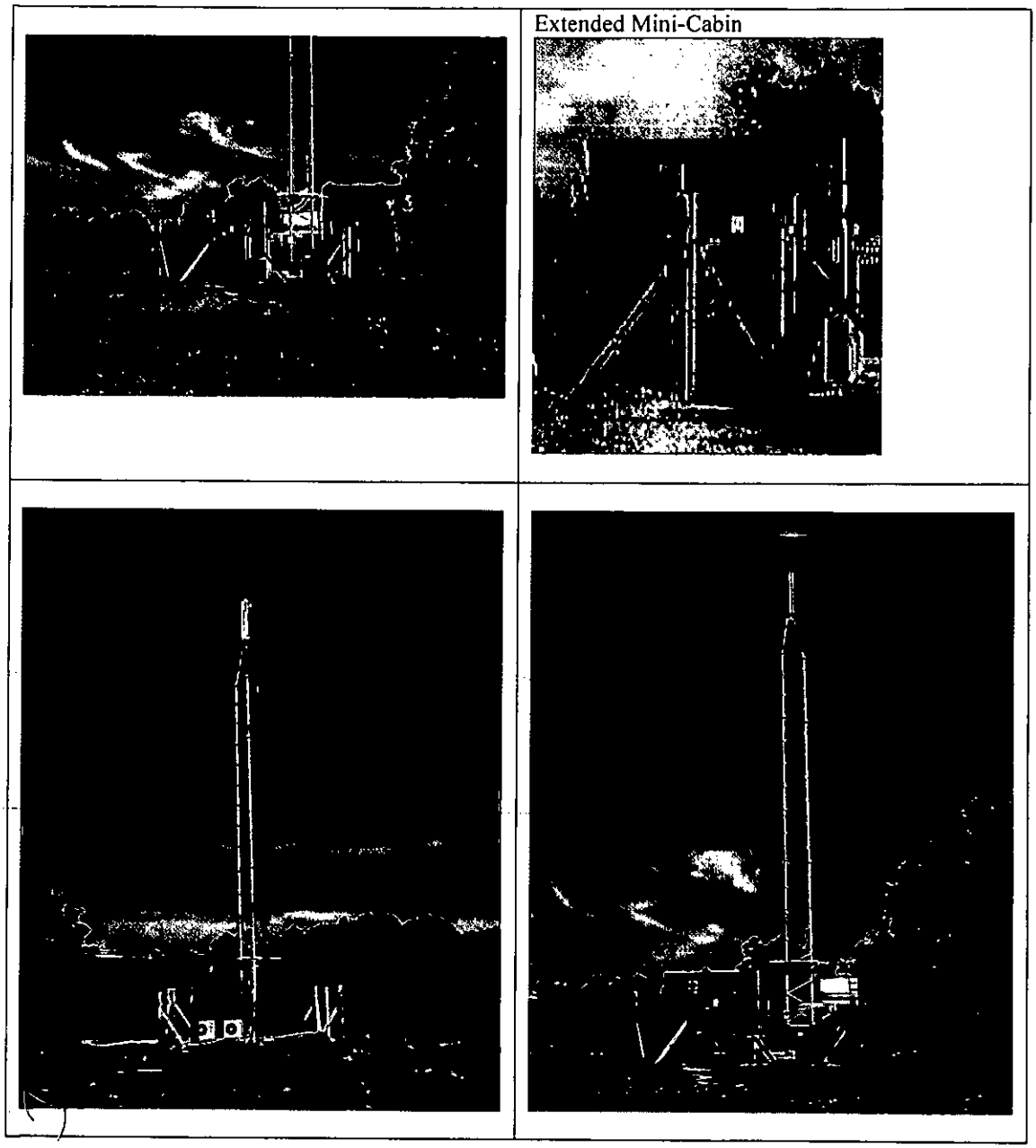


The site fits in with the existing trees with no need for any removals.

N.B. To gauge the size of the tower, the width of the BTCellnet pole mast at the base is greater that the thickness of the face of the Vodafone lattice mast,

Proposed New Equipment

01.MAR2001* 3491



(N.B. This example shows an 18m tower, proposed tower replacement is a 20m mast, the same height as the existing pole mast. The top section of this proposed mast is continues parallel rather than tapered as in this example)

01.MAR2001* 3491

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute end
Wokingham
Berkshire
RG40 1WR

Our Ref: 3580
21st February 2001

FULL PLANNING APPLICATION

RE: BROMLEY BODY REPAIRS

OUR REF: 3580

(Please quote the above reference number in all communications)

CONTENTS:

1 x Covering Letter

6 x Application Form

1 x Certificate Under Section 66 (Certificate B)

6 x Drawing No's. 3580 –T1 B, 3580 – M1 & 3580-T2 A

1 x Application Fee – Cheque £190.00

(1) THE SMALLHOLDING E

ADDRESS POPLAR LANE PARISH WINNERSH

PLOT No. 54 ORD. SHEET No. SU.7871

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
734/52	Mr. G. Bromley	4½" outerwalls, Extn. & Retention as permanent dwelling	9.12.52	App. App.
302/53	"	Piggery	16.6.53	App. N/A
O/331/60	"	Outline Residential Development	5.1.61	N/A Refuse
O/13/65	"	outline - 1 dwelling on land East side Smallholding	3.2.65	N/A Refuse
105/71	Chalgrave Ltd	outline - bung devel. 13 acres	30.12.71	N/A Refuse
1160/72	Mrs C Bromley	use of land + premises as riding school	3.8.72	- C/A
13913	MR. G "	O/APP. 3 HOUSES TO SOUTH	28.8.80	N/A Ref
13914	"	O/APP. 2 " " EAST	28.8.80	N/A Ref
23570	BROMLEY BODY REPAIRS	NEW WORKSHOP & PAINT STORE ON SITE OF EXISTING + PARKING	19.6.85	N/A C/A
25262	"	"	25.4.85	C/A(E/T)
BRH 623	DATE OF COMPLETION "	"	16.5.88	APP

MINISTRY DECISION Appeal Dismissed 0/13/65.. 105/71 Appeal Dismissed 8/12/72

SPECIAL ORDERS EUC - CAR REPAIRS - 17-7-83

DRAINAGE

36286 -	"	REMAIN EXT. WORKSHOP SMALL REAR WORKSHOP/CLEANING BAY	6391	C/A

(2) ADDRESS THE SMALLHOLDING PARISH WINNERSH

PLOT No. POPLAR LANE ORD. SHEET No. SU.7871/54

BUILDER BROMLEY BODY REPAIRS

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38790	BROMLEY BODY REPAIRS	4/ES. EXT. (RECEPTION OFFICES OVER)	14.2.92	C/A
38799 APPEAL	MR. M. HANSLIP	O/L. 3 ON SITE OF THE SMALLHOLDING DWELLINGS	20.2.92	Ref
XP/92/1050	MR P BROMLEY	EXT. TO WORKSHOP TO FORM RECEPTION + OFFICES	19.1.93	APP
XP/93/1191A	"	EXT. TO WORKSHOP TO PROVIDE CLEANING BAY	~~26.3.93~~ 27.5.93	~~Ref~~ APP
XP94/2491	"	UNDERPINNING + REPAIR WORKS	20.4.94	APP
44551 -	BROMLEY GARAGE SERVICES (RETRO)	CONCRETE BASE + BLOCK WALLING FOR CAR WASHING 2 FLOODLAMPS	7.12.95	C/A
[redacted] 44552 -	"	2 PORTACABINS (OFFICE & STAFF MESS FACILITIES)	12.12.95	C/A

DATE OF COMPLETION

MINISTRY DECISION 38799 - APPEAL DISMISSED - 17.12.92

SPECIAL ORDERS

DRAINAGE

091074

1933

(3) THE SMALLHOLDING

ADDRESS POPLAR LANE PARISH WINNERSH

PLOT No. BROMLEY BODY REPAIRS ORD. SHEET No. SU 7871 (54)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/63468/F	BROMLEY GARAGE SERVICES	SATELLITE DISH ON TEMP. BUILDING	1.5.96	C/A 31.12.96
F0/96/5185	"	2/ST. EXTENSION	23.4.96	APP
98/68769/F	"	Erect 20m. Monopole with 3 Dual Polar Antennas, 2 Dish Antennas & 1 Radio Equip Housing	25.2.99	C/A
CLE/2000/0543	HAMBLIN WATERMAINS	CLE Use for storage ancillary offices		
F/2000/2416	Vodafone Ltd.	Remove 20m. mast & replace with 20m lattice m. + 6 cross polar antennas, 2 dish ants & 1 radio equipt house		

MINISTRY DECISION

SPECIAL ORDERS CLU(E) 131 - W/DR. - 25/5/99

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

01.MAR2001★ 3801
PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE. RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	VODAFONE LTD.
	ADDRESS	THE COURTYARD, 2-4 LONDON ROAD, NEWBURY, BERKSHIRE
	POST CODE	RG14 1TX PHONE 01635 33251
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	A.P.T.
	ADDRESS	DOLPHIN HOUSE, ALBANY PARK, CAMBERLEY, SURREY.
	POST CODE	GU16 7QH PHONE 01276 605000
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	BROMLEY BODY REPAIRS, POPLAR LANE, WINNERSH, WOKINGHAM, BERKS., RG41 5JR
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TO REMOVE EXISTING 20-M MAST AND TO ERECT A 20-M LATTICE MAST COMPLETE WITH SIX CROSS-POLAR ANTENNAS, TWO DISH ANTENNAS AND ONE RADIO EQUIPMENT HOUSING.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.007 h/a
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE LESSEE
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	3580-M1, 3580 - T1 B & 3580 - T2 A
8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	REDEVELOPMENT ✓
	ERECTION OF NEW BUILDING	ALTERATION or EXTENSION

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	See question 10
FULL PERMISSION	✓
APPROVAL OF DETAILS/RESERVED MATTERS	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	State period required
RELAXATION OF CONDITIONS	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

	SITING
EXTERNAL APPEARANCE	DESIGN
MEANS OF ACCESS	LANDSCAPING

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

EXISTING REPAIRS SHOP/LAND

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

MAST - GALVANISED STEELWORK
CABIN - PLASTIC COATED METAL

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

PLEASE SEE SUPPORTING INFORMATION

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system — YES/NO

If no, please give details — N/A

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

PLEASE SEE SUPPORTING INFORMATION

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	N/A /	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED D. Ellis ON BEHALF OF VODAFONE LTD. DATE 21/02/2001

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See 'NOTES TO HELP APPLICANTS'.

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify TELECOMM.S	N/A	N/A	11.52m2	70 m2
OTHER	Please Specify				
	TOTAL	N/A	N/A	11.52m2	70 m2

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

N/A

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	ONE SMALL SERVICE VAN ONCE EVERY THREE MONTHS	

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

PLEASE SEE SUPPORTING INFORMATION

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

THE APPLICANT
THE COURTYARD, 2-4 LONDON ROAD,
NEWBURY, BERKS., RG14 1TX

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
		UNMANNED RADIO BASE STATION	

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below:

Owner's(a) name + See Note (a) to Certificate A	Address at which notice was served	Date on which notice was served
MR. P. BROMLEY,	BROMLEY BODY REPAIRS, POPLAR LANE, WINNERSH, WOKINGHAM, BERKSHIRE, RG41 5JR	21/02/2001

OR

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

CERTIFICATE D 01.MAR2001 3491

I certify that

OR

● I/The applicant cannot issue a cert... ...ordance with paragra... (a) of Section 66 of the Act in respe... ...mpanying applicatio...

(b) Insert description of steps taken

● I/The applicant have/has taken all re... ...able steps open to me/him/he to find out the names and addresses of everyone else who, at the beginnin of the period of 21 days beginning with the date of application was th owner (a) of any part of the land to which the application relates, but have/ha been unable to do so. These steps were as follows:

(b) .....

.....

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published i

the (c) .....

on (d) .....

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed L. Ellis

On behalf of VODAFONE LTD.

Date 21/02/2001

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3491**
CASE OFFICER: **Emy Circuit**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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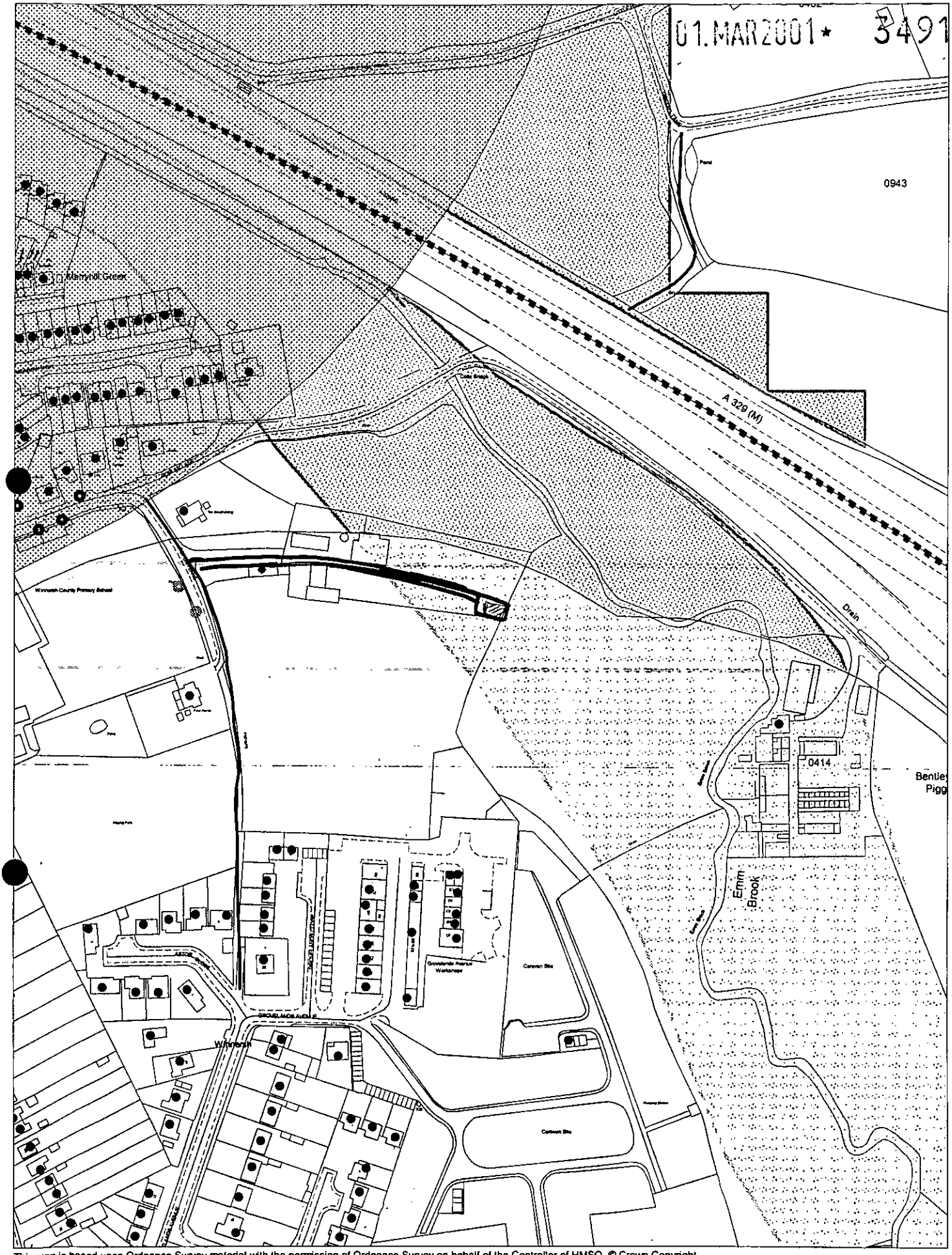
Development Control Section, Environmental Services, Wokingham District Council.

20 March 2001

4x site notice 20/3/01

Scale: 1 : 2500



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Development Control Section, Environmental Services, Wokingham District Council.

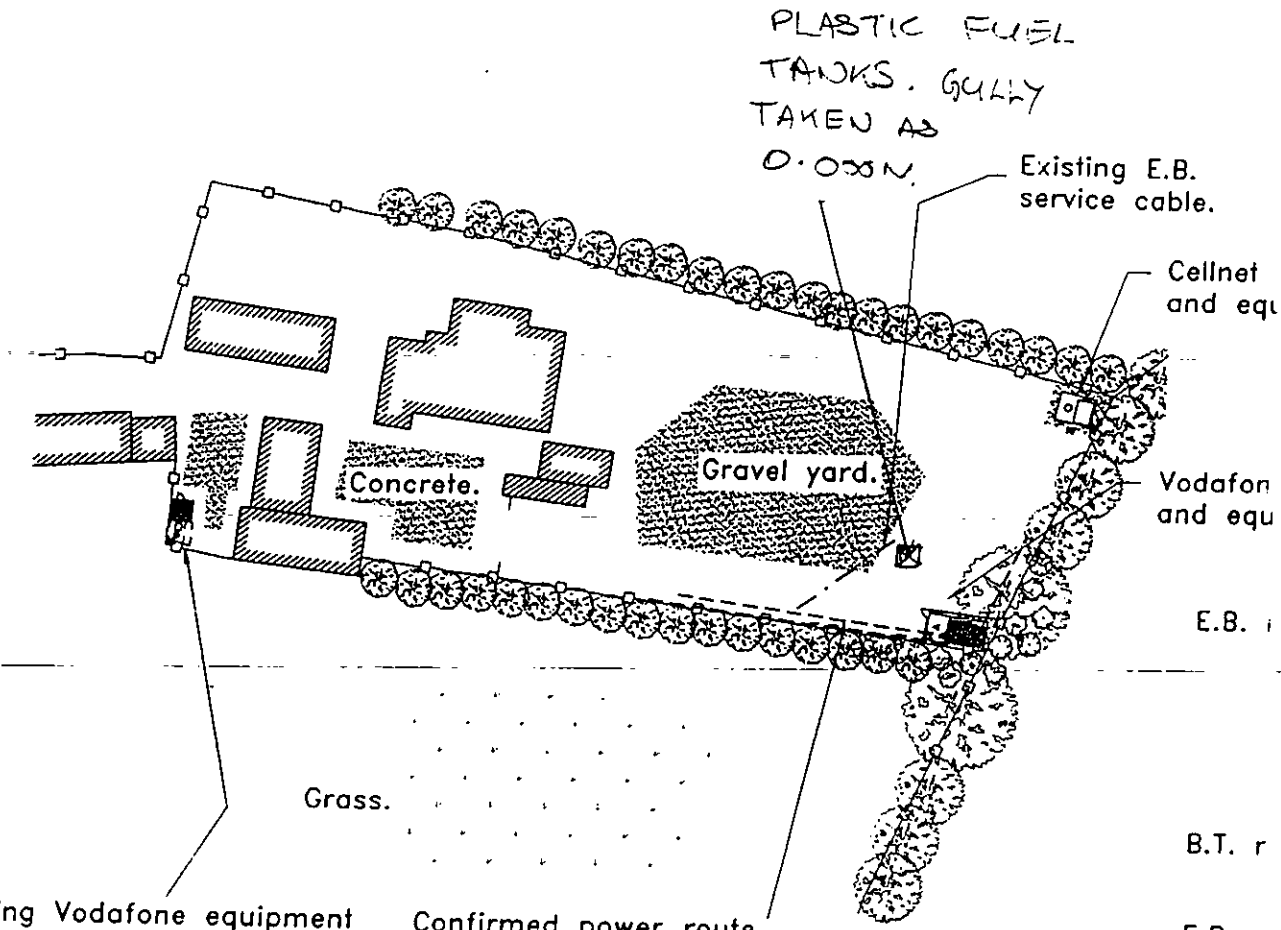
8 March 2001 Scale: 1 : 2500

N W E S

DETAILS TO COMPLY WITH CONDITIONS 3491 condition 4 received. 10 May 2001

N

Note: Landscaping requirements
Additional plants to be planted within the gaps in the hedgerows, and native tree spieces along the southern boundary.



SITE PLAN

(1:1000)

NOTE: REPRESENTATION ONLY – DO NOT SCALE FROM THIS DRAWING.

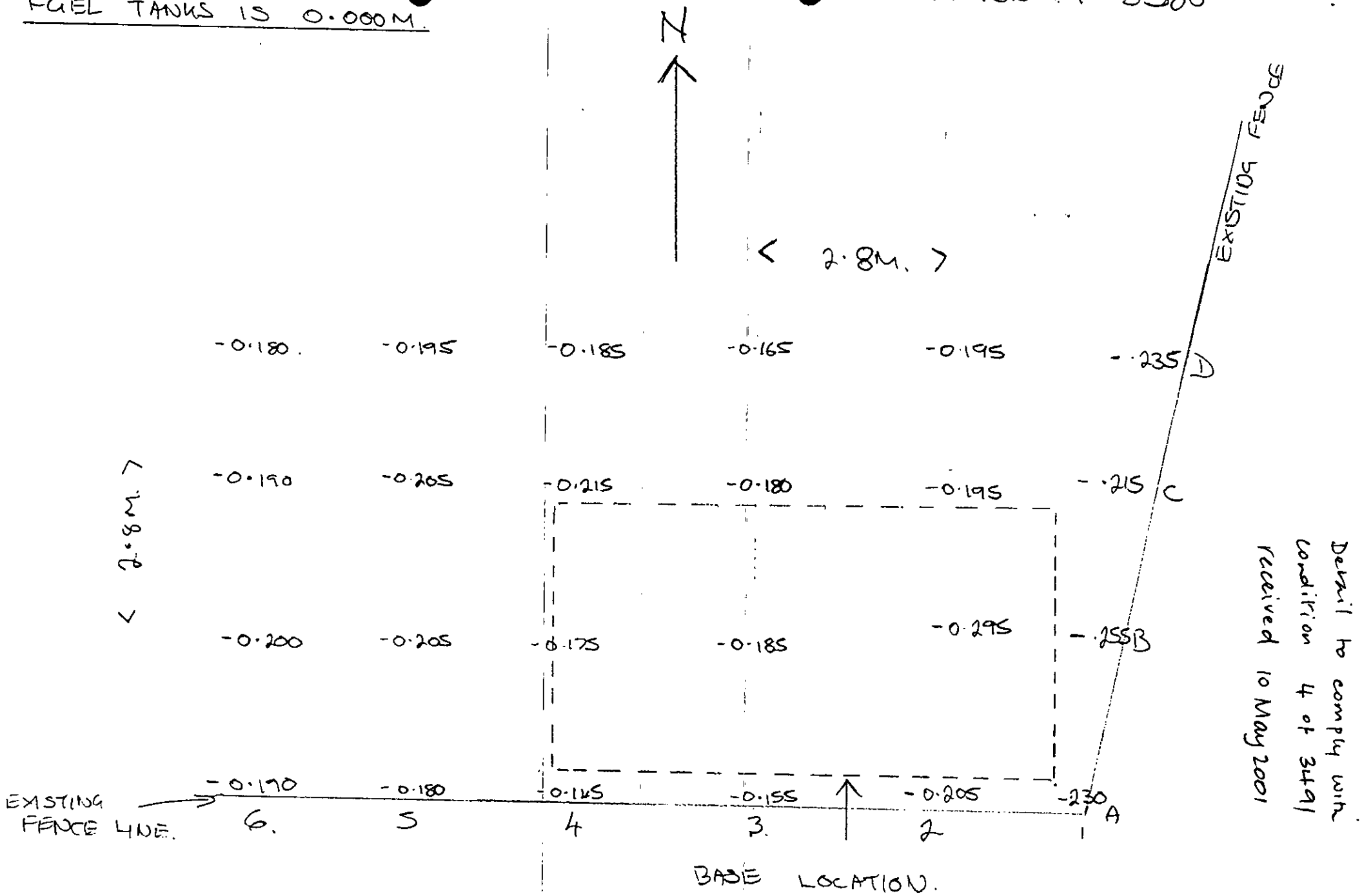
Ballast Wiltshier FS22548

vodafone FS12463

REV	BY/CHK	APP'D
-	RWC/JB	JB/BW
A	MAL/CM	JB/BW
B	KFL/CM	JB/BW
C	K.FL/CJM	B

GULLY UNDER PLASTIC
FUEL TANKS IS 0.000M.

EMMBROOK 3580



Detail to comply with condition 4 of 3491 received 10 May 2001