434117

APPLICATION NO:
TL/2000/2874

LOCATION:
Land At Junction Of Reading Road Old Forest Road, Winnersh Wokingham.

APPLICANT:
Orange P C S Ltd C/O Patrick Farfan Associates Ltd

DATE:

PROPOSAL:
Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet.

EARLIEST DATE FOR DECISION: **25/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
11/01/2001

REFUSED

CASE OFFICER: **Emy Circuit**

Appeal Decision

Hearing held on 07 November 2001

by Chris Gossop BSc MA PhD MRTPI

an Inspector appointed by the Secretary of State for the Department for Transport, Local Government and the Regions

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Date
06 DEC 2001

Appeal Ref: APP/X0360/A/01/1068473
Land at the junction of Reading Road and Old Forest Road, Winnersh

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval for the siting and appearance of development permitted by Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended.
- The appeal is made by Orange PCS Ltd against the decision of Wokingham District Council.
- The application (Ref.TL/2000/2874), dated 29 November 2000, was refused by notice dated 8 January 2001.
- The development proposed is erection of an 8m high telecommunications pole with three directional antennae and equipment cabin.

Summary of Decision: The appeal is allowed and approval is granted subject to conditions as set out in the Formal Decision below.

Procedural Matters

1. At the hearing, applications for costs were made by the main parties against each other. These are the subject of separate decisions.

2. Additional, unaccompanied, site inspections were carried out on 22 November 2001. The main purpose of these was to examine potential alternative sites.

3. At the hearing, the application plan was revised to specify the precise positions of the proposed monopole and its equipment cabin. I shall determine the appeal on the basis of the revised plan (Drawing Number 30/BRK7039E/01 Revision A).

Main Issues

4. The main issue in this case is the acceptability of the proposed development in terms of its siting and appearance, having regard to the aims of local and national policies in respect of telecommunications.

Planning Policy

5. The development plan for this area comprises the Berkshire Structure Plan (1991-2006) adopted in 1995 and the Loddon Area Local Plan 1995. Policy TC1 of the Structure Plan states that planning permission will normally be granted for telecommunications development. It goes on to indicate that, where there is potential conflict with environmental objectives, such development will be allowed provided that a number of criteria are met. These are that there should not be significant adverse visual impact (allowing for compliance with operational and technical requirements), that there should be no satisfactory alternative sites available, and that the sharing of existing facilities or mounting antennae on an existing building or structure are not reasonable possibilities. The

Loddon Area Local Plan contains no policies that are of specific relevance to telecommunications development.

6. There is an emerging Local Plan, the Wokingham District Local Plan. This has been the subject of an Inquiry and the Inspector's report is shortly to be published. Policy WIC14 of the draft Local Plan is of greatest relevance to this appeal. This relates closely to Structure Plan Policy TC1. It includes a 200m guideline that is to be used by the Council in exercising its option to require prior approval. In its hearing statement, the Council also cites Policy WBE12. This states that development will be resisted where it detracts from the quality of green routes (such as this section of the Reading Road). I shall take both of these policies into account in reaching my decision, in accordance with the advice given in paragraph 48 of Planning Policy Guidance Note 1 *General Policy and Principles* (PPG1).

7. National policy on planning for telecommunications is set out in Planning Policy Guidance Note 8 *Telecommunications* (PPG8), published in August 2001. In essence, the Government's policy is to facilitate the growth of new and existing telecommunications systems while keeping the environmental impact to a minimum. The Government also acknowledges that it has a responsibility for protecting public health. I consider that aspect of this case in paragraphs 15 and 16.

8. In a letter to the appellant's agent dated 7 November 2000, the Council sets out its approach to the consideration of mobile telephone masts. Among other things, this letter states that the Council as landowner will not normally allow such developments on Council land or buildings within 60m of residential properties, or other places where there is a prolonged human presence. The reason for recommending the 60m minimum separation is that, notwithstanding the Stewart Group's report *mobile phones and health*, telecommunications developments continue to give rise to high levels of public concern.

9. The letter says that this is not a development control policy and that exceptions can be made. In my view, it fails, nevertheless, to comply with paragraph 101 of PPG8 which says that local planning authorities should not implement their own precautionary policies, for example by insisting on minimum distances between new telecommunications development and existing development. I therefore attach little weight to this Council policy or practice.

10. Of relevance to the discussion of possible alternative sites are Policies C6 of the Structure Plan and WCC2 of the draft Local Plan on Green Gaps and Wedges. The areas covered by these designations include the Wokingham/Winnersh gap. Both Policies indicate that development will not be permitted where it would threaten these important open areas, the aim of which is to provide physical or visual separation between settlements or communities that are close together.

Reasons

11. The appeal site is located within a wide grass verge at the junction of Old Forest Road and the Reading Road (A329). This section of the Reading Road is residential in character with many mature trees. Some 400m to the northwest of the appeal site, the A329 passes under the M4 motorway, and enters the main part of Winnersh. The proposed monopole would be located some 4.5m from a street light and it would be comparable in height. With its associated equipment box, it would stand close to a footpath which crosses the verge. The eastern part of the verge is occupied by two trees, one of which is a mature oak. The modern houses of Lenham Close back onto the verge along its northern side.

12. **Visual Impact** The proposed monopole would have a limited visual impact. For those travelling along the A329, it would, to a large extent, be seen against the backcloth of the mature and other trees that dominate the view. Those trees that run along the common boundary between Lenham Close and the verge would serve to screen the lower parts of the mast from those properties. The upper part, including the antennae, would be visible but the impact would be comparable, in my view, to that of the adjacent street lamp and not, in itself, unacceptable. The monopole would clearly add to the visual clutter at the junction and it might have been better had it been combined with the street light to create one mast rather than two; at the hearing, this was acknowledged by the appellant to be technically possible. However, I must determine the proposal that is before me. Arising from its position, its limited height and its slim design, I find this proposal to be acceptable in visual terms. I do not consider that it would materially detract from the appearance of the green route.

13. **Alternative sites** From the evidence provided, it is clear that the appellant has considered alternative sites for the equipment, the design and siting of which are the only matters before me. The monopole is intended to fill a 'gap' in present coverage along a section of the A329 where there is insufficient signal strength. The appeal site would appear to lie about mid-way along that section. Having heard the evidence and visited the site, I am satisfied that there are no obviously preferable locations for a microcell development of the type proposed. To go closer to the motorway, for example, would have entailed a taller, more prominent mast.

14. The Council's view is that the need for additional coverage should be met by a mast in the adjacent countryside even though this would involve a macrocell and a taller structure. However, the land in question is designated as Green Wedge/Gap. In my view, such a development would be contrary to the aims of Structure Plan Policy C6 and of draft Local Plan Policy WCC2 as cited earlier (para.10). While I do not interpret them as necessarily prohibiting all telecommunications development, they do indicate that this area's precious countryside should be protected where possible. At the hearing, consideration was also given to the possibility of mounting the proposed antennae on another mast or structure. However, I heard nothing to suggest that the pursuit of such an option would provide the necessary coverage, given the topography and the extent of tree cover in this local area. In terms of alternatives, I conclude that there are no obviously preferable locations for the proposed development.

15. **Health Impacts** I turn now to the concerns expressed by local residents about the potential health impacts of the proposed installation. These potential impacts are considered at some length in PPG8. This Government advice, which has taken into account the recommendations of the Stewart Group's report, accepts that health considerations and public concern can in principle be material considerations in determining applications for planning permission and prior approval. The PPG goes on to state, however, that the planning system is not the place for determining health safeguards. That is the responsibility of Central Government which has determined that if a proposed base station meets the guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP), then it should not be necessary for planning authorities to consider further the health aspects of proposed developments, or concerns about them.

16. In this case, the operator has confirmed that the proposed installation meets the ICNIRP guidelines. Measurements conducted as part of the hearing indicated that the monopole

would be some 18.6m from the closest dwelling 7 Lenham Close, and some 6.8m from the property boundary. The data and diagrams in Appendix 12 to the appellant's statement show that, at such distances, exposure levels would be many times below the ICNIRP standard. Having regard to the advice of PPG8, the compliance with the ICNIRP guidelines and the distances involved, I do not believe that there are grounds to dismiss this appeal because of any material risk to human health or concern to that effect.

17. **Highway Safety** On highway safety, I acknowledge that right turns out of Old Forest Road can be a difficult manoeuvre given the volume of traffic on the Reading Road and that there have been accidents at this junction. However, I do not consider that such turns would be rendered materially more difficult by the presence of the proposed monopole. This slim structure would provide minimal obstruction to the present view. The Council is primarily concerned about the potential danger that could arise from the operator's vehicles parking on or close to the junction during the erection or maintenance of the equipment. However, I find nothing to suggest that the situation would be materially different from that caused by other contractors working within the verge, for example those attending to the gas installation. As with works elsewhere within or adjacent to the highway, such operations should not be a source of undue danger provided that normal precautions are taken.

18. **Other Matters** It is apparent from the Council's hearing statement that it has based its first reason for refusal – that the development 'would be unacceptably close to residential properties' primarily on the public concern that it has given rise to. While I have addressed that concern, as expressed in the third party representations, I consider that in putting forward this reason, the Council has failed to follow the advice of PPG1, paragraph 60. This states that local opposition for a proposal is not itself a ground for refusing planning permission, unless that opposition is founded upon valid planning reasons which can be substantiated. In my view, the Council has failed to advance such reasons.

19. I do not consider that the oak tree would be affected by the proposed development, given the distances involved. Regarding conditions, the only one that I believe to be necessary relates to the colour of the mast. This is to ensure that the new structure matches that of the adjacent street lamp.

Conclusions

20. I have taken into account all of the other matters raised in the representations but none outweighs my conclusion on the main issue that the proposal complies with the aims of Structure Plan Policy TC1, and of other relevant policies, and is acceptable.

Formal Decision

21. In exercise of the powers transferred to me, and under the provisions of Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) I hereby allow the appeal and grant approval for the siting and appearance of an 8m high telecommunications pole with three directional antennae and equipment cabin on land at the junction of Reading Road and Old Forest Road, Winnersh, in accordance with the terms of the application (Ref. TL/2000/2874) dated 29 November 2000, and the plans submitted therewith (as amended by Drawing Number 30/BRK7039E/01 Revision A), subject to the condition that:

(1) no development shall take place until details of the proposed colour of the mast hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Information

22. This decision only grants approval under Part 24 Schedule 2 of the Town and Country Planning (General Permitted Development) Order (as amended). It does not convey any other approval or consent that may be required.

23. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

Inspector

APPEARANCES

FOR THE APPELLANT:

Mr D Lewis DipEP DipTP MRTPI	Heritage Planning, Heritage house, Old Coach Road, Colchester, Essex CO1 2TH.
Mr R Francis BA	Orange PCS Ltd.
Mr J Phillips	Patrick Farfan Associates Ltd

FOR THE LOCAL PLANNING AUTHORITY:

Mr M Thorp BA MSc MRTPI MCIT	Principal Development Control Officer, Wokingham District Council.
Miss E Circuit	Planning Officer.

INTERESTED PERSONS:

Mrs L Panesar BEng MSc	6 Lenham Close, Winnersh, Wokingham.
Mr R Prior	22 Lenham Close, "
Mr M Page	23 Lenham Close. "
Mr M Cachia	25 Lenham Close "
Ms A West MA	7 Lenham Close "
Ms G Watson	3 Lenham Close "
Mr J Symons	232 Reading Road, Winnersh.

DOCUMENTS

Document	1	List of persons present at the hearing
Document	2	Letter of notification
Document	3	Policies in respect of Green Gaps/Wedges
Document	4	Appeal decisions tabled by Orange PCS Ltd.
Document	5	Correspondence regarding prior approval procedures
Document	6	Letters tabled by Mr Thorp dated 8/11/2000, 2/5/2001
Document	7	Coverage map – Wokingham
Document	8	Telecommunications sites – Wokingham
Document	9	Proposals Map – Wokingham District Local Plan 1996-2006 Deposit Draft 1997

PLANS

Plan	A	The appeal plan (30/BRK7039E/01 – Revision A)
Plan	B	Superseded appeal plan

Costs Decision

Hearing held on 07 November 2001

by Chris Gossop *BSc MA PhD MRTPI*

an Inspector appointed by the Secretary of State for the Department for Transport, Local Government and the Regions

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Date
06 DEC 2001

Costs application in relation to Appeal Ref: APP/X0360/A/01/1068473
Land at the junction of Reading Road and Old Forest Road, Winnersh

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6 and the Local Government Act 1972, section 250(5).
- The application is made by Orange PCS Ltd for a full award of costs against Wokingham District Council.
- The hearing was in connection with an appeal against a refusal to grant approval for the siting and appearance of an 8m high telecommunications pole with three directional antennae and equipment cabin.

Summary of Decision: The application is allowed in part in the terms set out below in the Formal Decision and Costs Order.

The Submissions for Orange PCS Ltd

1. The application was based on the unreasonable behaviour of the local planning authority. First, the authority had failed to provide evidence on planning grounds to substantiate each of its reasons for refusal and those reasons had not been accompanied by an explanation of the harm that would result from the development. Secondly, it had not indicated in its statement why it had disregarded the Government guidance of PPG1 and PPG8. Thirdly, it had acted in a misleading manner by stating that 'a more relaxed approach was taken in the countryside' when there were no policies to support this or evidence of sites that would be supported. Fourth, the reasons for refusal had failed to refer to any policies. While two had been provided with the Questionnaire, new policies had been introduced in the authority's hearing statement. Moreover, the authority had initially indicated that appearance was not an issue but had subsequently argued that it was. Finally, it had asserted that alternative sites would meet the appellant's requirements without investigating whether this would be the case.

2. Because of the Council's inadequacies, the appellant had had to do substantial unnecessary work and this resulted in unnecessary expense.

The Response by Wokingham District Council

3. On the first point, the Council had substantiated its reasons for refusal. On the second, it would have been clear from the hearing that the Council was acquainted with the guidance of PPG8 and it had been under no obligation to refer to those national policies in its statement. On the third, the Council's letter of 2 May 2001 had set out the approach that was being taken to telecommunications development; this date was well in advance of the submission of the appeal. On the fourth point, the additional policies cited were supportive only and not of primary importance to the Council's case. On the final point, the Council

had indicated to Orange those general areas where, in principle, a development would be acceptable. However, it was not for the Council to earmark specific sites.

4. The appellant had not been required to do unnecessary work. The inquisitorial nature of hearings necessitated comprehensive preparation by the parties.

Conclusions

5. I have considered this application for costs in the light of Circular 8/93 and all the relevant circumstances. This advises that, irrespective of the outcome of the appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused another party to incur or waste expense unnecessarily.

6. The Council's first reason for refusal was that 'the proposed telecommunications equipment would be unacceptably close to residential properties'. In its hearing statement, the Council referred to the public concern that the proposal had given rise to. This had been demonstrated by the 36 letters of objection. There was a perception that a mast sited as proposed would harm the quality of the local environment and it was the Council's view that, if the planning process were to retain the trust and confidence of the public, the development should be treated as unacceptable due to its proximity to residential properties.

7. More generally, the Council had sought to allay public concern by taking 'a more relaxed approach to mono-pole masts in the countryside' This approach had, so far, de-fused telecommunications developments as a 'hot' political issue. In a letter to the appellant's agent, dated 7 November 2000, the Council said that as a landowner it would not normally allow mobile telephone masts within 60m of residential properties. This had arisen from the high levels of public concern and objections to such masts, notwithstanding the publication of the Stewart Report.

8. I consider that the Council failed to substantiate this reason for refusal and thus acted unreasonably. Further to paragraph 8 to Circular 8/93, Annex 3, its statement made no reference to the development plan other than to refer to the 200m guideline cited in the Deposit Draft Local Plan to be used by the Council in exercising its option to require prior approval. Moreover, its decision to base a reason for refusal upon local opposition was contrary to the advice of Paragraph 60 of PPG1 *General Policy and Principles.* This states that such opposition is not a ground for refusal, unless that opposition 'is founded upon valid planning reasons which can be substantiated'. In my view, that test was not met.

9. From the representations it was clear that the primary concern of the resident objectors was in respect of potential health impacts. However, no case on this was presented by the Council. In any event, national policy is clear; this is set out in paragraphs 97 to 99 of PPG8 *Telecommunications.* While the PPG was published in August 2001, this advice repeats a Ministerial statement made on 16 March 2001, prior to the lodging of the appeal.

10. Moreover, in respect of the Council's 60m guideline, the PPG is clear that local planning authorities should not implement their own precautionary principles (para.101). This echoes an earlier Government message set out in a letter dated 29 June 2000 from former Planning Minister, Nick Raynsford to Council leaders. In respect of the first reason for refusal, I find that the Council had no valid planning reasons capable of being substantiated, taking into account the guidance in Circular 8/93, Annex 3, paragraph 8.

11. The second reason for refusal concerned highway safety. From the Council's statement, it is clear that its primary concern was over the potential danger of contractor's vehicles parking on or close to the Reading Road/Old Forest Road during periods of construction and subsequent maintenance. However, as I have concluded in my decision, this is a situation that is commonplace to utilities' works within or adjacent to the highway and there are accepted safety procedures. In my view, the Council failed to substantiate its second reason for refusal.

12. The third reason concerned visual impact. While I have found this impact to be acceptable, I believe that, the Council did advance valid arguments related to the development plan. I agree with the Council that the policy it had referred to for the first time in its statement was subsidiary to those cited at the questionnaire stage. I conclude that the authority substantiated this reason for refusal.

13. I am in no doubt that the deficiencies in the Council's case, in respect of it citing two unsubstantiated reasons, caused the appellant to have to do considerably more preparatory work than would otherwise have been the case. It would still have been necessary to prepare for the hearing, including for those aspects of concern to local residents. However, with just one reason for refusal, that work would have been substantially less. I conclude that in having to respond to the first two reasons, the appellant incurred unnecessary expense.

14. The application is allowed in part in the terms set out below in the Formal Decision and Costs Order.

Formal Decision [and Costs Order]

15. In exercise of my powers under section 250(5) of the Local Government Act 1972 and Schedule 6 of the Town and Country Planning Act 1990, and all other powers enabling me in that behalf, I HEREBY ORDER that Wokingham District Council shall pay to Orange PCS Ltd, the costs of the appeal proceedings, limited to those costs incurred in responding to the first and second reasons for refusal, such costs to be assessed in the Supreme Court Costs Office if not agreed. The proceedings concerned an appeal under section 78 of the Town and Country Planning Act 1990 against the refusal to grant approval for the siting and appearance of development permitted by Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended for the erection of an 8m high telecommunications pole with three directional antennae and equipment cabin on land at the junction of Reading Road and Old Forest Road, Winnersh.

16. The applicant is now invited to submit to Wokingham District Council, to whom a copy of this decision has been sent, details of those costs with a view to reaching agreement as to the amount. In the event that the parties cannot agree on the amount, a copy of the guidance note on how to apply for a detailed assessment by the Supreme Court Costs Office is enclosed.

Chris Bishop.

Inspector

Costs Decision

Hearing held on 07 November 2001

by Chris Gossop BSc MA PhD MRTPI

an Inspector appointed by the Secretary of State for the Department for Transport, Local Government and the Regions

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Date
06 DEC 2001

Costs application in relation to Appeal Ref: APP/X0360/A/01/1068473
Land at the junction of Reading Road and Old Forest Road, Winnersh

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6 and the Local Government Act 1972, section 250(5).
- The application is made by Wokingham District Council for a full award of costs against Orange PCS Ltd.
- The hearing was in connection with an appeal against a refusal to grant approval for the siting and appearance of an 8m high telecommunications pole with three directional antennae and equipment cabin.

Summary of Decision: The application fails and no award of costs is made.

The Submissions for Wokingham District Council

1. The applicant had failed to provide any evidence that it had considered the possibility of mast sharing. This had been a requirement of the now superseded Circular 4/99 and there was a reference to it in paragraph 66 of the new PPG8. The Council would have been justified in refusing planning permission on this ground.

2. The Council had written to the applicant on 8 December 2000 stating that prior approval would be needed due to the proximity to dwellings. The applicant's reply of 21 December did not respond to the Council's request that the scheme be revised to overcome the Council's concerns. Again, a council would be entitled to refuse approval on this basis.

3. In respect of this appeal, there had been a failure to show how the need would be overcome by this proposal. The diagrams produced for the hearing did not provide an adequate picture of the extent of deficiency and of how this would be remedied.

4. If the applicant had followed national guidance from the beginning and entered into a dialogue with the authority, an acceptable solution could have been reached and this hearing rendered unnecessary.

The Response by Orange PCS Ltd

5. This proposal for a microcell was a response to a localised deficiency. The area of search was very limited. Discussions of the options available had taken place, but with people other than the Council's representative at this hearing. Had there been a genuine concern on the Council's part that Government guidance had not been complied with, and that this was not the only viable option, then this should have been the subject of a reason for refusal. The question of viable alternatives had only emerged as an issue on the day of this hearing.

Conclusions

6. I have considered this application for costs in the light of Circular 8/93 and all the relevant circumstances. This advises that, irrespective of the outcome of the appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused another party to incur or waste expense unnecessarily.

7. From the evidence presented, I am not aware that any statement regarding the potential for mast or site sharing accompanied the application for prior approval. Both Circular 4/99 and the new PPG8 that has superseded it say that such information should form part of prior approval applications. However, while it might have been justifiable to have refused the application on the grounds that this information was lacking, the fact is that the reasons for refusal did not include such a reason. The Council's second point is a related one and I reach the same conclusion regarding the reasons for refusal. Regarding the appeal, I am satisfied that the question of other potential options, as well as that of need, was adequately explored at the hearing.

8. At the hearing, conflicting views were expressed about the extent of dialogue between the parties at the application stage. Given the Council's adherence to its 60m guideline, and the appellant's stance that because of the localised nature of the deficiency in coverage, a microcell solution was the correct one, I am very doubtful whether, in practice, an appeal could have been avoided. In my view, this would have applied even had all the desirable information been supplied at the outset. Arising from this, I do not consider that any deficiencies in respect of the appellant's submission have led the Council to incur unnecessary expense.

9. The application fails and no award of costs is made.

Formal Decision

10. In exercise of the powers transferred to me, I refuse the application for an award of costs.

Chris Bishop

Inspector

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

REFUSAL OF PRIOR APPROVAL OF TELECOMMUNICATIONS NOTIFICATION

Paul Fitzgerald
Acquisition Consultant
Patrick Farfan
Unit C Quay West
Salamander Quay
Park Lane
Harefield
Middlesex
UB9 6NZ

Notification No: TL/2000/2874

Parish: Winnersh

Proposal: Erection of an 8 metre high telecommunication telegraph pole with 3 directional antennae and equipment cabinet

Location: Junction of Reading Road and Old Forest Road

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.

1. The proposed telecommunications equipment would be unacceptably close to residential properties.
2. The proposed telecommunications equipment would be unacceptably close to the junction of Reading Road and Old Forest Road and hence detrimental to highway safety.
3. The proposed telecommunications equipment would be unacceptably prominent in the street scene.

John Mitchell
Development Control Manager
Date: 8 January 2001

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 8 January 2001
My ref: EXC/TL/2000/2874
Your ref: Microcell site BRK7036

Paul Fitzgerald
Acquisition Consultant
Patrick Farfan
Unit C Quay West
Salamander Quay
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Harefield
Middlesex
UB9 6NZ

Environmental Services Department
Planning Services
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Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Fitzgerald

PROPOSED ERECTION OF AN EIGHT METRE HIGH TELECOMMUNICATIONS POLE AND THREE DIRECTIONAL ANTENNA ON LAND AT THE JUNCTION OF READING ROAD AND OLD FOREST ROAD – APPLICATION NO TL/2000/2874

Please find enclosed the decision for the above proposal.

Yours sincerely

John Mitchell
Development Control Manager

File: Reading Road,
Old Forest Road
Junction, covering

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 17 January 2002
My ref: EXC/TL/2000/2874
Your ref: OPCS/GPDO/7039.5

Jamie Phillps
Acquisition Consultant
Patrick Farfan Associates
Salamander Quay West
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Environmental Services Department
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Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Phillips

SUBMISSION OF DETAILS OF COLOUR OF PROPOSED TELECOMMUNICATIONS MAST AT THE JUNCTION OF READING ROAD AND OLD FOREST ROAD, WINNERSH

Further to your letters of 14 December 2001 and 4 January 2002, regarding approval of the colour of the proposed mast, to comply with condition (1) of appeal decision APP/X0360/A/01/1068473, following discussions with Dave Halley in the Highways Section, I can confirm that lampposts in the vicinity are painted in BS 4800 12 B21 and this colour would, therefore, be considered acceptable.

If you require any further advice on this matter, please contact Emy Circuit on 0118 974 6479.

Yours sincerely

MLT

M L Thorp,
Principal Development Control Officer

File: TL_2000_2874, Reading Road,Old Forest Road.doc

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03 JAN 2002

Patrick Farfan
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Our Ref: ***BRK7039***
Your Ref: ***TL/2000/2874***
APP/X0360/A/01/1068473

Emy Circuit
Wokingham District Council,
PO Box No.157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

4 January 2002

Dear Ms Circuit

Orange PCS Ltd, Microcell Installation, BRK7039 Old Forest
Application Ref: *TL/2000/2874*
Appeal Ref: *APP/X0360/A/01/1068473*

With reference to our correspondence of 14 December 2001, and subsequent conversations with Emy Circuit of Wokingham District Council, I can confirm that we act on behalf of Orange PCS Ltd in this matter.

Further to the formal appeal decision ref; APP/X0360/A/01/1068473 and conversation of 4 January 2002, subject to discharge of conditions, I re-submit details of the external finish and colour of the proposed column for confirmation of your approval.

mineral green

Column 8metre steel, painted finish BS 4800 12 B21 (Catkin)

The colour, matches existing steel street furniture in the locality, and was advised to your self, Emy Circuit, by David Halley of Wokingham District Council.

I look forward to receiving your approval by letter to the undersigned at the above address no later than 7 days from the date of this letter.

Orange reserves the right to commence this development to the above specification.

Please do not hesitate in contacting me if you would like any further information.

condition (1)

Yours sincerely

01895 823700 ,

Paul.

Jamie Phillips
Acquisition Consultant

INVESTOR IN PEOPLE

Offices throughout the UK and Europe.

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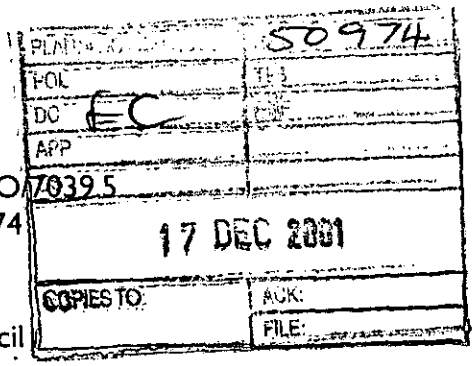


Patrick Farfan
ASSOCIATES LIMITED

Salamander Quay West
Park Lane
Harefield
Middlesex
UB9 6NZ

Tel +44 (0)1895 823700
Fax +44 (0)1895 821214
frog@patrickfarfan.com
www.patrickfarfan.com

Our Ref: OPCS/GPDO/7039.5
Your Ref: TL/2000/2874

The Director of Planning
Wokingham District Council
PO Box No.157
Shute End
Wokingham
Berkshire
RG40 1WR

14th December 2001

Proposed ORANGE PCS Ltd, Installation at:

Land at the junction of Reading Road and Old Forest Road, Winnersh.

Dear Sir,

Further to the formal appeal decision ref: APP/X0360/A/01/1068473 and subject to discharge of conditions, I submit details of the external colour of the proposed column for your approval.

The installation of a 8m high free standing telecommunications pole with three directional antennae and associated equipment cabin painted finish BS 381c 210 – Sky. This colour I believe matches existing steel street furniture in the locality.

I look forward to receiving your approval by letter to the undersigned at the above address no later than 7 days from the date of this letter.

Yours faithfully,

Jamie Phillips
Acquisition Consultant.

Streetworks. Dave Halley.

spoke to Neil Hodgson 4 Jan '02
may have got colour from highways, will ask to let me know contact or provide swatch.

BS4800 12 B21 - 'Catkin'

INVESTOR IN PEOPLE

Offices throughout the UK and Europe.

Registered in England Company Reg No 2875575 VAT Reg No GB 628944109

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Orange PCS Ltd
SITE: Land at junction of Reading Rd & Old Forest Rd, Winnersh
APPLICATION NO.: 2874
PROPOSAL: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae & equipment cabinet

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Winnersh

Mrs P Bray

Mrs E Siggery

Mr R Turner

Clerk(s) of Parish / Town Council of Winnersh

Mrs J Harlin, Winnersh Community Centre, New Rd, Sindlesham, Wokingham Berks RG41 5DU

Environmental Services Department, Engineering Services, Wokingham District Council,
PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

Environmental Health, WDC
-FAO Tom Payne

Property Department, WDC
-FAO Sarah Hunter

2874

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date 5 September 2001
My ref. SB/TL/2000/2874
Your ref.

47358

The Rt Hon John Redwood, MP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

BY FAX : 0118 973 3979

Dear Mr Redwood

Thank you for your letter of 31 August, addressed to Anna Cronin, concerning an appeal by Orange for a mobile phone mast to be erected on the corner of Old Forest Road and Reading Road, Winnersh.

The planning application reference is TL/2000/2874 and the Planning Inspectorate's appeal reference is APP/X0360/A/01/1068473.

If you have any further queries please contact Emy Circuit, the case officer, on (0118) 974 6479 or Den Gumbrell, Technical Assistant (Appeals) on (0118) 974 6448.

Yours sincerely

SANDRA BAYDEN
Management Support Assistant

THE RT. HON. JOHN REDWOOD, MP

REPLY BY
18 SEP 2001

AC

DC EXC/DG	ENF
	47358
- 4 SEP 2001	
COPIES TO:	ACK:
	FILE:

31 August 2001

TL/2000/2874

Appeal Ref:
APP/X0360/A/01/1068473

Ms Anna Cronin
Head of Planning & Transportation
Wokingham District Council
Shut End
Wokingham
RG40 1WL

Dear Ms Cronin

I have been asked by my constituent Mrs L Panesar of 6 Lenham Close, Winnersh RG41 1 HR to write to the Planning Inspector in support of the residents and the Council in opposing an appeal by Orange for a mobile phone mast to be erected on the corner of Old Forest Road and the Reading Road.

I would be grateful if you could let me have the reference number for this case so that my letter is correctly addressed. You can telephone or fax this to me on 0118 973 3979.

Yours sincerely

John Redwood

30. Nov 2000
TL/2000/2874

Patrick Farfan
ASSOCIATES LIMITED

Unit C Quay West
Salamander Quay
Park Lane Harefield
Middlesex
UB9 6NZ

Tel 01895 823700
Fax 01895 821214
email-frog@farfan.demon.co.uk

Planning Department,
1st Floor
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

FAO Joss Miler.

29 November 2000.

Dear Madam,

ORANGE PCS Ltd. MICROCELL SITE BRK7039 [redacted]

Notice of intention to install telecommunications apparatus pursuant to:

1. The Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2 Part 24).

2. The licence granted to Orange Personal Communications Limited under Section 7 of the Telecommunications Act 1984.

I confirm that Patrick Farfan Associates Ltd act on behalf of Orange PCS Ltd in submitting this notification.

Orange Personal Communications Services Ltd is a Telecommunications Code System Operator. Under the terms of the licence issued by the DTI, Orange is under an obligation to provide a national telecommunications service and to meet all reasonable customer demands for the provision of that service.

The Orange Network is in direct commercial competition with other communications systems such as BT and cable operators. As a result their customers expect a reasonable level of service within buildings both at home and at work

Orange are sensitive to the fact that many locations do not lend themselves to the siting of Macrocells, commonly Rooftop Stub Masts or 15m high lattice masts or Columns with a 12m² fenced compound from a siting and appearance aspect.

With a requirement to provide a service to residential and commercial properties, in keeping with the Code of Best Practice, Orange have taken advantage of improvements in technology to reduce visual impact and developed the Microcell.

Patrick Farfan

This is a stand alone steel telegraph pole, mounted antenna. It has been designed to match existing street furniture such as Lampposts,and Electricity supply poles.

However, unlike BT or Cable Operators, Orange do not need to site telegraph poles every 30m or so, they do not need to fly overhead lines or dig up miles of footway and carriageway, to provide a communications connection to every commercial and residential property.

Orange need only deploy two or three carefully sited telegraph poles to provide coverage to an entire residential area, village, business or retail park. The telegraph pole and cabinet can even be painted to match a particular Local Authority colour scheme if required.

I appreciate that this technology is very new and that this method of providing communications is not something that people are used to seeing, however even BT telegraph poles were once not part of the street scene and they are now accepted as the norm.

Orange propose just one Microcell sites to cover the area of Winnersh around the A329 and with Old Forest Road where the signal level is particularly low.

Orange Personal Communications Ltd hereby give notice as required under the terms of their Licence and make application for determination with regard to details of siting and appearance pursuant to Part 24, Class A, Condition A.2(4) of the Town and Country Planning (General Permitted Development) Order 1995 in respect of the following development:

The erection of a free-standing telegraph pole maximum 8m in height with 3 No directional antenna will be installed.

In conjunction with the above column, an equipment cabinet will also be installed with an overall dimension of 0.94 cubic metres.

Location. OS Grid Ref:E 479085 N 169931.

Address. Grass verge, NW cornor of Old Forest Road junction with Reading Road, Winnersh, Wokingham, RG14 5AA.

Enclosures: Planning Drawing No 30/BRK7039E/01
Location plan (1:1250)
Site Layout plan (1:250)
Elevations of column and cabinet (1:100 & 1:50)
Annex C from the Code of Best Practice.

Prescribed Fee. £35.00.

Patrick Farfan

The location was chosen for the following reasons:

1. It will improve coverage within the surrounding residential areas.
2. The location will maximise coverage and limit the number of installations required.
3. The verge is wide and the siting will not impede pedestrian movements.
4. The location will not encroach into visibility splays of traffic or pedestrian users of the Highway and access roads.
5. The column and cabinet are sited in line with adjacent street furniture so as to blend with the existing street scene.
6. There are no existing structures in the area that would be suitable for such installation.

All communication regarding this notice should be made to myself at the address and telephone number given above,

Yours faithfully,

Paul Fitzgerald
Acquisition Consultant.

30·11·2000
TL/2000/2874

Dear Sir

RE: Enclosed planning application on behalf of Orange PCS Ltd

The Independent Expert Group on Mobile Phones (the Stewart Report) made various recommendation relating to base station sites.

One of the recommendations was that the guidelines for public exposure set by ICNIRP (International Commission on Non-Ionising Radiation Protection) should be adopted for use in the UK.

Orange have welcomed the recommendation that base station sites should comply with the ICNIRP guidelines for public exposure and we believe this will increase public confidence in the safety of transmitter sites.

The Department of Environment, Transport and the Regions have issued guidance to the Local Authorities stating that if a new telecommunications site meets the ICNIRP guidelines then it is not necessary for a Planning Authority processing an application to consider the health effects further.

Therefore the purpose of this letter is to confirm that the Orange site proposed at

BRK7039 **Grass Verge**
NW corner of Old Forest Rd
Junction with Reading Road
Winnersh
Wokingham
RG14 5AA

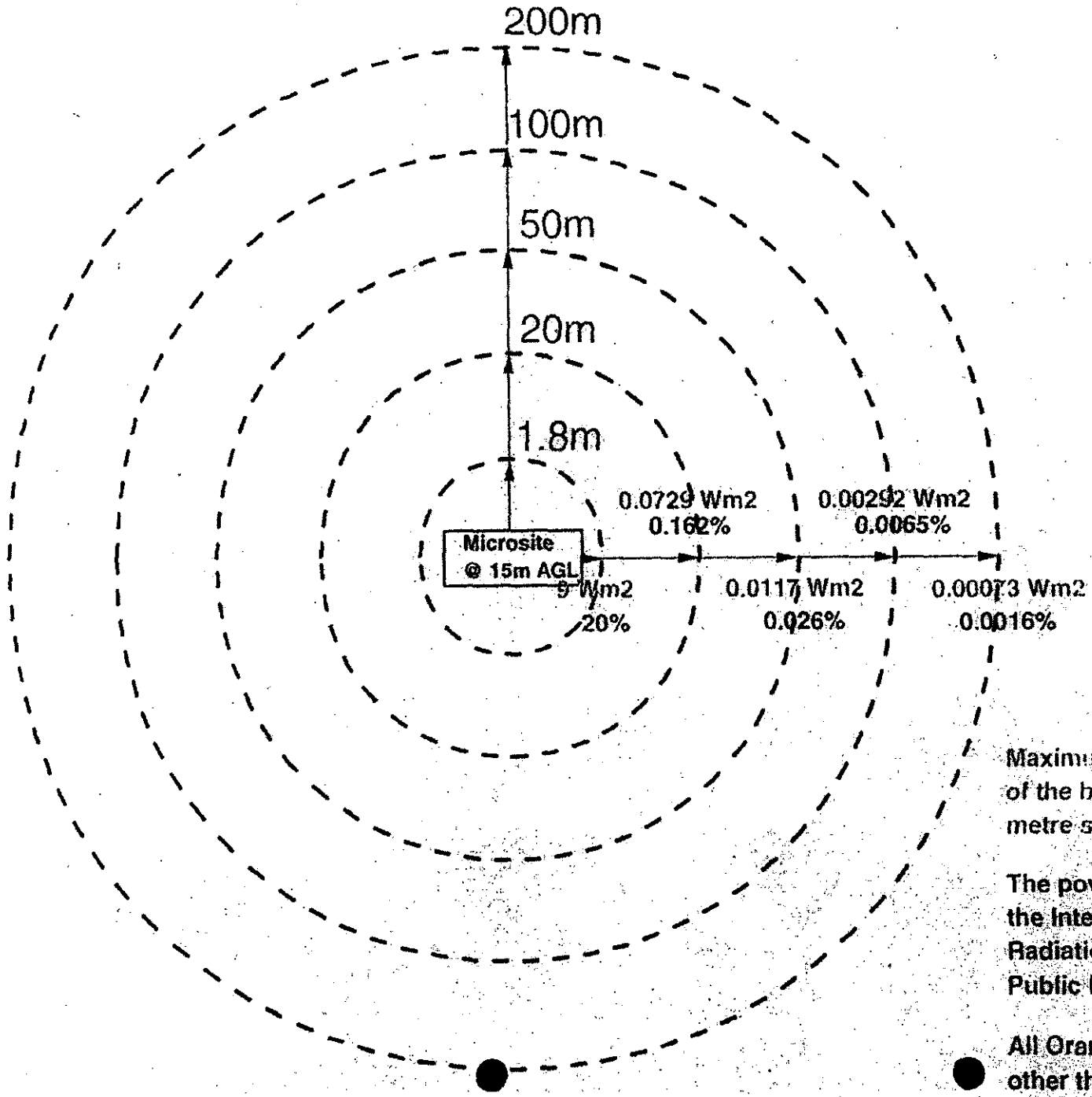
meets the ICNIRP guidelines.

The attached sketch is for reference and gives outputs from a similar microcell to that which is proposed at the location above and relates power levels as a percentage of ICNIRP guidelines.

Yours faithfully,

Paul Fitzgerald

Microcell power levels along the centre of the beam



Maximum power levels that occur along the centre of the beam of the antenna measured in Watts per metre square.

The power output measured as a percentage of the International Commission for Non-Ionising Radiation Protection (ICNIRP) guidelines for Public Exposure.

All Orange sites that are used by workers and other third parties also comply with the ICNIRP guidelines for Occupational Exposure.

30 Nov 2000

TL/2000/2874

1: Pre-Application Consultation with Local Planning Authority

(i) Licence notification i.e. pre roll out of network Date.....

Name of L.P.A. Contact.....

Phone # of L.P.A. Contact.....

(ii) On sites in specific cell(s) Date....29.11.2000.....

Name of L.P.A. Contact.... .....Joss Miller.....

Phone # of L.P.A. contact.....0118 974 6000.....

2A: Name and Address of Applicant

Name... .....Orange PCS Ltd.....

Address: .Floor 2 & 3, Black Arrow House, 2 Chandos Road, London.....

Postcode...NW10 6NF....Tel.....0181 963 4100.....

2B: Agent's Name, Address and Contact

Name...Patrick Farfan Associates Ltd..... .....

Address.Unit "C", Quay West, Salamander Quay, Park Lane Harefield, Middx.

Postcode:..UB9 6NZ.....Tel: ...01895 823700.....

Contact:..Mr Paul Fitzgerald..... Tel:....01895 823700.....

2C: Location of Proposal

Location: Grass verge, NW cornor of Old Forest Road junction with Reading Road, Winnersh, Wokingham, RG14 5AA.

2D: O.S. Sheet / Grid Reference

Sheet and six figure grid reference of proposed development

Sheet.....Landranger..175 ..... Grid Reference: E 479085 N 169931.....

*3: **Purpose of Development***

To enhance the radio signal to Orange mobile phone users at street level and in buildings where the signal is weak or non existant due to the absorption of the signal from macrocell rooftop sites by buildings in the urban area. To allow customers to operate their handsets without interuptions to their conversations, as could reasonably be expected by phone users.

*4: **The Proposed Structure** (Enclose a site plan and indicate details of cell boundaries, and whether shared mast / tower or freestanding)*

(i) Type of Structure (e.g. tower, mast etc):....Column.....

.Overall height....8..metres

(ii) Equipment Housing

Street cabinet of overall dimension 0.94 cubic metres.

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

.....Galvanised steel (Light Aircraft Grey).....

Equipment housing: type of material and external colour

.....Steel,....Midnight Green.....

(iv) Location of and Distance to nearest residential or commercial property (where applicable)
Site is on adopted highway on roadside, nearest residential building is 25m.

*5: **Distance from Airfield or Aerodrome*** (Please tick as appropriate)

Will the structure be within 3 km of an aerodrome or airfield? ..... No.....

Has the CAA or Secretary of State for Defence been notified? ..... No.....

Signed..... Date.28/11/00.....

On behalf of.....ORANGE PCS LTD.....

Copy.
30 Nov 2000
TL/2000/2874

SITE NOTICE

Proposed development at Grass verge, NW cornor of Old Forest Road junction with Reading Road, Winnersh, Wokingham, RG14 5AA.
OS Grid Ref. E 479085 N 169931

I give notice that Patrick Farfan Associates Ltd

On behalf of Orange PCS 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 the erection of a free-standing telecommunications telegraph pole, maximum 8m in height housing 3 no. directional antennae. In conjunction with the above telegraph pole, an equipment cabinet will also be installed with an overall dimension of 0.94 cubic metres.

Under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, Wokingham District Council are allowed 42 days beginning with the date of application to consider whether prior approval will be required to the siting and appearance of the development proposed and, if so, to give or refuse such approval and to serve that decision upon the applicant.

Members of the public may inspect copies of the application and accompanying plans at;

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR

Individuals and organisations wishing to make representation about the siting and appearance of the proposed development are invited to forward their views in writing no later than 9th September 1999 to J Millar, Wokingham District Council, Planning Department, Shute End, Wokingham, Berkshire, RG40 1WR.

Clearly stating that comments are being forwarded in relation to the proposed development of a ground based mast at Grass verge, NW cornor of Old Forest Road junction with Reading Road, Winnersh, Wokingham, RG14 5AA.

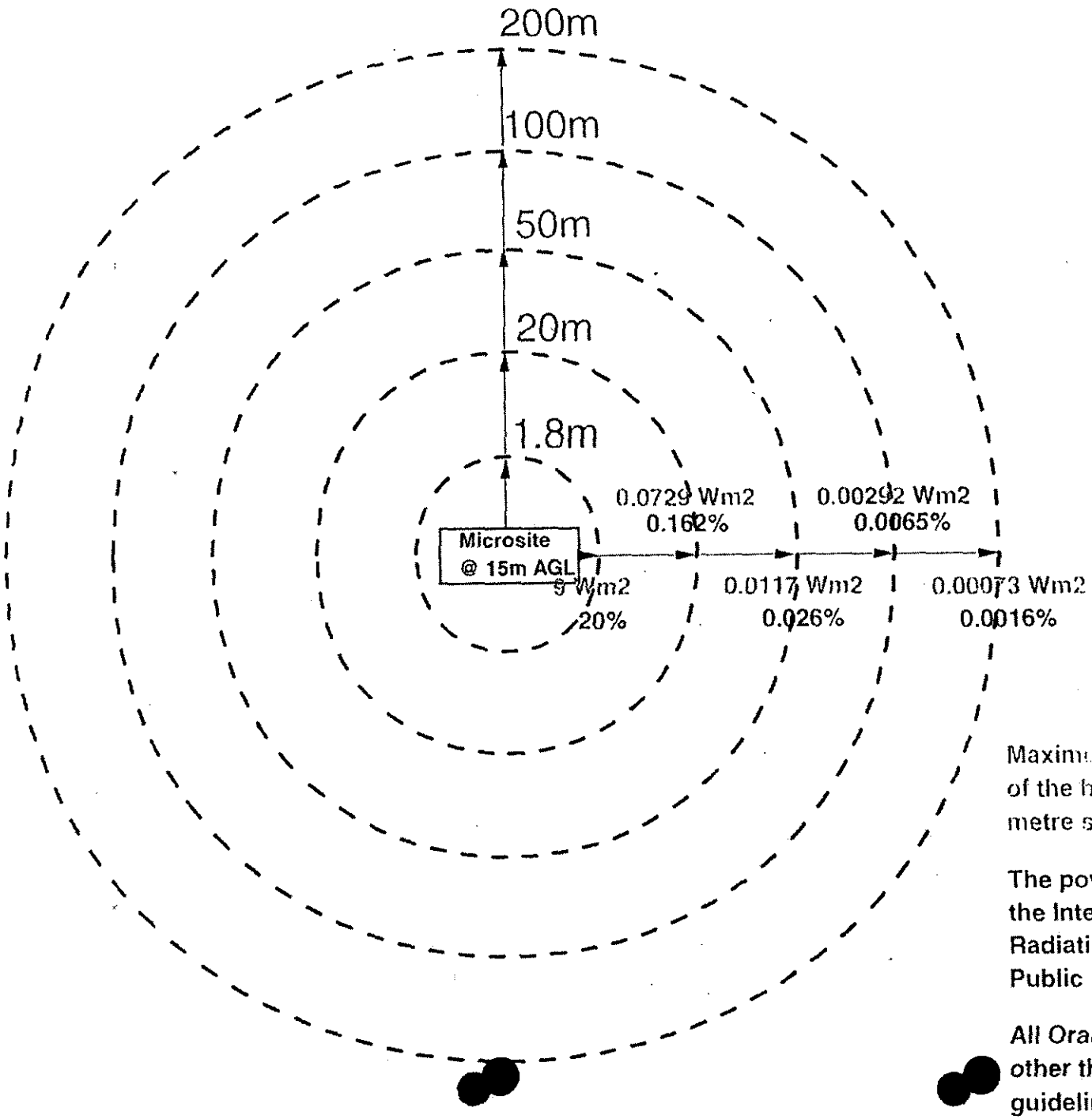
OS Grid Ref. E 479085 N 169931.

Signed : _____

On Behalf of : Orange PCS Ltd.

Dated : 29th November 2000

Microcell power levels along the centre of the beam



Maximum power levels that occur along the centre of the beam of the antenna measured in Watts per metre square.

The power output measured as a percentage of the International Commission for Non-Ionising Radiation Protection (ICNIRP) guidelines for Public Exposure.

All Orange sites that are used by workers and other third parties also comply with the ICNIRP guidelines for Occupational Exposure.

HERITAGE PLANNING

TOWN PLANNING AND DEVELOPMENT CONSULTANCY

Heritage House, Old Coach Road, Colchester, Essex CO1 2TH
Tel: 01206 792444 • 792445 • 792448 • Fax: 01206 860116
E-mail: heritage.planning@aspects.net

Direct Dial to David Lewis: 01206 792448

The Planning Inspectorate
Customer Support Section
Tmple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

DG

29 June 2001

My ref: BRK 7039

Dear Sir/Madam,

Proposed 8m Telecommunications Pole and Equipment Cabinet, Junction of Reading Road and Old Forest Road, Winnersh for Orange PCS Ltd

Please find enclosed the following items in submission of an appeal for the above site.

1) Appeal Form duly completed.
2) The application submitted to the LPA.
3) Ownership Certificate.
4) Decision Notice dated 8 January 2001, refusing prior approval.
5) Relevant correspondence.

I confirm that a copy of this letter and appeal form has today been sent directly to Wokingham District Council and trust that you will acknowledge safe receipt of this appeal in due course. Please note that three other similar appeals in Wokingham are being lodged concurrently.

Yours faithfully

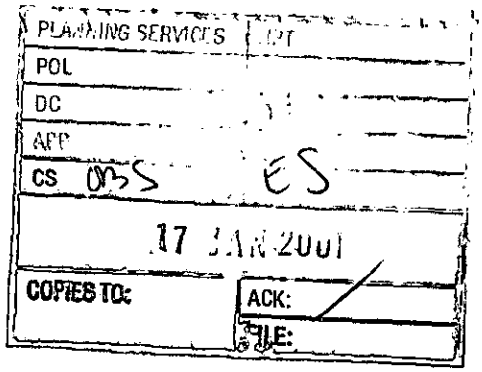
D. G. Lewis, Dip.E.P., Dip.T.P., M.R.T.P.I.

Encs:

cc: M L Thorp, Principal Development Control Officer, Wokingham District Council Planning Services, PO Box 157, Shute End, Wokingham, Berks RG40 1WR

37 Lenham Close
Wimmersh
Wokingham
Berkshire RG41 1HR.

28th December 2000



The Case Officer
Ms Emy Circuit
Planning Services Dept
P.O. Box 157
Shute End
Wokingham RG40 1WR.

Dear Madam

Application No TL/2000/2874.

I was most suprised to receive your letter advising of proposed erection of a telecommunications pole at the corner of Reading Road and Old Forest Road as it was approximately six months ago that a simular application was turned down.

I am against this application being granted for the following reasons: -

1) Much too near residential properties.
2) Great health risk (especially children.)
3) An Eyesore to the landscape, affecting property prices.
4) Obstruction for seeing traffic on Reading Road when approaching from Old Forest Road

5) Infringement on people using their gardens in the summer.

For these reasons I am against any application being granted now or in the future.

Yours faithfully

Emma Turton (mrs)

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	ES
29 DEC 2000	
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	FILE:

Mrs J Marchant
32 Lenham Close
Winnersh
WOKINGHAM
Berkshire
RG41 1HR

action for blind people

21. 12. 2000.

The Case Office
Ms. Emily Circuit.
Planning Services Dept.
P.O. Box 157.
Shute End.
Wokingham RG40 1WR.

Dear Madam,

Application No TL/2000/2874

I was most surprised to receive your letter advising of proposed erection of a telecommunications pole at the corner of Reading Road and Old Forest Road, as it was approximately six months ago that a similar application was turned down.

I am against this application being granted for the

following reasons :-

1) Much too near residential properties.
2) Great health risk.
3) An eyesore to the landscape affecting property prices.
4) Obstruction for seeing traffic on the Reading Road when approaching from Forest Road.
5) Infringement on people using their gardens in Summer.

For these reasons I am against any application being granted now or in the future.

Yours faithfully.

J. L. Marchant (Mrs)

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	ES
02 JA. 2001	
COPIES TO:	ACK:
	FILE:

202 Reading Road
Wokingham
Berkshire
RG41 1LH

Case Officer
Emy Circuit
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG41 1WR

1 January 2001

Dear Ms Circuit,

Re: ***APPLICATION No: TL/2000/2874***

Further to your recent correspondence regarding the above application, we wish to object strongly to the erection of this pole in this residential area.

The health risks have not yet been established either way, therefore while there is an opportunity of a duty of care it should be taken.

We appreciate that this comment may be outside the 21 day limit set by yourselves, but over the last few weeks we have not received a daily post deliver service due to our understanding of recruitment difficulties at the Post Office. Therefore we did not receive the full 21 days as suggested in your letter.
We would appreciate being informed firstly when the application is due to be heard and secondly to be personally informed of the outcome.

Yours sincerely,

Ralph & Elaine Higson

Mr TG H and Mrs B V Cooper
Mrs G Crockett
4 Lenham Close, Winnersh, Wokingham RG41 1HR
Tel: 0118 978 2856

OBS ES

COPIES TO: ACK: FILE:

re: **Application Number**: TL/2000/2874

Site Address: Land At Junction Of Reading Road, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet.

We object to this proposal on the following grounds:-

1. SITE

(a) The siting of this proposed installation is adjacent to a major gas installation which includes many joints and valves in large diameter plastic pipes just below the surface. With so many interfaces in this gas installation the possibility of a gas leak and the possibility of sparks being generated by the telecommunications installation, there is a potential for a massive explosion which would devastate the local area/population.

That the building housing part of the gas installation was recently vandalised makes the danger of a major catastrophe occurring a real fear to the local population.

(b) The land on which it is proposed to erect the telecommunications installation belongs to Wokingham District Council, and we, as residents and council tax payers object to this particular piece of council property being rented/leased or in any way hired for the proposed purpose.

2. LOCAL ENVIRONMENT

(a) The erection of an 8 metre high pole is totally incongruent with the nature of the local area and will result in an eyesore causing lose of amenity and enjoyment to the local population.

(b) The installation will blight the area causing the value of properties to be seriously and adversely affected.

(c) The site proposed impinges on a beautiful oak tree growing on the land. This tree should be covered by a preservation order. An oak tree's roots extend to twice the reach of its branches. An important part of the root system is the web of fine filament roots that lie just beneath the surface of the soil. The proposed telecommunication installation would seriously damage this trees roots possibly beyond reclaim.

3. HEALTH ISSUES

(a) Any radio wave transmission represents a health hazard and the nearer to the source of radiation the greater the hazard. The proposed telecommunications installation is in very close proximity to the surrounding dwellings, many of which are the homes of very young children.

(b) Children are easily and irreparably damaged by radio transmissions. Hence the reason why Wokingham District Council will not permit such telecommunication poles/masts to be erected within or near school grounds. It would therefore be a travesty if this proposal were to be allowed as on the one hand children would be protected during their 6 hour school day but on the other hand allowed to be exposed to a very dangerous health hazard during the remaining 18 hours at home. This would represent an inconsistent and illogical policy.

(c) As each antenna is directional it means that each antenna's radiation is focussed into a narrow beam. This increases the effective power in the beam and therefore increases the health hazard for those directly in its path.

(d) Published research has linked radio frequency radiation from mobile telephone masts to memory loss, DNA damage, cancer, weakening of the immune system and weakening of the blood brain barrier which protects the brain from toxic substances.

4. PLANNING AND LEGAL ISSUES

(a) Wokingham District Council has advised that objections to this application cannot be made on the grounds of potential health risks and public concern. However it is possible to object on these grounds and a number of local authorities have already refused permission on the grounds of **"unknown health risks"**

(b) In support of our objections we bring everyone's attention to the the Court of Appeal decision in the case of Newport Borough Council v Secretary of State for Wales (1998) which stated **"genuine public fear, even if that fear is irrational and not based on evidence, is a material planning consideration"**.

All of the above objections are based on real fears for our household and the surrounding community and they are also reflected in the population of the surrounding community.

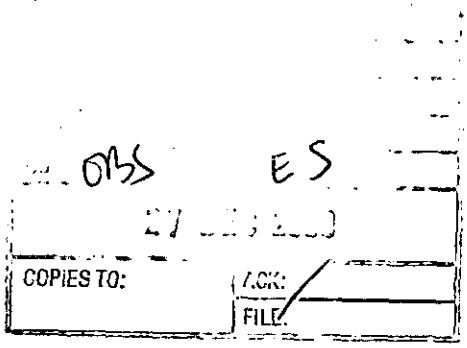
Signed: T. G. H. Cooper
T G H Cooper

Signed: B. V. Cooper
B V Cooper

Signed: G. Crockett
G Crockett

Date: 21.12.00.

Date: 21/12/2000.



Mr and Mrs B Panesar
6 Lenham Close
Wokingham
Berkshire
RG41 1HR

Tel: 0118 978 4647

Reference

Application Number – TL/2000/2874

Site Address – Land at Junction Of Reading Road, Old Forest Road, Winnersh, Wokingham

Proposal – Proposed Erection of an 8 meter high telecommunications pole with 3 directional attennae and equipment cabinet

We object to this proposal on the following grounds.

1. **SITE and LOCATION**

- This mast will be visible from the back view of our house. While it is noted that Orange intend to disguise the mast to look similar to a lamp post this will be a threatening structure for us. We have viewed a simliar structure in an existing location and we believe that it is clear that the structure is not a lamp post, but a large grey mobile phone mast, not fitting with the local environment. The reasons we would find this threatening are clearly documented in this letter.

- The mast is proposed to be located close to a gas installation, not detailed on the plan that has been submitted by Orange. We are aware that this installation consists of joints and pipes just below the surface of the ground. A gas leakage coupled with an electrical failure on the mast could result in a catastrophic event for the local area, and our property in particular, being located just behind this installation. For this reason we object to any live electrical or electronic installation in this area.

- This ground in property of Wokingham District Council. As residents and council tax payers we strongly object to land being rented/leased/bought or in any way used for this purpose.

- We understand from reports in the national press that an installation of this kind, visible from a property can devalue the property by up to one third. We put it to the council that if permission were to be granted would they be willing to compensate the local community for this devaluation.

2. **HEALTH ISSUES**

Wokingham District Council have advised that objections to this application cannot be made on the grounds of potential health risks. However three points are noted in response to this:

- It is understood that due to the level of public concern and UNKNOWN health risks a rule of thumb has been adopted in cases such as these. This is that a mast of this kind should not be located less that 60 meters from a residence and/or a building that is occupied most of the time. This proposal details that the nearest residence is 25 meters away, significantly less than that usually considered. In addition we believe that Orange, in their proposal have not taken into consideration the distance from the mast to the nearest garden. My son, of 11 months, sleeps in the garden every day, less than 20 meters away. Exposing a child to electromagnetic radiation

of this level, this close to the source is unacceptable, this view is supported by the Stewart Report and the Report on inquiry into the proposals to introduce new planning procedures for telecommunications developments commisioned by the Scottish Transport and Environment Committee. Wokingham District Council, the Government and the ICNIRP cannot give a guarentee that our son will not fall seriously ill due to the level of exposure, this should be considered in the decision making process.

- Wokingham District Council should note that the current research available is based on the thermal effects of exposure to electromagentic radiation from other sources, not mobile phone masts, or indeed mobile phones, where the results at this stage are inconclusive. In addition it is documented in numerous research papers and the Stewart Report that the non thermal effects of exposure to such radiation are not know at this time, and may give cause for concern. It has been admitted by the NRPB, in the report commisioned by the Scottish Transport and Environment Committee, that ' there is a need to examine radiation from those specific technologies in a well controlled epidemiological and animal studies to discover whether there are implications that we do not believe exists at present'. We object to this mast being placed less than 25 meters from our property when currently, in the scientific community there is uncertainty around whether this will be safe or not.

- It is possible for councils to consider the Health implications of mobile phone masts and it has been done throughout the country. Specifically Newport Borough Council have done so as have Warwickshire County Council. Only last week the Government announced that they were to fund a 7 million pound research program into the effects of mobile phone use, and mobile phone masts. Constantly on our televisions young people are being urged to dramatically restrict their mobile phone use as they may be more susceptible to the possible health risks. Lenham Close, Old Forest Road, and Reading Road are family areas, with children resident of all ages, Wokingham District Council have to consider the long term implications of erecting a mast in a residential area amidst this uncertainty and we urge the council to reject this application.

We appreciate that under the terms of the license granted Orange have to provide a certain levels of cover nationwide. For this reason we urge Wokingham District Council to negociate with Orange to propose an alternative site. The residents have fought this applications once before and this re-submission has deeply upset and unsettled the community. It has put a shadow on our christmas and we do not want this situation to re-occur every year. It should be understood by Orange that they wish to put a mast in this location to serve the local community. The local community are opposed to this mast and the tactics employed by Orange. Surely it would be in everyone's interest for this service to be provided on an alternative site. Mast Sharing and sites at least 60 meters from residential areas would be welcomed by ourselves and we are sure, from our discussions, the community.

Kind Regards

Lorna and Bhupinder Panesar.

Lorna Panesar.

B S Panesar

210 Reading Road
WOKINGHAM.
Berks.
RG41 1LH.

03 OBS
COPIES TO:

To: Env Ctee

Planning application TL/2000/2874.

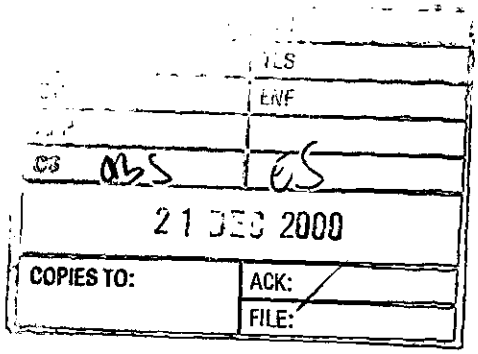
With reference to the above application, We wish to make an objection known as to the erection of this telephone pole.

We feel it would be an eyesore & possibly a health hazard to the surrounding area

If one has to be erected, there must be a more suitable & isolated area where this could be done, where it would not be offensive to the public in general.

Also, this application has already been refused, so how can it even be considered again.

J. Lynch.



19 Lenham Close
Winnersh,
Wokingham,
Berks.
RG41 1HR

15th December 2000

Emy Circuit
Wokingham District Council,
Enviromental Services Department,
PO Box 157,
Shute End,
Wokingham,
Berks.

Dear Emy Circuit

RE : TL/2000/2874 Proposed erection of 8m high Telecom pole with 3 directional antennae and equipment cabinet

With regard to the above proposal from Orange P C S Ltd, we write to you to object in the most strongest terms.

At present there is mounting evidence suggesting that masts such as the above can very likely increase the risk of cancer to those who live nearby as the microwave radiation interferes with the body's defence system, including its white cells. There are several Countries which will not permit such masts to be erected within 500 metres of housing or schools, so why should we be any different ?! We have two young children along with many other families in extremely close proximity to this proposed mast and feel very strongly that they should not be put in such danger, which is why we plead that this proposal be rejected.

On top of the very real health risks there is another reason for objection, the unsightliness of it.

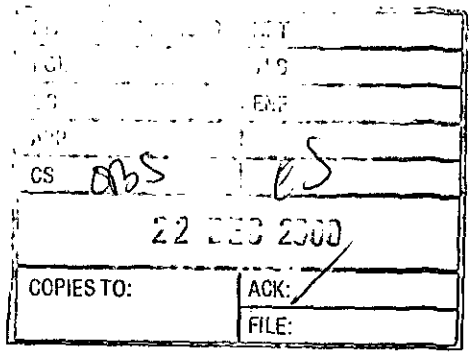
This is such an important issue and we feel so totally against it that we can't express our feelings strongly enough, Please reject this proposal for the sake of all those who live and attend schools in the area.

We eagerly await the outcome which will hopefully be the same as the earlier application made this year.

Yours sincerely,

pp G. Nelson Nelson.

Mr G & Mrs S Nelson



Mr John Mitchell
Development Control Manager
Environmental Services Dept
Planning Services
Shute End
Wokingham
Berkshire

Mr B Waistell
242 Reading Road
Winnersh
Wokingham
Berkshire
RG41 5AA
20th December 2000

Application Number: TL/2000/2874

Dear Sir

In light of the government warnings of the possible risks of over exposure to radiation from phones and masts, we find it totally unacceptable that you propose to erect a mast within a residential area. You must be aware that it is both the Government and the cell phone industry that are launching this investigation. How could you possibly propose to erect the mast in such close proximity, and in our case, in front of our house without waiting for the outcome of these recommendations.

It is totally unacceptable that people should be exposed to these risks, the Government would not be allocating £7 million to such a project without having been informed that it is imperative to do so. You must await the findings from this report before exposing the occupants of our area and their families to the potentially harmful effects of over exposure to radiation.

Yours sincerely

B. Waistell.

Bryan Waistell

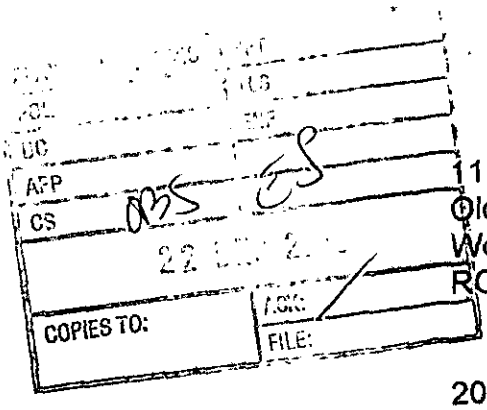


ALERT ON PHONES

LEAFLETS warning of the possible radiation dangers of mobile phones are being put in shops over the Christmas shopping period.

Children will also be told to make only emergency calls and adults will be warned about over-use.

The hand-hitting advice from the Department of Health comes amid increasing confusion over the medical risks of using phones. The Government and the cellphone industry yesterday announced a joint £7million research programme to study phones and radio masts – particularly those near schools.



11 Arnwood
Old Forest Road
Wokingham
RG41 1HU

20 December 2000

Your ref: Emy Circuit /TL/2000/2874

Emy Circuit
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Madam

Re: Proposed erection of 8m telecommunications mast at junction of Reading Road and Old Forest Road

Application Number: TL/2000/2874

I wish to object to the proposed erection of a telecommunications mast on land at the junction of Reading Road and Old Forest Road. It is quite unacceptable that a mast should be located in an area of high density population given the health hazards that are associated with the electromagnetic radiation from such a source. People living in close proximity such as myself will have to endure constant worry over the effect on our health.

The mast should be located away from housing at a site where it will be less visually intrusive.

Yours faithfully

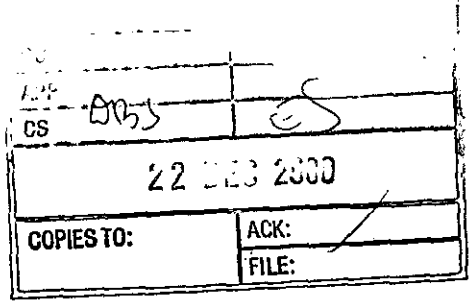
S. P. Meilton

Stephen P Meilton

229a,Reading Road,Wokingham,Berks. RG41 1HS. Tel:0118 978374

20th December, 2000

Ms. Emy Circuit
Wokingham District Council'
Shute End,
Wokingham,
Berks. RG40 1WR



Dear Madam,

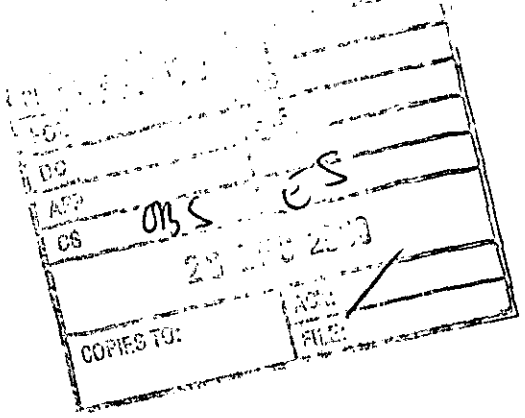
Further to your correpondence of 6th December regarding planning application TL/2000/2874 I wish to indicate my opposition to its implementation.

My objections are as for a previous attempt to install a telecommunications mast on this site viz. that it is a potential health hazard as evidenced in recent newspaper articles. In addition this is an additional intrusion into a an environment already severely negatively affected by ongoing developments.

My wife wishes to add her endorsement of these sentiments.

Yours faithfully, D. & C. Hurst

David and Carole Hurst



2 Lenham Close
Winnersh
Wokingham
Berks
RG41 1HR
Tel: 0118 977 5232

17 December, 2000

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Emy Circuit

Dear Ms Circuit,

Re: Planning Application No. TL/2000/2874

Although there has been no recorded evidence that telecommunications masts are a health hazard, there has been considerable concern about the subject such that the Government is now advising that the level of signals from mobile phones and masts be reduced.

We believe that until such time that conclusive evidence can be produced, one way or the other, that companies and local councils should stand on the side of caution and only allow masts to be positioned away from housing. We, therefore, strenuously oppose the erection of the proposed Telecommunication Pole on the junction of Reading Road and Old Forest Road.

Yours sincerely,

T W Edwards B R Edwards

Mrs J Barley
3 Arnwood
Old Forest Road
Wokingham
Berks.
RG41 1HU

OBS
COPIES TO:

Wokingham District Council
Environmental Services Dept.
Planning Services
P.O. Box 157
Shute End, Wokingham
Berks. RG40 1WR

13th December 2000

Att: Mr John Mitchell

Dear Mr Mitchell

Ref. Application number TL/2000/2874

With reference to the above Planning Application I would like to register my opposition to the proposed erection of an 8 metre high telecommunications pole at the junction of Reading Road and Old Forest Road , especially as it has been less than one year since a similar application was refused.

There is a lot of worry concerning the health hazards of these poles and I feel that they should not be positioned so close to residential properties. This particular one would be very close to my garden and lounge.

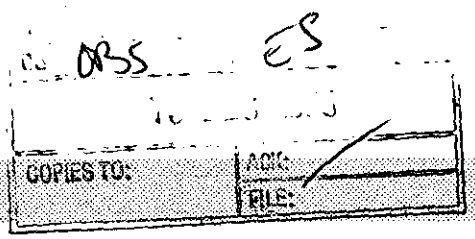
It would also not be an attractive landmark in the Wokingham area and I am sure there are less prominent areas that it could be placed.

I know there is a lot of local opposition to this application and I hope that it will once again be refused and a more suitable position found for this telecommunications pole.

Yours Sincerely

Mrs J Barley

Mr Edan Gaskell
No.7 Arnwood
Old Forest Road
Wokingham
Berkshire RG41 1HU



December 15, 2000

Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr. Mitchell

Subject: Emy circuit tl/2000/2874

I write to you concerning the planning application of telecommunications pole situated at the junction of the Reading road and old forest road.

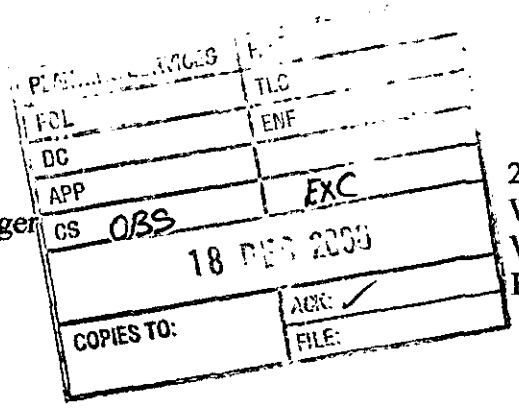
My flat is situated right next to this area of land. I am totally opposed to this application. I think it is wrong to build structures such as this in residential areas. Not only will this be an eyesore but there is also growing concern over the health hazards that these telecommunication poles may cause. Already at old forest road the residents have to put up with a Hewdens heavy plant machinery hire. Which means heavy trucks etc driving through the road at all times of the day. As well as a scrap metal works which is situated at the end of old forest road. Which means more noise for the residents from trucks driving past, again at all hours of the day and night. If a company wants to build antennae then they should have more respect for the community and situate it in an industrial area. Where it will not affect people in a residential area. I am sure that employees of Orange and even members of Wokingham district council would be horrified if an 8 metre high telecommunications pole was erected outside their properties. So why should we have to put up with it? I think it would make much more sense for Orange to apply to build the pole in an industrial area. Such as the land at the end of Old Forest Road. I would be surprised if the scrap metal works put up much opposition.

I wrote basically the same letter to yourselves last year, when Orange first applied to build the pole. The application was rejected. I cannot see that anything has changed since then

Please do not allow consent to this planning application.

yours sincerely

Edan Gaskell



231 Reading Road
Winnersh
Wokingham
Berkshire RG41 1HS

Mr J Mitchell
Development Control Manager
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

11th December 2000

Dear Mr Mitchell,

Re: Application No: TL/2000/2874 - 8 Metre Telecommunications Pole

Once again another application is being made for the erection of a telecommunication mast at the very same the place where permission was refused on a previous application.

While we were not privy to the reasons why this permission was refused, we naturally assume that those same reasons are equally valid on this latest application.

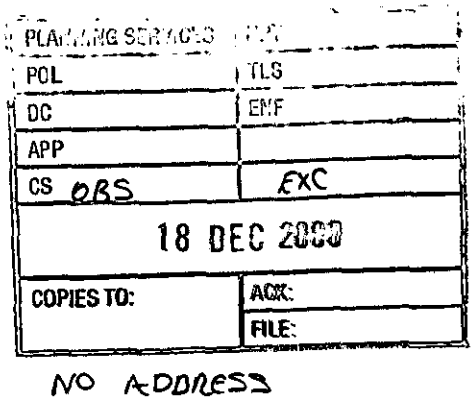
With the recent advice being promulgated on restricting the use of mobile phone usage (to children) because of the electromotive forces (emf) involved, then the same precautionary principle should be applied to this transceiver mast. These masts having a magnitude of some 1000 times the emf power of a mobile telephone, they should not be constructed anywhere near residential properties. As we have stated previously, why cannot this mast (or in the future any others) be sited further up the Reading Road adjacent to the allotments' entrance?

We therefore wish to register our complaint, that because this proposed mast would be in the middle of a residential area and a source of high powered electromotive forces, then permission should be refused outright.

Yours sincerely,

EJ Abnett

Mr K J Abnett &
Mrs E J Abnett



Wokingham District Council
Environmental Services Dept.
Planning Services
P.O. Box 157
Shute End, Wokingham
Berks. RG40 1WR

13th December 2000

Att: Mr John Mitchell

Dear Mr Mitchell

Ref. Application number TL/2000/2874

With reference to the above Planning Application I would like to register my opposition to the proposed erection of an 8 metre high telecommunications pole at the junction of Reading Road and Old Forest Road , especially as it has been less than one year since a similar application was refused.

There is a lot of worry concerning the health hazards of these poles and I feel that they should not be positioned so close to residential properties. This particular one would be very close to my garden and lounge.

It would also not be an attractive landmark in the Wokingham area and I am sure there are less prominent areas that it could be placed.

I know there is a lot of local opposition to this application and I hope that it will once again be refused and a more suitable position found for this telecommunications pole.

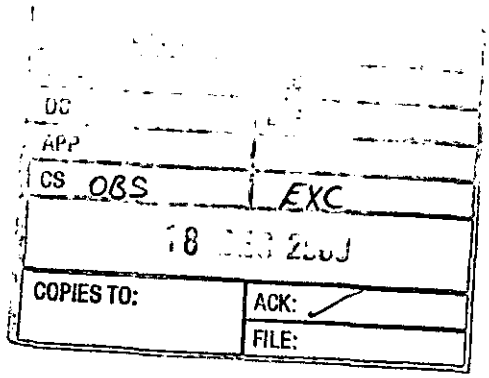
Yours Sincerely

Mrs J Barley

Mr. & Mrs. M.J. Page,
23 Lenham Close,
Winnersh,
WOKINGHAM,
Berkshire.
RG41 1HR

13th December, 2000

Ref: Emy Circuit,
Environmental Services Dept.,
Planning Services,
P.O. Box 157,
Shute End,
WOKINGHAM,
Berks.
RG40 1WR



Dear Madam,

Re: APPLICATION No. TL/2000/2874
PROPOSED ERECTION OF 8 METRE HIGH TELECOMMUNICATIONS POLE AT JUNCTION OF READING ROAD AND OLD FOREST ROAD, WINNERSH, WOKINGHAM

We wish to object to this application on the grounds of a potential health risk, an eyesore in a residential environment, a possible reduction in the value of properties in the immediate area.

The proposed siting will also, at best, result in severe pruning or, at worst, the removal of a mature tree on the grass verge.

This application has been refused already earlier this year and should be refused again this time around.

Yours faithfully

Mr M.J. Page Mrs A.E. Page

Noel & Elizabeth Knight
236 Reading Road
Winnersh
Wokingham
Berkshire RG41 5AA
Tel. 0118 978 2544

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS | ES
14 DEC 2000
COPIES TO: | ACK
FILE:

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

13th December 2000

Dear Sir,

Application No: TL/2000/2874

Site Address: Land at junction of Reading Road, Old Forest Road, Winnersh, Wokingham

Proposal: Erection of 8 metre high telecommunications mast and equipment cabinet

We attach a copy of a letter about the above proposal written to you by our neighbour which expresses our own views entirely and which he has allowed us to use as a means of registering our own objection.

Being that much nearer to the mast we are of course that much more vulnerable to its effects both physical and visual and we should therefore like a meeting with the case officer so as to get a full understanding of the Council's position in the matter as well as further technical details than those indicated on the plan. Would you therefore please telephone to arrange an appointment.

Yours faithfully,

7, Lenham Close
Wokingham
RG41 1HR

Phone: 0118 979 3954
Email: anthea-west@supanet.com

11th December 2000

Emy Circuit
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

PLANNING SERVICES | HPT
PCL | TLS
DC | ENF
APP |
CS | ES
14 DEC 2000
COPIES TO: | ACE
FILE:

Application number: TL/2000/2874

Dear Emy Circuit,

We were extremely surprised to hear that Orange had once again applied to build a mast almost on top of our garden, since an identical application was refused a few months ago. The mast will be 20 metres, at most, from the back wall of our house. We would like to renew our objections, on the following grounds:

1. Health: the long-term effects of this kind of radiation are not sufficiently known for any of us to feel confident about living at such close quarters with it. We believe that Orange are attempting to evade much tougher new regulations about residential property, to be introduced shortly.

2. Amenity: our outlook, above our own trees and climbing plants, is to some magnificent trees on that piece of land. We do not want to look at a phone mast instead.

3. Property value: likely to be severely impacted by the two points raised above.

4. Vandalism: already utility installations on that site are regularly covered with graffiti. The site is on a school route, and sometimes an informal gathering-point for teenagers at weekends. We don't want them trying to climb up a mast.

We urge you to reject this application again, for exactly the same reasons as on the previous occasion.

Yours sincerely,

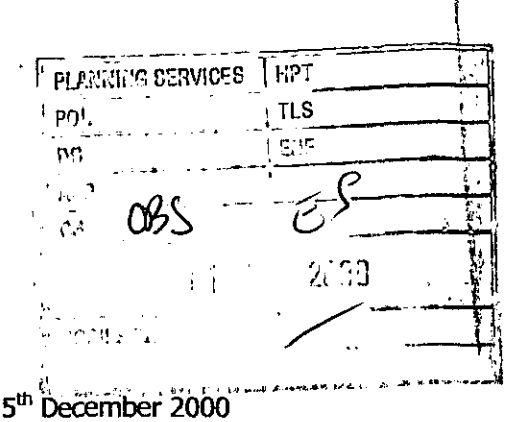
Anthea West

Anthea West

G. Walshe

Grahame Walshe

5 Arnwood
Old Forest Road
WOKINGHAM
Berks RG41 1HU



5th December 2000

Your Ref: EMY CIRCUIT TL/2000/2874

Case Office Emy Circuit
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sir
APPLICATION NUMBER: TL/2000/2874
RE: EMY CIRCUIT
SITE ADDRESS: Junction of Reading Road Land, at Old Forest Road, Winnersh, Wokingham
PROPOSAL: Proposed erection of 8M high Telecommunications pole with 3 directional antennae and equipment cabinet.

Thank you for your letter of 1st December 2000, informing us of the above planning application.

We are very concerned that this application should even be considered because of the proximity to domestic housing - apart from the fact that the masts are so unsightly

There is, as you must be aware, growing concern over health hazards if these masts are installed close to housing and we understand that the District Council will not normally permit masts to be installed within school grounds or close to housing. Therefore, we are amazed that any such proposition was not turned down immediately.

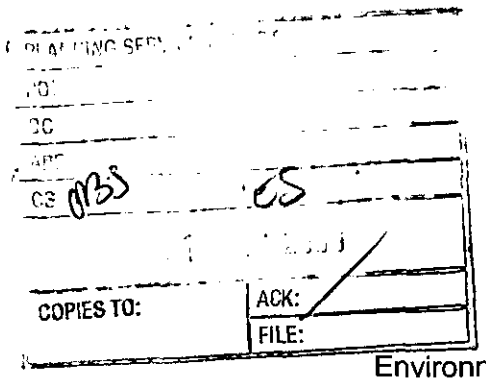
We most strongly object to the erection of this unsightly mast so close to our home, the houses in Lenham Close and the Reading Road because of the risks to health and because it would create an eyesore in the surrounding area. Although we understand the demand for such facilities there can be no shortage of sites where they would not cause any health hazard. To safeguard the health of the community must surely be the **first** priority of any local authority and should take precedence over **any** demand for a project which could possibly put health at risk.

We trust that there will be an outcry by the residents in the Embrook Ward and that this application will be flatly turned down.

Yours faithfully

Ann L Edge

N A EDGE FCCA & MRS A L EDGE



Environmental Services Department
Attn. Emy Circuit – Case Office
Planning Services
P O Box 157
Shute End, Wokingham
Berkshire RG40 1WR

7th December 2000

Dear Sir/Madam,

Re: Application number TL/2000/2874

We are writing to you to strongly object to the intended erection of an 8 metre high telecommunications pole by Orange P C S Limited.

We cannot believe that the planning office will allow this erection to take place, as there are many health concerns regarding these telecommunication poles. It has already been stated that these installations should not be sited near to schools, and we strongly object to one of these being erected in a populated residential area.

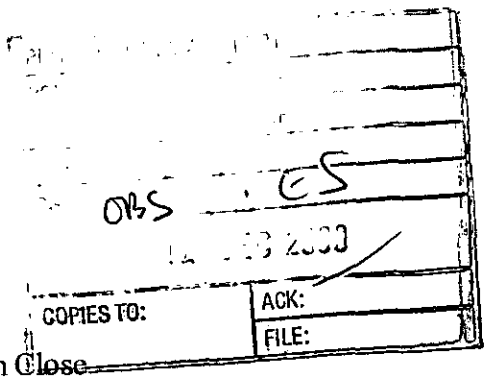
These telecommunication poles are ugly, do nothing for the local appearance, and are considered to be a health hazard, for these reasons they are normally sited away from residential areas, usually in fields next to motorways.

We would have thought that the planning department would be able to suggest a more suitable site in the fields next to the M4/A329M motorway well away from residential areas.

We plead to you not to allow this installation to take place.

Yours faithfully

Mr & Mrs Symons,
232 Reading Road
Wokingham, RG41 1HT



29 Lenham Close
Winnersh
Wokingham
Berks. RG41 1HR

9th December 2000

Case Office
Emy Circuit
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Sir

Ref: Application Number TL/2000/2874

I am responding to your letter of 6th December regarding the above application for planning permission.

As I indicated in my objection to the previous application for such a construction I would not wish planning permission to be granted as there are still sufficient doubts about the safety of such equipment, particularly regarding its effect in such a heavily populated area.

Yours faithfully

P. A. Wilson (Miss)

ANNE CRABBE
8 Lenham Close. Winnersh, Wokingham RG41 1HR Berkshire
Home Phone 0118 9788532
E-mail ACr9841748@aol.com

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS 0855 | ES
12 DEC 2000
COPIES TO: | ACK:
FILE:

10 December 2000

Mr John Mitchell
Development Control Manager
Wokingham District Council
POBox 157
Shute End
Wokingham RG40 1WR

Dear Mr Mitchell,

Your ref: Emy Circuit TL/2000/2874

Thank you for your letter regarding the above.

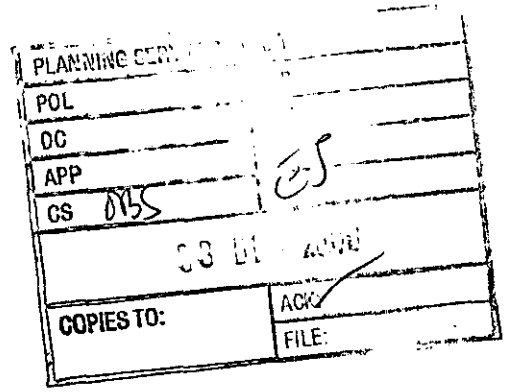
I am deeply concerned to learn that a proposal to erect a telecommunications pole at the junction of Reading Road and Old Forest Road Winnersh is even being considered by Wokingham District Council.

It is yet to be proved that the radiation associated with these telecommunication poles is harmless and the situation being considered is adjacent to residential properties. I would especially fear for young children, my near neighbour's small child plays and also takes his daily sleep in the garden a matter of only feet from the proposed site. Should it be proved that these rays are harmful irreprobable damage may have been done to this child and to adults living in the vicinity.

The progress of telecommunication has become a fact of modern life but until the picture is clear regarding the effect of the rays emitted I feel it is the responsibility of the Wokingham Council to protect us by refusing permision for these poles to be placed in residential areas and to work with companies like Orange to site the poles a safe distance from houses. It occurs to me that the far end of Forest Road would be far safer, would this short distance away from the proposed site not be suitable?

Yours sincerely,

Anne Crabbe.



27 Lenham Close
Winnersh
Wokingham
Berks
RG41 1HR

The Case Office
Emy Circuit
Planning Services
Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berks
RG40 1WR

7 December, 2000

Your Ref :- TL/2000/2874

Dear Sirs

I am writing to you in regard to the above planning application. I see that once again Wokingham DC are preparing to let a mobile phone company put a transmission mast up right next to residential property. Only this time you don't intend to let anybody know about it.

I refer to the fact that you seem to have reduced the 'catchment area' of people that you notify directly about this application. Plus the public notice which should be displayed at the site, whilst actually being there is placed in such a manner that you would have to wade through mud and stand in the middle of a main road in order to read the torn & partially obscured, rain soaked photocopy document taped to a post.

I cannot express how strongly I object to this development. VVHF & Microwave radiation is known to have a detrimental effect on peoples health, and yet you persist in allowing Mobile Phone companies to apply to put a mast in this position. Adjacent to peoples homes, and indeed flats where the living accommodation is at the same height as the proposed mast.

In conclusion I object to this development on the following grounds :-

1. It will be an eyesore, these masts are not pretty and in the proposed position will reduce amenity to the local community

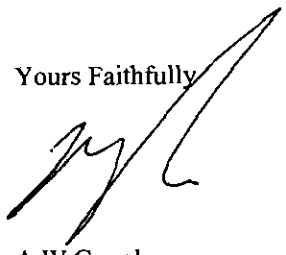
2. Health grounds, these masts are potentially damaging to the health of those living within a certain radius, and whatever monies Orange have promised the council I doubt if it would cover the costs of the lawsuits, should a Cancer Cluster develop in the surrounding population.

3. The position is inappropriate, there are plenty of more 'open' areas within a few hundred metres of this site where this mast might be positioned which would keep it away from residential housing & out of general view.

I would like to think that Wokingham DC would act in a fair manner with regard this application & listen to the wishes of the residents who elect it's officials & pay the salaries of it's workers, but I suspect that we are fighting an uphill battle. Mobile Phone companies are amongst the richest type of businesses there are & I'm sure they are in a position to offer many 'blandishments' to get their wishes.

Free mobile phones for council officers, 'fact finding' tours for council officials to see how the people of Barbados (for instance) have coped with the growth of wireless communication, etc. are just a few of the things in their armoury of persuasion. But I can only hope that no such methods are at work here & that the planning process in this case will be full, fair, and consider that the needs and wishes of the local community are of paramount importance in such cases.

Yours Faithfully



A W Gough

14 Arnwood
Old Forest Road
Wokingham
Berkshire
RG41 1HU

DR S

PLANNING SERVICES	HPT
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CS	EXC
06 DEC 2000	
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	FILE:

F.A.O. Emy Circuit
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
RG40 1WR

4th Decmeber 2000

Dear Sir/Madam,

RE: Planning applicationTL/2000/2874 Old Forest Road/ Reading Road

It is with some concern that I write with regard to the above planning application.

I find it somewhat contradictory that such a communication telecoms mast should be sited in such a position considering the councils view on siting such masts so close to housing. I believe there is concern over health issues with these masts and I would suggest to locate such a mast so close to housing must be an oversight on the part of the council. I would suggest the vacant land close to the M4 and adjacent to the new filling station and allotments would be a more suitable location. This site is both away from areas of housing and is better suited to utility development.
I will await the councils decision on a more suitable location.

Yours faithfully,

D J.C.

D J C Kingsford

235 Reading Road, Winnersh, Wokingham, Berks. RG41 1HS
Tel: 0118 9781824

SM S

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
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CS	EXC
06 DEC 2000	
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	FILE:

Emy Circuit
Environmental Services Dept.
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR

December 5th 2000

Dear Sirs,

Application No TL/2000/2874

I am aware that it is your responsibility to consider every application and that you are only doing your job .... But

This application to site an 8metre high radio mast in the centre of a densely populated residential area must surely be rejected.

In the light of all the controversy about possible harm to those living near radio masts, which, although possibly not proven, must leave a substantial element of doubt, it seems incredible to me that Orange PLC have the audacity to propose such an installation.

I have already put my name to a residents petition which I assume you have received.

Apart from which it will look awful.

Yours truly,

John D Read.

GH Townsend MSc CEng FICE FIMechE FIStructE
Consulting Engineer

240 Reading Road
Winnersh
Wokingham
Berkshire RG41 5AA
Tel/Fax 0118 979 4551

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS 005 | ES
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FILE

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

10th December 2000

Dear Sir,

Application No: TL/2000/2874

Site Address: Land at junction of Reading Road, Old Forest Road, Winnersh, Wokingham

Proposal: Erection of 8 metre high telecommunications mast and equipment cabinet

I refer to my recent conversation with Emy Circuit about the above proposal to which both my wife and I strongly object.

There are two areas of concern to us the first being about the radiation emitted from these masts which I understand the Environmental Health Officer, obviously constrained by current central government policy on the subject, says constitutes no risk to the residents in the vicinity. The fact of the matter is however that electromagnetic radiation from whatever source is well known to adversely affect health and we the public at large are all at present acting unwittingly as guinea pigs in a vast experiment to find the level radiation pollution can reach until we start to suffer in large numbers from its well documented ill effects before, as in the case of asbestos, controls are introduced.

I am aware that only matters that have planning relevance can be considered and was told that, as a result of the Environmental Health Officer's statement, this public health was not one but if, for example, farmers can be restricted as to where they can rear pigs, simply because of a harmless smell, I make no apology for protesting about this proposal on the basis that it constitutes an insidious and unnecessary threat to our general well-being. My wife and simply I do not want to be continuously irradiated against our will in our own home and surroundings however mildly.

I have it on good authority that in America a device of this type is not allowed closer than 1000 yards from human habitation which must be based upon the perceived health hazard it represents. Contrast this with the mere 50 metres distance that the proposed siting and height of this mast is from our property. Since our house is set back from the road, those on the road and in Lenham Close must be half that distance away if not closer. At the frequencies that mobile phones operate the radiation is penetrating so to even contemplate a site in such close proximity to residential property displays a cavalier attitude by Orange PCS Ltd to the genuine

anxieties of the general public and total insensitivity to the feelings of local residents in particular that is positively breathtaking.

The second area of concern we have is over the severe loss of visual amenity we will suffer if this proposal goes ahead as depicted on the plan. Those two patches of grass on either side of Old Forest Road with their two trees on the westernmost side are a green oasis much treasured by us and our neighbours. Despite regularly suffering the depredations of contractors plant and equipment whenever there is any engineering activity in the vicinity it always recovers to become once again a genuinely attractive feature. As it is one side already accommodates an unattractive gas regulator building that was originally a small box but which was enlarged to its present proportions some years ago. This is regularly disfigured by graffiti and no doubt such prominently positioned equipment cabinets associated with the mast would receive the same sort of attention.

We are also concerned about the future of the trees particularly the large oak as the next thing we can see happening is this fine specimen being mutilated or even felled because it is interfering with the performance of the antennae. To forestall this we make a formal request hereby that an immediate preservation order be placed upon these trees should one not exist already. The plan is misleading in this respect as the larger tree is the northernmost.

As we have said this green area is host to a gas building as well as signage and a lamp standard which are all on the perimeter. There are also duct covers more or less in line along the 'unofficial' path created by schoolchildren on bicycles that runs parallel to the Reading Road. All these however are of an essential nature and positioning which makes them tolerable. The proposal for this mast and cabinet however intrude upon the green space in the most insensitive way that can be imagined with paving slabs in front of the cabinet as the final insult.

What is impossible to comprehend is how this site can be chosen when there are others in close proximity eminently more suitable. One that comes to mind immediately is at the foot of the motorway embankment at the entrance to the allotments just a few hundred paces up the road which would be well clear of any houses.

Yours faithfully

GH Townsend

Mrs S. Daughtes
2. Arkwood.
Old Forest Rd
Wokingham
Berkshire
RG41 1HG.

6th December 2000.

PLANNING SERVICES	HPT
POL	TLS
DEV	ENF
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CS 035	

14 DEC 2000

COPIES TO: | ACK: | FILE:

Ref Application
TL/2000/2874

Dear Mr Mitchell.

I am astounded that I find myself having to write this letter not 12 months after this planning application was turned down. Are Crage hoping that as its so close to Christmas no one will notice? or perhaps they think everyone will be too busy with Christmas shopping to respond. Or perhaps they believe if they keep applying everyone will

(2) get fed up of objecting & they will have their application approved by default. It appears that this time only the residents on one side of the A329 have been informed of this application. As it very definately effects all the houses on the opposite side of the road who will be able to see it I'm sure this is an oversite on your part. Anyway I cannot say that I have seen any evidence anywhere to say that these transmitters do not emit any form of harmful radiation & still have serious concerns about having one erected outside my home. I must admit that I am an avid reader of new scientist and the one thing

that I am categorically sure of is no one knows for sure. Apart from this these masts are an eyesore. I'm sure everyone who lives in this street has a land line phone my mobile doesn't work in the flat but I don't care. I have a phone I can use. Is it not enough that these masts grow like flowers along the motorways without having one spring up outside my front door. The only reason for erecting this mast here would be to assist passing motorists to get a signal & the Police are trying to discourage people from using mobile phones in their cars. I believe on the last application there was a petition with over 200 signatures on it. Does this

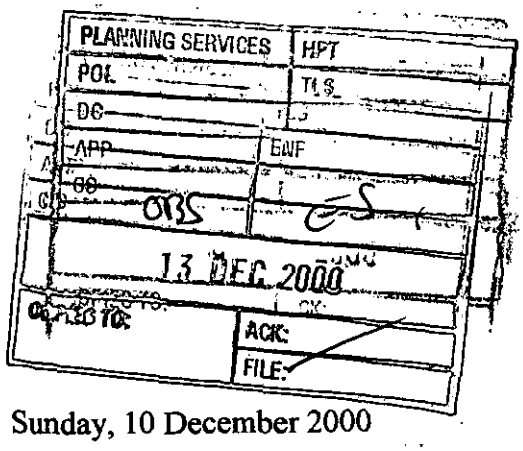
(4) count for nothing? Can you tell me if we will be writing letters again in 6-12 months time? Let me leave you with this question would you want to have one of these masts erected outside your house?

Please do not allow planning permission for this mast we don't want it outside our home or anyone elses home until someone can prove that they are absolutely safe & they are not so ugly.

Yours Sincerely

Stephanie Daughtes.

P.S. My Husband & 16 year old daughter also object.



Rosemary Miles,
9 Lenham Close,
Winnersh,
Wokingham, Berks. RG41 1HR.

Sunday, 10 December 2000

Your Ref: Emy Circuit TL/2000/2874.

For the attention of Mr. J. Mitchell,
Development Control Manager.

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

Dear Sir,

Application No. TL/2000/2874.

With reference to the proposal by Orange P.C.S.Ltd to erect a telecommunications pole at the junction of Reading Road and Old Forest Road, Winnersh, I wish to express my objections in the strongest possible manner.

I have previously explained these objections in detail, but as it seems that Orange have chosen to ignore the concerns of residents in the immediate vicinity, these must be reiterated yet again.

The dismissal by Orange that, as the proposed site meets ICNIRP guidelines, there is no need to consider health effects further is unacceptable. The keyword is "guidelines". While doubts remain – and the U.S.A., for just one example, has rejected these guidelines as a safety measure – there can be no justification for siting such a mast so very close to residential housing.

The power output, as shown on the Orange diagram of microcell power levels, indicate that these beams extend well across neighbouring houses and gardens where there are babies and young children, the garden of one of these toddlers being within 4 to 5 metres.

Further, the adjoining footpath is daily trodden by pupils walking, dawdling, right next to the mast on their daily journeys to and from four schools servicing the area.

Significant concerns (still ongoing) have been expressed by various informed bodies including, as reported in the House of Commons Hansard, 19th June 1998:

"The impact of electromagnetic fields (and in particular telecommunications masts) on health, and the proximity of such developments to existing buildings."

Even during this current week there have been daily reports in newspapers and on T.V. expressing doubts and issuing warnings, and while uncertainty remains we should certainly not be exposing our children to such risks. While such doubts exist health must be a prime consideration.

As to the suggestion that such a mast will *"blend with the existing street scene"*, to be overlooked by a threatening mast, with its antennae constantly emitting its beams of microwaves towards one, can hardly be compared with the warmth and comfort of street lighting.

There are other sites nearby with open land, and fields, where this structure could surely by more safely erected.

I would be very grateful if these concerns, which are not mine alone, could be given serious consideration when planning decisions are made.

Thank you for your attention.

Yours faithfully,

R.V. Miles.

(Mrs. R. V. Miles).

PLANNING SERVICES	HPT
DL	TLS
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CS DBS	CS
13 DEC 2000	
COPIES TO:	

248, Reading Rd
Winnersh,
Wokingham,
Berks RG41 5AA

11-12-2000

Your Ref EMY CIRCUIT TL/2000/2874

Dear Sir,

Thank you for your letter of the 1st inst. regarding the above planning application. This is the second time we've had such an application within months, and I object just as strongly now as I did first time round.

The effects of radiation from these poles is still being monitored. There are hundreds of school children passing this spot everyday, there are houses, my own included, many with young children within yards of the proposed site, is the Council prepared to take a chance with

the health of all these people, surely there must be a more suitable and remote site in the area, like the fields at the back of Forest Road.

From listening to a recent radio programme I gather that Orange are a very aggressive and devious operator and have been known to erect these poles even when planning permission has been refused. I trust you will not let this happen.

Yours faithfully
W. Cooper

PLANNING SERVICES
POL
DC
APP
CS 085
08 DEC 2000
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FILE:

25 Lenham Close
Old Forest Road
Winnersh
Wokingham
Berkshire RG41 1HR

Tel. 0118 9780524

Your Ref : Emy Circuit TL/2000/2874

Mr. J. Mitchell
Development Control Manager
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Mr. Mitchell

Re : Application Number TL/2000/2874

I am writing to you, for the second time this year, regarding my annoyance and amazement at the proposed erection of an 8m high telecommunications pole with 3 directional antennae and equipment cabinet at the junction of Reading Road, Old Forest Road, Winnersh. As you will be aware, this is the second application by Orange P C S Ltd. of their intention to carry out this development, having been refused permission in the first instance.

I live in Lenham Close, next to the proposed site, and feel most unhappy about the development due to a number of issues surrounding it.

I must emphasise that this is not just a 'not in my back yard' letter, because one of the principle reasons for my unhappiness is that this site is situated alongside a school route used every day by students from the Emmbrook, Forest and Holt schools, living in the surrounding area. I feel that the current health issues surrounding such masts have not been highlighted or explored to the extent that a mast should be placed on a main school route. This is especially true, as there are plenty of other locations, such as the raised area alongside the A329M, where the mast would not directly interfere with the local community.

Further issues which concern me are, naturally, the impact on the people living in the immediate vicinity of the proposed site, many of whom have young children and have expressed their worries about the health hazards involved. Views have also been expressed about the 'eye-sore' a mast in such a prominent position would present. There is already an equipment box on the site that has now become a focus for vandalism and graffiti, and it is felt that an additional box placed here would clearly exacerbate the problem.

There are also concerns about how this may affect the value of the local property. It has been suggested in the National Press that house values are decreased by a third when such masts are erected near housing. When considering the fact that local house prices are already adversely affected by the close proximity of the railway and the motorway, it seems to me that you are attempting to make our houses worthless. I do feel that with such a large expanse of fields and motorway embankments in the local area, it must be possible for more appropriate sites than the centre of a residential area and a busy road junction to be found.

Indeed, I would also like to raise the question as to whether full planning permission has been given for this mast to be erected, or has it been given the special dispensation of 'Permitted Development Rights'? If so, then the council should resist this PDR, and serve the Article 4 Direction granting full planning permission so that the grounds of objection would apply.

I hope you take these thoughts and the thoughts of the other residents into account, which are reflected in the letters and petition which have already been submitted to you.

We, as local residents, expect your support in this matter.

Yours sincerely



Mr. Michael Cachia

PLANNING SERVICES | HPT
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DC E+C | ENF
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CS |
08 DEC 2000
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FILE:

22 Lenham Close
Winnersh
Wokingham
Berkshire
RG41 1HR

06 December 2000

WDC Environmental Services Dept.
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire. RG40 1WR

FAO Ms Emy Circuit, ref. Application number TL/2000/2874

Dear Ms Circuit

We wish to object to the above mentioned Planning application on the following grounds:

- The antenna is situated in the midst of a residential area and as yet the adverse effects of constant radiation from such equipment is not proven to be totally safe
- The proposed siting (as far as can be made out from the plan) will contribute a further hazard to traffic trying to emerge from the Old Forest Road onto the Reading Road at a junction that must surely be one of the busiest in the District where there are neither traffic lights nor a roundabout. (i.e. obscuring line-of-sight for traffic looking to turn right from Forest Rd.). Should these long overdue improvements to the junction ever be put in place, then the antenna and control box would need to be resited
- There is no mention on the site plan of the Gas Converter Cabinet and should the antenna either fall or be knocked over it could cause an explosion should it land on the said cabinet
- The Site Plan as submitted by Patrick Farfan Associates Ltd is inaccurate and does not give a true representation of the area. The footpath does not run close to the edge of the boundary fence as shown and the line of the path is at the wrong angle. It would appear that the plan has been drawn to give an enhanced view for the benefit of the applicants and is therefore a misrepresentation. (ref drawing number 30/BRK7039E/01)

cont

Tel: +44(0)118 9785590 Mobiles: +44(0)7860 662824 (RAP) +44(0)7802 533374 (MPP)
Fax: +44(0)8700520181 e-mail: rog@winnersh1.demon.co.uk R A & M P Prior

? See attached ?

There are also several other points we would like to raise. Firstly, as an objector to the previous application why were we not informed by letter of this current application? Next, what research has been done into possible interference with terrestrial and/or satellite television and radio reception in the vicinity of these mobile phone transmitters – they are obviously quite powerful. Also will there be any problems with the neighbouring water pumping station which appears to have a remote radio link presumably for data monitoring purposes?

Lastly, why does the antenna have to be sited at this point? There are open areas – along the railway line next to the playing field off Lowther Road for example – and there are industrial areas such as Toutley which are higher and would probably better serve the 'Emmbrook Estate' as that would appear to be the intention according to the title on the site plan; *or am I simply suspicious that the main reason for requesting the present* location is cheapness and convenience, there being connections to both power and telecommunication lines close at hand?

We would be obliged if you would acknowledge the receipt of this objection

Yours truly,

Roger A. Prior

M. Prior

Tel: +44(0)118 9785590 Mobiles: +44(0)7860 662824 (RAP) +44(0)7802 533374 (MPP)
Fax: +44(0)8700520181 e-mail: rog@winnersh1.demon.co.uk R A & M P Prior

Tel. (0118) 974 6479

Date: 6th December 2000

My Ref: Emy Circuit TL/2000/2874

The Owner/ Occupier
22
Lenham Close
Winnersh
Wokingham
Berkshire
RG41 1HR

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 Sir/Madam

Application Number: TL/2000/2874	
Site Address:	Land At Junction Of Reading Road, Old Forest Road, Winnersh, Wokingham.
Proposal:	*Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet.*

We have been consulted by Orange P C S Ltd of their intention to carry out the above mentioned telecommunications development.

The application can be viewed at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. If you are intending to view the details at Woodley Library please allow 3 days from the date of receipt of this letter for the plans to be delivered.

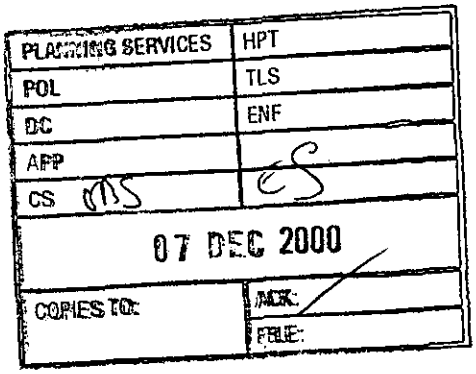
If you have any comments regarding this proposal they must be made in writing and addressed to the case office, **Emy Circuit**, quoting application number **TL/2000/2874** & should you have any queries please contact the case officer on **(0118) 974 6479**.

All comments must be received within 21 days of the date of this letter and will be open to public view.

Yours faithfully,

John Mitchell

Development Control Manager



3 Lenham Close
Winnersh
Wokingham
Berkshire
RG41 1HR

Tel. 0118 9619404

Date: 05 December 2000

Your Ref: Emy Circuit TL/2000/2874

Dear Ms Circuit,

Application Number:	TL/2000/2874
Site Address:	Land At Junction Of Reading Road, Old Forest Road, Winnersh, Wokingham
Proposal:	Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet.

I am writing to object to the application for the above telecommunications development. I am astounded that Orange PCS Ltd are applying again for permission for this development which was refused in March 2000 on the grounds that it was too close to residential property. Please refer to application number TL/2000/0494 for their previous application.

I am very concerned about the effects that this antennae would have on my family, especially in light of new Government concerns about mobile phones and their plans to put Health Warnings on this type of equipment. I have a two year old daughter and I am also pregnant with a second child expected in May 2001.

I am worried about the effect that this antennae will have on the price of my property and its re-saleability. I was in the process of buying this property when the last application was made and only agreed to purchase it when the application was refused.

I would also like to reiterate the comments made by the previous owner of this property about the close proximity of both the Embrook and Hawthorns Primary Schools as well as the Embrook Comprehensive School. Mrs Durant also highlights the problems it would cause to motorists, cyclists and pedestrians if their vision was obscured by this equipment. This corner is particularly busy in the mornings with children making their way to school. I have enclosed copy of her letter for you to see.

I find it particularly despicable that Orange PCS Ltd have chosen to submit their application so close to Christmas. Most of the local residents will be preparing for Christmas and the last thing we need is to worry about this monstrous antennae being erected at the end of our gardens.

I ask you once more to use your common sense and refuse this application again as you did previously.

Yours sincerely

Gayle Watson

Gayle, Richard and Rebecca Watson

Copy

3, Lenham Close,
Winnersh,
Wokingham,
Berks, RG41 1HR

FAO Joss Miller

3rd March, 2000

Dear Sir/Madam,

Application Number TL/2000/0494
Site Address: Junction of Reading Road Land at, Old Forest Road, Winnersh Wokingham
Proposal: Proposed erection of 8m high Telecommunications pole with 3 directional antennae and equipment cabinet.

When I read your letter of 21st February concerning the above Application I was both astounded and concerned. I cannot believe that you would contemplate allowing the erection of such a structure on the proposed site for the following reasons:

1. Both The Hawthorns and Embrook Primary schools as well as Embrook Comprehensive school are in close proximity.

2. Even closer are hundreds of houses where families with children are living. I understand that there are many fears for the health of children living in the proximity of such a structure.

3. The junction of Old Forest Road and the A329 Reading Road is a busy spot where a clear vision to drivers, cyclists and pedestrians is crucial. Anything which is likely to interfere with a clear vision would be an added hazard to an already hazardous spot.

There are alternative sites to be considered, one of which would be on the cross roads of Forest Road on the other side of the motor way. This would be a) much further away from habitation and b) there is sufficient room for the telecommunications pole to be sited without obscuring vision.

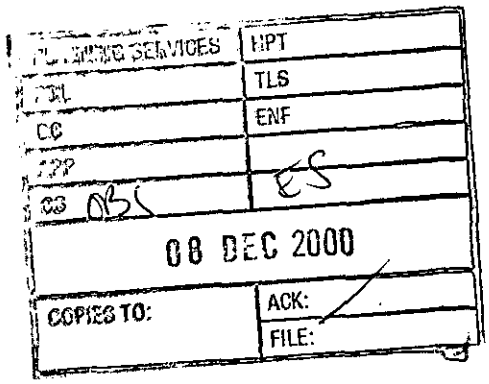
I ask you to once more use your common sense and forethought when considering this application.

Yours faithfully

JBD

June Durant

Head of Planning and Transportation
Environmental Services Department
Planning Services
P.O. Box 157
Shute End,
Wokingham,
Berks. RG40 1WR



7th December 2000

Mr. T. Takeuchi
16 Lenham Close
Winnersh
Wokingham
Berkshire
RG41 1HR

Emy Circuit
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms. Circuit

RE: Application number: TL/2000/2874

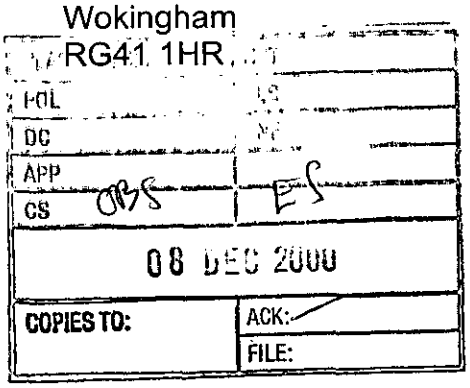
I am writing with concern to the above Planning Application to register my objection to the project. Please can you put a note on file for the record.

Yours sincerely

Tetsuo Takeuchi

Tetsuo Takeuchi

Mr & Mrs I Jones
46 Lenham Close
Wokingham
RG41 1HR



Emy Circuit
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

8th December 2000

Dear Sir/Madam,

Ref: TL/2000/2874

I write with reference to the proposed erection of a telecommunications pole at Reading Road, Old Forest Road, Winnersh.

Firstly I would like to express my concern that I have not received any notification of this plan. A neighbour took time out of their evening to ensure that we had been notified, which, quite frankly, is not acceptable.

I would like this letter to be noted and acknowledged, that both my husband and I are strongly opposed to this plan.

I can be contacted at home on 0118 977 4975, or alternatively at work on 0118 982 2268.

Yours faithfully

From K Jones.

Ian and Kerry Jones

PLANNING SERVICES	HPT
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07 DEC 2000	
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14, LENHAM CLOSE
WINNERSH
WOKINGHAM
BERK
RG41 1HR

5th DECEMBER 2000

Dear Sir

Application Emy CIRCUIT TL/2000/2874,

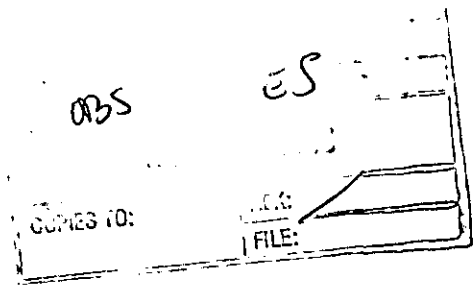
I am writing to oppose the application Nos TL/2000/2874, to erect an 8 metre high Telecommunication pole at the Junction of Reading Road and Old Forest Road.

The mast will be unsightly in this location, I feel that a better site would be the other end of Old Forest Road adjacent to the industrial Units

It is alleged that this type of masts affect car alarms and burglar alarms, which will be very annoying. Why do we need such a mast at this location when mobile phones work very well at the moment.

Yours faithfully

G Satchell



Chelledon
Old Forest Rd
Wokingham
Berks RG41 1HY

Planning Dept.

Wokingham District Council,

Shute End,

Wokingham.

22nd. December 2000

Dear Sirs,

Planning Application : TL / 2000 / 2874

I am writing to object in the strongest possible terms to the above application. The erection of a 3-Way Telecommunications Mast at the junction of Old Forest Road and Wokingham Road is a degradation of the landscape in this residential area.

Having lived a short way along Old Forest Road for some years I endure not only the regular noise pollution of the Railway. But to this is added an ever increasing volume of M4 traffic activity - 24hrs a day - with absolutely no sign of the long promised 'sound barrier'. More recently local residents had to fight to stop the siting of Football, & then 'Fast-Food' facilities near to this junction, and now we are faced with the erection of an unsightly, commercially driven, Telecoms mast.

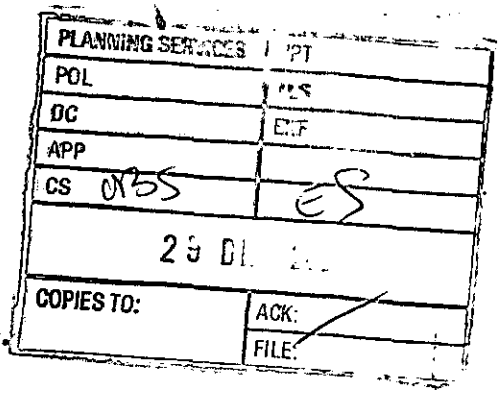
This is a residential area, let's keep it that way with buildings that are sympathetic to the local landscape.

Yours sincerely,

J. Dudman

John Dudman.

EVENDONS LIBERAL DEMOCRATS



Dear resident

Planning application TL/2000/2874.

You may well have been notified of this planing application to erect a 8m telecommunication pole at the junction of Reading Road, Old Forest Rd, Winnersh.

This is similar to another application last year which was refused.

If you wish to object please write in to tWokingham District Council , Shute End, Wokingham RG40 1WR, and address your comments to Emy Circuit, the planning officer in charge of this application.

Unfortunately the timing is rather close -29th December being the closing date.

Regards

Nicholas Wright
114 Kiln Ride
Wokingham

Tina Marinos
10 Wildcroft Drive
Wokingham

---

5 Simons Lane
Wokingham
RG41 3HG.

We strongly object to the above application so close to residences. We also object to the fact that we have not been given sufficient time to prepare our objections more fully.

Valerie & Barrie Harris
20-12-2000

Printed and published by N. Wright, 114 Kiln Ride, Wokingham

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS OLS	ES
28 DEC 2000	
COPIES TO:	ACK:
	FILE:

204 Reading Road
Wokingham
RG41 1LH

27 December 2000

Dear Wokingham District Council

Planning application TL/2000/2874

I wish to register the strongest possible objection to the erection of an 8 metre mast in such a conspicuous position.

I thought there was a proposal that these masts should be sited on brownfield sites, such as railway land - this would be much better, if the masts are truly essential.

The roadside views in Wokingham are already spoiled by the mast clearly visible from the Binfield Road.

Yours sincerely

Jeremy Harley

J S Harley

The Planning Department
Wokingham District Council
Shute End
Wokingham RG40 1 WR

Applicationo	Name & Address
TL/2000/2874	John D Read 235 Reading Road Winnersh RG41 1HS
TL/2000/2874	D Kingswood 14 Arnwood Old Forest road Wokingham RG41 1HU
TL/2000/2874	The Owner/Occupier 14 Lenham Close Winnersh RG41 1HR
TL/2000/2874	G R & R Watson 3 Lenham Close Winnersh RG41 1HR
TL/2000/2874	Mr M Cachia 25 Lenham Close Winnersh RG41 1HR
TL/2000/2874	Mr T Takeuchi 16 Lenham close Winnersh RG41 1HR
TL/2000/2874	A Gough 27 Lenham Close Winnersh RG41 1HR
TL/2000/2874	Mr & Mrs I Jones 46 Lenham close Winnersh RG41 1HR
TL/2000/2874	Mr & Mrs R Prior 22 Lenham Close Winnersh RG41 1HR
TL/2000/2874	N & Mrs A Edge 5 Arnwood Old Forest Road Wokingham RG41 1HU
TL/2000/2874	Mr & Mrs Symons 232 Reading Road Wokingham RG41 1HT

TL/2000/2874	A Crabbe 8 Lenham Close Winnersh RG41 1HR
TL/2000/2874	Miss P Wilson 29 Lenham Close Winnersh RG41 1HR
TL/2000/2874	G H Townsend 240 Reading Road Winnersh RG41 5AA
TL/2000/2874	N & E Knight 236 Reading Road Winnersh RG41 5AA
TL/2000/2874	S Daughters 2 Arnwood Old Forest Road Wokingham RG41 1HU
TL/2000/2874	A & G Walshe 7 Lenham Close Wokingham RG41 1HR
TL/2000/2874	Mrs R V Miles 9 Lenham Close Winnersh RG41 1HR
TL/2000/2874	W Cooper 248 Reading Road Winnersh RG41 5AA
TL/2000/2874	Mr & Mrs Page 23 Lenham Close Winnersh RG41 1HR
TL/2000/2874	Mr & Mrs Abnett 231 Reading Road Winnersh RG41 1HS
TL/2000/2874	E Gaskell 7 Arnwood Old Forest Road RG41 1HU
TL/2000/2874	T & B Edwards 2 Lenham Close Winnersh RG41 1HR

TL/2000/2874	Mr & MRs G Nelson 19 Lenham Close Winnersh RG41 1HR
TL/2000/2874	S P Meilton 11 Arnwood Old Forest road RG41 1HU
TL/2000/2874	D & C Hurst 229a Reading Road Wokingham RG41 1HS
TL/2000/2874	B Waistell 242 Reading Road Winnersh RG41 5AA
TL/2000/2874	Mrs J Barley 3 Arnwood Old Forest Road Wokingham RG41 1HU
TL/2000/2874	J Lynch 210 Reading Road Wokingham RG41 1LH
TL/2000/2874	J Dudman Challendon Old Forest Road Wokingham RG41 1HY
TL/2000/2874	Mr & Mrs B Panesar 6 Lenham Close Wokingham RG41 1HR
TL/2000/2874	Mr & Mrs T Cooper & Mrs Crockett 4 Lenham Close Winnersh RG41 1HR
TL/2000/2874	J S Harley 204 Reading Road Wokingham RG41 1LH
TL/2000/2874	Mrs J Marchant 32 Lenham Close Winnersh RG41 1HR

TL/2000/2874

V & B Harris
5 Simons Lane
Wokingham
RG41 3HG

TL/2000/2874

R & E Higson
202 Reading Road
Wokingham
RG41 1LH

App. refused
Letter sent 16/01/01

WORK SHEET FOR : Emy Circuit

Application Number : TL/2000/2874

Applicant : Orange P C S Ltd C/O Patrick Farfan Associates Ltd.

Location : Land At Junction Of Reading Road, Old Forest Road, Winnersh, Wokingham.
Proposal : Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5 Dec '00

Date of Neighbour Notifications : additional neighbours as previous app" + objectors 6/12 neighbourhood Parish 8/12

Date of Site Visit : 5 December 2000

Date Registered : 30/11/2000

Earliest Date for Decision : 25/12/2000

Latest Consultation Date/Site Notice Expiry Date : 25/12/2000

This application will have expired on: 11/01/2001. 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 - too close to junction
Local residents - harm to health ~~doubtful~~ not proven either way
- densely populated residential area / proximity to dwellings + gardens.
- appearance / eyesore / conspicuous.
- land near M4 + allotments more suited
- obstruct visibility at junction
- safety in relation to gas governor / underground pipes etc
- site plan inaccurate.
- interference with TV + radio + radio link at water pumping station
- property values
- ~~route to schools~~

Planning Issues :

Impact on street scene and amenities of locality.

Environmental Health - no objection - comments.
Property - object as landowner - Com.
Winnersh PC - proximity to housing / visual impact / immediate + long-term health impact

Neighbours con - affect car alarms
- property prices
- Evendbrook + Hawthornes 1° schools, Emmbrook Comprehensive, schools
- alternative locations in Ind areas more suitable
- impact on mature tree on verge - oak
- standards ing. USA
- potential vandalism / climbing mast

TL/2000/2874
Land at the junction of Reading Road and Old Forest Road, Winnersh

The proposal is for an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet on the verge at the junction. An identical application was refused in March 2000 (TL/2000/0494) – The description of the equipment given in the covering letter and drawing No are both the same. The reason for refusal related to the proximity to dwellings.

Policy WIC14 of the WDLPDD states that the Council will exercise its right to prior approval on sites within 200 metres of a building regularly used by people. In addition the application site is on land owned by WDC. At their meeting on 5 July 1999 The Environmental Services Committee resolved not to permit any new masts to be erected on Council owned land, where there were buildings with a prolonged human occupancy within 60 metes. This site does not meet this criterion, as there are dwellings within this radius.

The pole and cabinet would be typical of the type of structures commonly found in the street - the pole would appear similar to a lamppost – but their siting would cause them to be prominent. There is a triangular verge on the north-western side of the junction, divided by footpaths and the equipment would be sited to the east of the path. Drawing No 30/BRK7039E/01 O is somewhat misleading as there is in fact a verge separation the path from the hedge on the western side of the path. There is a substantial brick cabinet on this part of the verge. There is also a lamppost and road sign on the verge. The equipment could be more discreetly positioned on the opposite side of the path but it would then be closer to the dwellings in Lenham Close. Furthermore the Highway Authority objects to the positioning due to the proximity to the junction.

Objections have been received from local residents who have raised an number of concerns, which are summarised under consultation responses.

The proposed siting is considered to be unacceptable due to the proximity to dwellings and the prominent location.

Recommendation : Refusal .

Application Number TL/2000/2874
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land At Junction Of Reading Road Old Forest Road Winnersh Wokingham.

APPLICATION NUMBER: TL/2000/2874

OFFICER: Emy Circuit

DATE OF SITE VISIT: 5/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? on lamppost
1x orange also put up

2. DESCRIPTION OF SURROUNDINGS
primarily residential

3. DESCRIPTION OF SITE/BUILDING
Grass triangle at junction, path divides, verge + hedge separates from dwellings at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
location would be unnecessarily prominent.

5. SITE CONSTRAINTS

TREES on grass + in hedge, would not be affected.

ACCESS/PARKING /

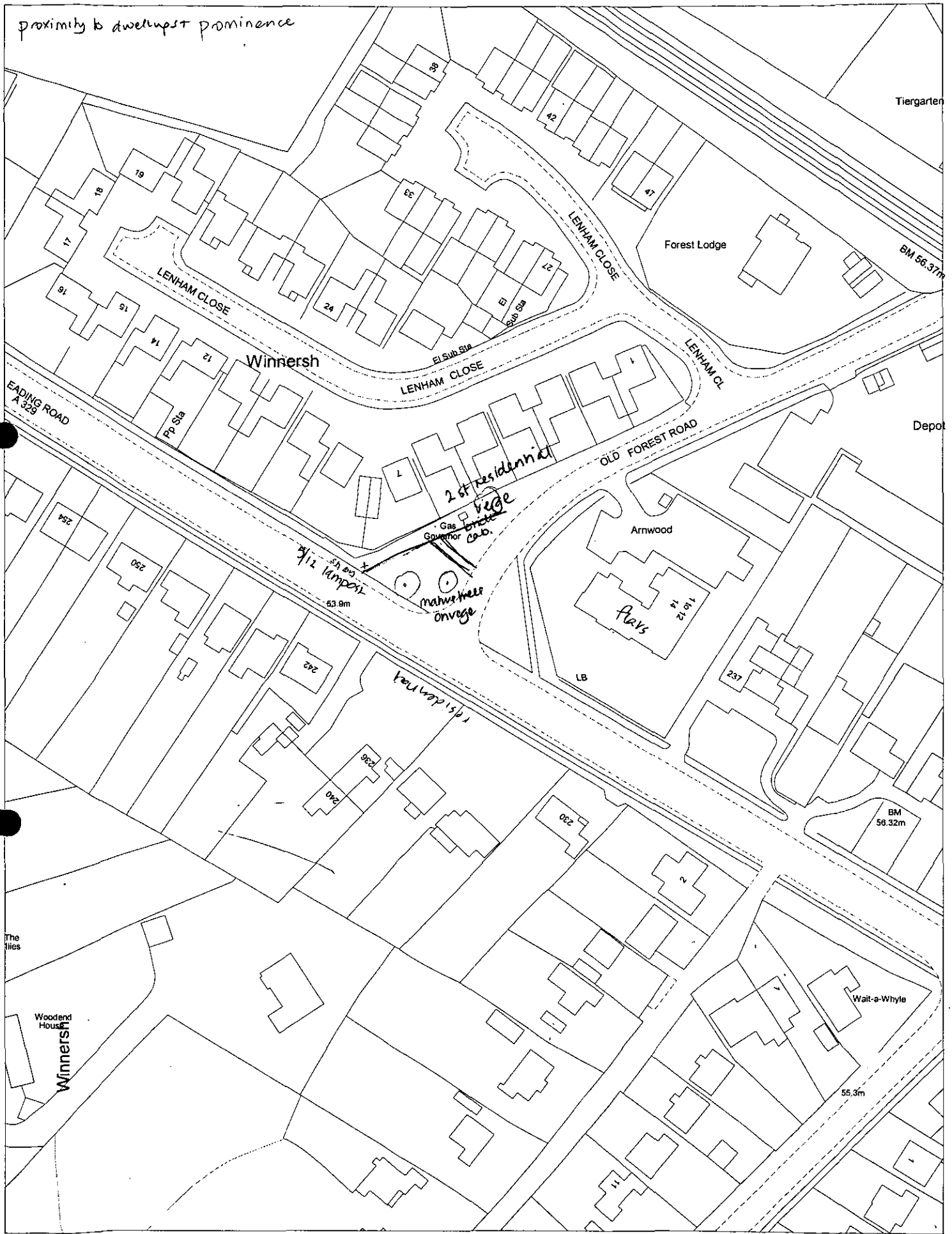
LEVELS level.

BOUNDARY TREATMENT /

OTHERS /

Joss TL opposite

proximity to dwellings prominence



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Development Control Section, Environmental Services, Wokingham District Council.

4 December 2000

Scale: 1 : 1250



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Development Control Section, Environmental Services, Wokingham District Council.

6 December 2000

Scale: 1 : 1250

N
W E
S

Tel. 0118 974 6463 (Direct Line)
Date. 2 January, 2001
My ref. JM/MLT/TL/2000/2871
Your ref.

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:

Mr P Fitzgerald
Patrick Farfan Associates Ltd
Unit C Quay West
Salamander Quay
Park Lane
Harefield
Middlesex
UB9 6NZ

Dear Mr Fitzgerald,

RE: PROPOSED TELECOMMUNICATIONS DEVELOPMENT AT:
1) LAND ADJACENT TO DUFFIELDS BRIDGE, DUFFIELD ROAD, WOODLEY. (TL/2000/2871)
2) OUTSIDE 2 KING STREET LANE, WINNERSH (TL/2000/2873)
3) LAND AT JUNCTION OF READING ROAD/OLD FOREST ROAD, WINNERSH (TL/2000/2874)

I refer to your letters dated 21st December 2000, concerning the above, in response to this Council's letters advising that it requires prior notification for all three developments.

The relevant correspondence has been examined by the Council's Principal Solicitor, who is of the opinion that our notification letters are sufficiently clear and unambiguous, and are not ultra vires.

Firstly, I must inform you that only the Courts have the authority to decide whether or not the actions of a Local Planning Authority are ultra vires. Orange has no such power or rights to so decide on their own initiative. However, Orange does have the right to apply to the Courts for a declaration that a Local Planning Authority has acted ultra vires.

Secondly, I can only assume that your letters are a consequence of Orange being unfamiliar with all aspects of Circular 04/99 (Planning for Telecommunications). Therefore, I am writing to offer clarification.

Circular 04/99 (Planning for Telecommunications) states that the developer must apply to the Local Planning Authority for its determination as to whether prior approval will be required to the siting and appearance of the proposed development. Therefore, if a Local Planning Authority requires prior approval, it goes without saying that the prior approval must be because of the appearance and/or siting. In all three of our letters we refer to proximity. My version of The Concise Oxford Dictionary of Current English

defines proximity as ***"nearness in space, time etc."*** It is therefore obvious that reference to proximity means that the Local Planning Authority is concerned as to the proposed siting. None of the letters makes any reference to appearance being of concern. Therefore, it may be assumed that the Local Planning Authority has not required prior approval because of the appearance of the proposed development.

Paragraphs 11, 12 and 13 of Circular 04/99 refer to factors to be considered in relationship to siting and appearance. Paragraphs 11 and 12 use the terms ***'include'*** and ***'may involve'***. Thus the items listed are illustrations rather than a definitive list. Paragraph 12 states that factors concerning siting may involve ***"....the site in relation to residential property"***.

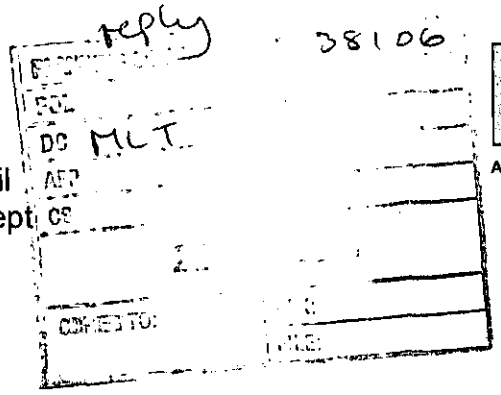
All three of our letters state the reason for requiring prior approval as being because of ***"proximity to dwellings"*** or ***"proximity to residential properties"***. As this clearly falls within the scope of 'the site in relation to residential property' our reasons for requiring prior approval are clearly in accordance with Circular 04/99.

If Orange disagree with our decision on prior approval applications they should submit appeals. Alternatively, they are at liberty to go to the Courts as to whether our actions are ultra vires.

In view of the above, I should be grateful if you will confirm that Orange will not act unlawfully by ignoring the letters that have clearly advised you of the need for prior notification.

Yours sincerely

M L THORP
Principal Development Control Officer



Patrick Farfan
ASSOCIATES LIMITED

Unit C Quay West
Salamander Quay
Park Lane Harefield
Middlesex
UB9 6NZ

Tel 01895 823700
Fax 01895 821214
email-frog@farfan.demon.co.uk

Mike Thorp
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

21st December 2000

Dear Mr Thorp

RE: TL/2000/2874

Further to your letter dated 8th December, I write regarding the planning application referenced above.

Orange consider that the reason given in your correspondence for requiring prior approval for this application as 'ultra-vires'.

Unless valid reasons for requiring prior approval are received before the end of the 42 day period, Orange will consider this application approved and proceed to build the installation.

I look forward to hearing from you,

Yours sincerely,

P. Fitzgerald

Paul Fitzgerald

INVESTOR IN PEOPLE

Head office Manchester: Tel 0161 877 7007. Offices throughout the UK and Europe.

Registered in England Company Reg No 2875575 VAT Reg No GB 628944109

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 8 December 2000
My ref: EXC/TL/2000/2873
Your ref: Microcell site BRK7036

Paul Fitzgerald
Acquisition Consultant
Patrick Farfan
Unit C Quay West
Salamander Quay
Park Lane
Harefield
Middlesex
UB9 6NZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Fitzgerald

PROPOSED ERECTION OF AN EIGHT METRE HIGH TELECOMMUNICATIONS POLE AND THREE DIRECTIONAL ANTENNA ON LAND OUTSIDE AT THE JUNCTION OF READING ROAD AND OLD FOREST ROAD, WINNERSH – APPLICATION NO TL/2000/2874

With regard to the above telecommunications development, I write to inform you that the Council requires prior approval of the proposal, due to the proximity to dwellings.

Please notify me in writing during the next 14 days if you are able to revise the scheme to overcome these concerns.

Yours sincerely

pp M L Thorp
Principal Development Control Officer

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

FAX

Date: 8 November 2000

Number of pages including cover sheet: 3

To: Paul Fitzgerald

Phone:

Fax phone:

CC:

From: Emy Circuit

Phone: 0118 974 6479

Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

* * * COMMUNICATION RESULT REPORT (8.DEC.2000 12:42) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
434	MEMORY TX		901895821214	OK	P. 3/3

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

37666
12 DEC 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis
Environmental Health

My Ref: JPE/forest

To: Emy Circuit
Planning

Your Ref: TL/2000/2874

Date. 08 December 2000

PROPOSED: ERECTION OF AN 8 METRE HIGH TELECOMMUNICATIONS POLE WITH 3 DIRECTIONAL ANTENNAE AND EQUIPMENT CABIN

LOCATION: LAND AT JUNCTION OF OLD FOREST ROAD/READING ROAD, 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;

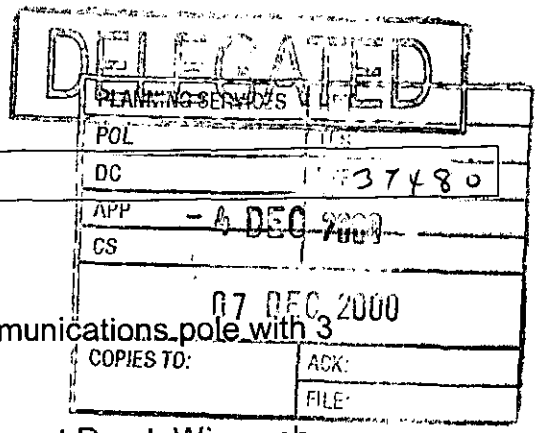
(a) despite a growing body of research, there is currently no convincing evidence that environmental exposure to electromagnetic fields (emf) generated by the transmission of electricity or mobile telephony is harmful to human health, including that of children;
(b) that there is no justification on 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

FROM: Emy Circuit

DATE: 01 December 2000



WINNERSH PARISH CONSULTATION SHEET

Application Number: TL/2000/2874

Proposal: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet..

Site Address: Land At Junction Of Reading Road, Old Forest Road, Winnersh, Wokingham.

Applicant: Orange P C S Ltd C/O Patrick Farfan Associates Ltd.

Your observations are required in respect of this application **by 25/12/2000** .

The Committee **OBJECTED** to this application on the following grounds:

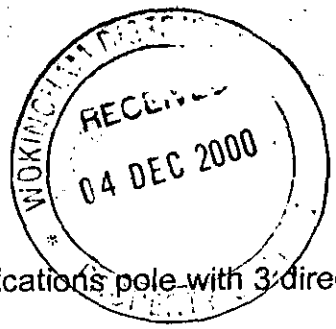
1. It would be very close to existing housing
2. Visual impact on the area
3. Immediate safety issues
4. Unknown long-term effects on health etc.

SIGNED: _____ DATE: 06.12.00

Clerk To Winnersh Parish/Town Council.

[redacted] FROM:
Property Dept

TO: [redacted] Emy Circuit



Date: 01 December 2000

Application Number: TL/2000/2874

Proposal: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet..

Site Address:
Land At Junction Of Reading Road, Old Forest Road, Winnersh, Wokingham.

Applicant:
Orange P C S Ltd C/O Patrick Farfan Associates Ltd.

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

The above proposal is on land in the ownership of the Council.

The councils 60metre radius policy applies with this application + therefore this section will object to the proposal.

Sarah Hunter
Property Section.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 01 December 2000

Application Number: TL/2000/2874

Proposal: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet.

Parish: WINNERSH PARISH

Site Address:
Land At Junction Of Reading Road, Old Forest Road, Winnersh, Wokingham.

Applicant:
Orange P C S Ltd C/O Patrick Farfan Associates Ltd.

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).

Comment.

The Highway authority feel that this is too close to the junction and would like to see it resited further away.

Signed: _____ **Print name:** Adam Coggins 6/12/00

Received by Wokingham District Council

Application No: TL/2000/2874

Proposal:
Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet.

Location:
Land At Junction Of Reading Road, Old Forest Road, 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 25/12/2000. 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

01 December 2000

42 DAYS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 NOV 2000	
Officer: EXC	Application No. TL/2000/2874

Map No. ..... Site .....

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(TL) PROPOSED ERECTION OF AN 8M HIGH TELECOMMUNICATIONS POLE WITH 3 DIRECTIONAL ANTENNAE AND EQUIPMENT CABINET

Location: JUNCTION OLD FOREST ROAD / READING ROAD

Parish: WINNERSH Ward: Winnersh 30-11-2000

Applicant: ORANGE PCS LTD

Fee Received 35-00 (8) 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 : 30:11:2000. JB

Parish Council Informed - YES / NO
Wokingham. 8/12

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 .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS: See plan

.....
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.....
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30 Nov 2000

TL/2000/2874



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Central Support Section, Environmental Services, Wokingham District Council.

1 December 2000 Scale: 1 : 1250

N
W E
S

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: TL/2000/2874
CASE OFFICER: Emy Circuit

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
231 Reading Rd, Winnersh, RG41 1HS	21	6.12.00 KG
229a Reading Rd, " RG41 1HS	21	6.12.00
202 " " RG41 1LH.	21	6.12.00
17-47 Lenham Close RG41 1HR	21.	6.12.00

17-47

Copy.
30 Nov 2000
TL/2000/2874

SITE NOTICE

Proposed development at Grass verge, NW cornor of Old Forest Road junction with Reading Road, Winnersh, Wokingham, RG14 5AA.
OS Grid Ref. E 479085 N 169931

I give notice that Patrick Farfan Associates Ltd

On behalf of Orange PCS 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 the erection of a free-standing telecommunications telegraph pole, maximum 8m in height housing 3 no. directional antennae. In conjunction with the above telegraph pole, an equipment cabinet will also be installed with an overall dimension of 0.94 cubic metres.

Under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, Wokingham District Council are allowed 42 days beginning with the date of application to consider whether prior approval will be required to the siting and appearance of the development proposed and, if so, to give or refuse such approval and to serve that decision upon the applicant.

Members of the public may inspect copies of the application and accompanying plans at;

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR

Individuals and organisations wishing to make representation about the siting and appearance of the proposed development are invited to forward their views in writing no later than 9th September 1999 to J Millar, Wokingham District Council, Planning Department, Shute End, Wokingham, Berkshire, RG40 1WR.

Clearly stating that comments are being forwarded in relation to the proposed development of a ground based mast at Grass verge, NW cornor of Old Forest Road junction with Reading Road, Winnersh, Wokingham, RG14 5AA.

OS Grid Ref. E 479085 N 169931.

Signed : P. Farfan

On Behalf of : Orange PCS Ltd.

Dated : 29th November 2000

30.11.2000
TL/2000/2874

Dear Sir

RE: Enclosed planning application on behalf of Orange PCS Ltd

The Independent Expert Group on Mobile Phones (the Stewart Report) made various recommendation relating to base station sites.

One of the recommendations was that the guidelines for public exposure set by ICNIRP (International Commission on Non-Ionising Radiation Protection) should be adopted for use in the UK.

Orange have welcomed the recommendation that base station sites should comply with the ICNIRP guidelines for public exposure and we believe this will increase public confidence in the safety of transmitter sites.

The Department of Environment, Transport and the Regions have issued guidance to the Local Authorities stating that if a new telecommunications site meets the ICNIRP guidelines then it is not necessary for a Planning Authority processing an application to consider the health effects further.

Therefore the purpose of this letter is to confirm that the Orange site proposed at

BRK7039 **Grass Verge**
NW corner of Old Forest Rd
Junction with Reading Road
Winnersh
Wokingham
RG14 5AA

meets the ICNIRP guidelines.

The attached sketch is for reference and gives outputs from a similar microcell to that which is proposed at the location above and relates power levels as a percentage of ICNIRP guidelines.

Yours faithfully,

Paul Fitzgerald

30. Nov 2000
TL/2000/2874

Patrick Farfan
ASSOCIATES LIMITED

Unit C Quay West
Salamander Quay
Park Lane Harefield
Middlesex
UB9 6NZ

Tel 01895 823700
Fax 01895 821214
email-frog@farfan.demon.co.uk

Planning Department,
1st Floor
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

FAO Joss Miler.

29 November 2000.

Dear Madam,

ORANGE PCS Ltd. MICROCELL SITE BRK7039 [redacted]

Notice of intention to install telecommunications apparatus pursuant to:

1. The Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2 Part 24).

2. The licence granted to Orange Personal Communications Limited under Section 7 of the Telecommunications Act 1984.

I confirm that Patrick Farfan Associates Ltd act on behalf of Orange PCS Ltd in submitting this notification.

Orange Personal Communications Services Ltd is a Telecommunications Code System Operator. Under the terms of the licence issued by the DTI, Orange is under an obligation to provide a national telecommunications service and to meet all reasonable customer demands for the provision of that service.

The Orange Network is in direct commercial competition with other communications systems such as BT and cable operators. As a result their customers expect a reasonable level of service within buildings both at home and at work .

Orange are sensitive to the fact that many locations do not lend themselves to the siting of Macrocells, commonly Rooftop Stub Masts or 15m high lattice masts or Columns with a 12m^2 fenced compound from a siting and appearance aspect.

With a requirement to provide a service to residential and commercial properties, in keeping with the Code of Best Practice, Orange have taken advantage of improvements in technology to reduce visual impact and developed the Microcell.

Patrick Farfan
ASSOCIATES LIMITED

This is a stand alone steel telegraph pole, mounted antenna. It has been designed to match existing street furniture such as Lampposts,and Electricity supply poles.

However, unlike BT or Cable Operators, Orange do not need to site telegraph poles every 30m or so, they do not need to fly overhead lines or dig up miles of footway and carriageway, to provide a communications connection to every commercial and residential property.

Orange need only deploy two or three carefully sited telegraph poles to provide coverage to an entire residential area, village, business or retail park. The telegraph pole and cabinet can even be painted to match a particular Local Authority colour scheme if required.

I appreciate that this technology is very new and that this method of providing communications is not something that people are used to seeing, however even BT telegraph poles were once not part of the street scene and they are now accepted as the norm.

Orange propose just one Microcell sites to cover the area of Winnersh around the A329 and with Old Forest Road where the signal level is particularly low.

Orange Personal Communications Ltd hereby give notice as required under the terms of their Licence and make application for determination with regard to details of siting and appearance pursuant to Part 24, Class A, Condition A.2(4) of the Town and Country Planning (General Permitted Development) Order 1995 in respect of the following development:

The erection of a free-standing telegraph pole maximum 8m in height with 3 No directional antenna will be installed.

In conjunction with the above column, an equipment cabinet will also be installed with an overall dimension of 0.94 cubic metres.

Location. OS Grid Ref:E 479085 N 169931.

Address. Grass verge, NW cornor of Old Forest Road junction with Reading Road, Winnersh, Wokingham, RG14 5AA.

Enclosures: Planning Drawing No 30/BRK7039E/01
Location plan (1:1250)
Site Layout plan (1:250)
Elevations of column and cabinet (1:100 & 1:50)
Annex C from the Code of Best Practice.

Prescribed Fee. £35.00.

Patrick Farfan
ASSOCIATES LIMITED

The location was chosen for the following reasons:

1. It will improve coverage within the surrounding residential areas.
2. The location will maximise coverage and limit the number of installations required.
3. The verge is wide and the siting will not impede pedestrian movements.
4. The location will not encroach into visibility splays of traffic or pedestrian users of the Highway and access roads.
5. The column and cabinet are sited in line with adjacent street furniture so as to blend with the existing street scene.
6. There are no existing structures in the area that would be suitable for such installation.

All communication regarding this notice should be made to myself at the address and telephone number given above,

Yours faithfully,

Paul Fitzgerald
Acquisition Consultant.

30 · Nov 2000

TL/2000/2874

1: Pre-Application Consultation with Local Planning Authority

(i) Licence notification i.e. pre roll out of network Date.....

Name of L.P.A. Contact.....

Phone # of L.P.A. Contact.....

(ii) On sites in specific cell(s) Date....29.11.2000.....

Name of L.P.A. Contact.... .....Joss Miller.....

Phone # of L.P.A. contact.....0118 974 6000.....

2A: Name and Address of Applicant

Name... .....Orange PCS Ltd.....

Address: .Floor 2 & 3, Black Arrow House, 2 Chandos Road, London.....

Postcode...NW10 6NF....Tel.....0181 963 4100.....

2B: Agent's Name, Address and Contact

Name...Patrick Farfan Associates Ltd..... .....

Address.Unit "C", Quay West, Salamander Quay, Park Lane Harefield, Middx.

Postcode:..UB9 6NZ.....Tel: ...01895 823700.....

Contact:..Mr Paul Fitzgerald..... Tel:....01895 823700.....

2C: Location of Proposal

Location: Grass verge, NW cornor of Old Forest Road junction with Reading Road, Winnersh, Wokingham, RG14 5AA.

2D: O.S. Sheet / Grid Reference

Sheet and six figure grid reference of proposed development

Sheet.....Landranger..175 ..... Grid Reference: E 479085 N 169931.....

*3: **Purpose of Development***

To enhance the radio signal to Orange mobile phone users at street level and in buildings where the signal is weak or non existant due to the absorption of the signal from macrocell rooftop sites by buildings in the urban area. To allow customers to operate their handsets without interuptions to their conversations, as could reasonably be expected by phone users.

*4: **The Proposed Structure** (Enclose a site plan and indicate details of cell boundaries, and whether shared mast / tower or freestanding)*

(i) Type of Structure (e.g. tower, mast etc):...Column.....

.Overall height....8..metres

(ii) Equipment Housing

Street cabinet of overall dimension 0.94 cubic metres.

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

.....Galvanised steel (Light Aircraft Grey).....

Equipment housing: type of material and external colour

.....Steel,....Midnight Green.....

(iv) Location of and Distance to nearest residential or commercial property (where applicable)
Site is on adopted highway on roadside, nearest residential building is 25m.

*5: **Distance from Airfield or Aerodrome*** (Please tick as appropriate)

Will the structure be within 3 km of an aerodrome or airfield? ..... No.....

Has the CAA or Secretary of State for Defence been notified? ..... No.....

Signed..... Date.....20/11/00.....

On behalf of.....ORANGE PCS LTD.....

APPLICATION NO.2874

Name of appellant:
Orange PCS Ltd

Site address:
Land at junction of Reading Rd & Old Forest Rd

Proposal:Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae & equipment cabinet

Case Officer:EXC

Allowed 12/12/01

Date Completed

CONDITIONAL APPROVAL

J:ZLABELFR.DOC VER2.00A/08/95

Costs Decision

Hearing held on 07 November 2001

by Chris Gossop BSc MA PhD MRTPI

an Inspector appointed by the Secretary of State for the Department for Transport, Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
06 DEC 2001

Costs application in relation to Appeal Ref: APP/X0360/A/01/1068473
Land at the junction of Reading Road and Old Forest Road, Winnersh

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6 and the Local Government Act 1972, section 250(5).
- The application is made by Wokingham District Council for a full award of costs against Orange PCS Ltd.
- The hearing was in connection with an appeal against a refusal to grant approval for the siting and appearance of an 8m high telecommunications pole with three directional antennae and equipment cabin.

Summary of Decision: The application fails and no award of costs is made.

The Submissions for Wokingham District Council

1. The applicant had failed to provide any evidence that it had considered the possibility of mast sharing. This had been a requirement of the now superseded Circular 4/99 and there was a reference to it in paragraph 66 of the new PPG8. The Council would have been justified in refusing planning permission on this ground.

2. The Council had written to the applicant on 8 December 2000 stating that prior approval would be needed due to the proximity to dwellings. The applicant's reply of 21 December did not respond to the Council's request that the scheme be revised to overcome the Council's concerns. Again, a council would be entitled to refuse approval on this basis.

3. In respect of this appeal, there had been a failure to show how the need would be overcome by this proposal. The diagrams produced for the hearing did not provide an adequate picture of the extent of deficiency and of how this would be remedied.

4. If the applicant had followed national guidance from the beginning and entered into a dialogue with the authority, an acceptable solution could have been reached and this hearing rendered unnecessary.

The Response by Orange PCS Ltd

5. This proposal for a microcell was a response to a localised deficiency. The area of search was very limited. Discussions of the options available had taken place, but with people other than the Council's representative at this hearing. Had there been a genuine concern on the Council's part that Government guidance had not been complied with, and that this was not the only viable option, then this should have been the subject of a reason for refusal. The question of viable alternatives had only emerged as an issue on the day of this hearing.

Conclusions

6. I have considered this application for costs in the light of Circular 8/93 and all the relevant circumstances. This advises that, irrespective of the outcome of the appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused another party to incur or waste expense unnecessarily.

7. From the evidence presented, I am not aware that any statement regarding the potential for mast or site sharing accompanied the application for prior approval. Both Circular 4/99 and the new PPG8 that has superseded it say that such information should form part of prior approval applications. However, while it might have been justifiable to have refused the application on the grounds that this information was lacking, the fact is that the reasons for refusal did not include such a reason. The Council's second point is a related one and I reach the same conclusion regarding the reasons for refusal. Regarding the appeal, I am satisfied that the question of other potential options, as well as that of need, was adequately explored at the hearing.

8. At the hearing, conflicting views were expressed about the extent of dialogue between the parties at the application stage. Given the Council's adherence to its 60m guideline, and the appellant's stance that because of the localised nature of the deficiency in coverage, a microcell solution was the correct one, I am very doubtful whether, in practice, an appeal could have been avoided. In my view, this would have applied even had all the desirable information been supplied at the outset. Arising from this, I do not consider that any deficiencies in respect of the appellant's submission have led the Council to incur unnecessary expense.

9. The application fails and no award of costs is made.

Formal Decision

10. In exercise of the powers transferred to me, I refuse the application for an award of costs.

Chris Bishop

Inspector

Appeal Decision

Hearing held on 07 November 2001

by Chris Gossop BSc MA PhD MRTPI

an Inspector appointed by the Secretary of State for the Department for Transport, Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
06 DEC 2001

Appeal Ref: APP/X0360/A/01/1068473
Land at the junction of Reading Road and Old Forest Road, Winnersh

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval for the siting and appearance of development permitted by Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended.
- The appeal is made by Orange PCS Ltd against the decision of Wokingham District Council.
- The application (Ref.TL/2000/2874), dated 29 November 2000, was refused by notice dated 8 January 2001.
- The development proposed is erection of an 8m high telecommunications pole with three directional antennae and equipment cabin.

Summary of Decision: The appeal is allowed and approval is granted subject to conditions as set out in the Formal Decision below.

Procedural Matters

1. At the hearing, applications for costs were made by the main parties against each other. These are the subject of separate decisions.

2. Additional, unaccompanied, site inspections were carried out on 22 November 2001. The main purpose of these was to examine potential alternative sites.

3. At the hearing, the application plan was revised to specify the precise positions of the proposed monopole and its equipment cabin. I shall determine the appeal on the basis of the revised plan (Drawing Number 30/BRK7039E/01 Revision A).

Main Issues

4. The main issue in this case is the acceptability of the proposed development in terms of its siting and appearance, having regard to the aims of local and national policies in respect of telecommunications.

Planning Policy

5. The development plan for this area comprises the Berkshire Structure Plan (1991-2006) adopted in 1995 and the Loddon Area Local Plan 1995. Policy TC1 of the Structure Plan states that planning permission will normally be granted for telecommunications development. It goes on to indicate that, where there is potential conflict with environmental objectives, such development will be allowed provided that a number of criteria are met. These are that there should not be significant adverse visual impact (allowing for compliance with operational and technical requirements), that there should be no satisfactory alternative sites available, and that the sharing of existing facilities or mounting antennae on an existing building or structure are not reasonable possibilities. The

Loddon Area Local Plan contains no policies that are of specific relevance to telecommunications development.

6. There is an emerging Local Plan, the Wokingham District Local Plan. This has been the subject of an Inquiry and the Inspector's report is shortly to be published. Policy WIC14 of the draft Local Plan is of greatest relevance to this appeal. This relates closely to Structure Plan Policy TC1. It includes a 200m guideline that is to be used by the Council in exercising its option to require prior approval. In its hearing statement, the Council also cites Policy WBE12. This states that development will be resisted where it detracts from the quality of green routes (such as this section of the Reading Road). I shall take both of these policies into account in reaching my decision, in accordance with the advice given in paragraph 48 of Planning Policy Guidance Note 1 *General Policy and Principles* (PPG1).

7. National policy on planning for telecommunications is set out in Planning Policy Guidance Note 8 *Telecommunications* (PPG8), published in August 2001. In essence, the Government's policy is to facilitate the growth of new and existing telecommunications systems while keeping the environmental impact to a minimum. The Government also acknowledges that it has a responsibility for protecting public health. I consider that aspect of this case in paragraphs 15 and 16.

8. In a letter to the appellant's agent dated 7 November 2000, the Council sets out its approach to the consideration of mobile telephone masts. Among other things, this letter states that the Council as landowner will not normally allow such developments on Council land or buildings within 60m of residential properties, or other places where there is a prolonged human presence. The reason for recommending the 60m minimum separation is that, notwithstanding the Stewart Group's report *mobile phones and health*, telecommunications developments continue to give rise to high levels of public concern.

9. The letter says that this is not a development control policy and that exceptions can be made. In my view, it fails, nevertheless, to comply with paragraph 101 of PPG8 which says that local planning authorities should not implement their own precautionary policies, for example by insisting on minimum distances between new telecommunications development and existing development. I therefore attach little weight to this Council policy or practice.

10. Of relevance to the discussion of possible alternative sites are Policies C6 of the Structure Plan and WCC2 of the draft Local Plan on Green Gaps and Wedges. The areas covered by these designations include the Wokingham/Winnersh gap. Both Policies indicate that development will not be permitted where it would threaten these important open areas, the aim of which is to provide physical or visual separation between settlements or communities that are close together.

Reasons

11. The appeal site is located within a wide grass verge at the junction of Old Forest Road and the Reading Road (A329). This section of the Reading Road is residential in character with many mature trees. Some 400m to the northwest of the appeal site, the A329 passes under the M4 motorway, and enters the main part of Winnersh. The proposed monopole would be located some 4.5m from a street light and it would be comparable in height. With its associated equipment box, it would stand close to a footpath which crosses the verge. The eastern part of the verge is occupied by two trees, one of which is a mature oak. The modern houses of Lenham Close back onto the verge along its northern side.

12. **Visual Impact** The proposed monopole would have a limited visual impact. For those travelling along the A329, it would, to a large extent, be seen against the backcloth of the mature and other trees that dominate the view. Those trees that run along the common boundary between Lenham Close and the verge would serve to screen the lower parts of the mast from those properties. The upper part, including the antennae, would be visible but the impact would be comparable, in my view, to that of the adjacent street lamp and not, in itself, unacceptable. The monopole would clearly add to the visual clutter at the junction and it might have been better had it been combined with the street light to create one mast rather than two; at the hearing, this was acknowledged by the appellant to be technically possible. However, I must determine the proposal that is before me. Arising from its position, its limited height and its slim design, I find this proposal to be acceptable in visual terms. I do not consider that it would materially detract from the appearance of the green route.

13. **Alternative sites** From the evidence provided, it is clear that the appellant has considered alternative sites for the equipment, the design and siting of which are the only matters before me. The monopole is intended to fill a 'gap' in present coverage along a section of the A329 where there is insufficient signal strength. The appeal site would appear to lie about mid-way along that section. Having heard the evidence and visited the site, I am satisfied that there are no obviously preferable locations for a microcell development of the type proposed. To go closer to the motorway, for example, would have entailed a taller, more prominent mast.

14. The Council's view is that the need for additional coverage should be met by a mast in the adjacent countryside even though this would involve a macrocell and a taller structure. However, the land in question is designated as Green Wedge/Gap. In my view, such a development would be contrary to the aims of Structure Plan Policy C6 and of draft Local Plan Policy WCC2 as cited earlier (para.10). While I do not interpret them as necessarily prohibiting all telecommunications development, they do indicate that this area's precious countryside should be protected where possible. At the hearing, consideration was also given to the possibility of mounting the proposed antennae on another mast or structure. However, I heard nothing to suggest that the pursuit of such an option would provide the necessary coverage, given the topography and the extent of tree cover in this local area. In terms of alternatives, I conclude that there are no obviously preferable locations for the proposed development.

15. **Health Impacts** I turn now to the concerns expressed by local residents about the potential health impacts of the proposed installation. These potential impacts are considered at some length in PPG8. This Government advice, which has taken into account the recommendations of the Stewart Group's report, accepts that health considerations and public concern can in principle be material considerations in determining applications for planning permission and prior approval. The PPG goes on to state, however, that the planning system is not the place for determining health safeguards. That is the responsibility of Central Government which has determined that if a proposed base station meets the guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP), then it should not be necessary for planning authorities to consider further the health aspects of proposed developments, or concerns about them.

16. In this case, the operator has confirmed that the proposed installation meets the ICNIRP guidelines. Measurements conducted as part of the hearing indicated that the monopole

would be some 18.6m from the closest dwelling 7 Lenham Close, and some 6.8m from the property boundary. The data and diagrams in Appendix 12 to the appellant's statement show that, at such distances, exposure levels would be many times below the ICNIRP standard. Having regard to the advice of PPG8, the compliance with the ICNIRP guidelines and the distances involved, I do not believe that there are grounds to dismiss this appeal because of any material risk to human health or concern to that effect.

17. **Highway Safety** On highway safety, I acknowledge that right turns out of Old Forest Road can be a difficult manoeuvre given the volume of traffic on the Reading Road and that there have been accidents at this junction. However, I do not consider that such turns would be rendered materially more difficult by the presence of the proposed monopole. This slim structure would provide minimal obstruction to the present view. The Council is primarily concerned about the potential danger that could arise from the operator's vehicles parking on or close to the junction during the erection or maintenance of the equipment. However, I find nothing to suggest that the situation would be materially different from that caused by other contractors working within the verge, for example those attending to the gas installation. As with works elsewhere within or adjacent to the highway, such operations should not be a source of undue danger provided that normal precautions are taken.

18. **Other Matters** It is apparent from the Council's hearing statement that it has based its first reason for refusal – that the development 'would be unacceptably close to residential properties' primarily on the public concern that it has given rise to. While I have addressed that concern, as expressed in the third party representations, I consider that in putting forward this reason, the Council has failed to follow the advice of PPG1, paragraph 60. This states that local opposition for a proposal is not itself a ground for refusing planning permission, unless that opposition is founded upon valid planning reasons which can be substantiated. In my view, the Council has failed to advance such reasons.

19. I do not consider that the oak tree would be affected by the proposed development, given the distances involved. Regarding conditions, the only one that I believe to be necessary relates to the colour of the mast. This is to ensure that the new structure matches that of the adjacent street lamp.

Conclusions

20. I have taken into account all of the other matters raised in the representations but none outweighs my conclusion on the main issue that the proposal complies with the aims of Structure Plan Policy TC1, and of other relevant policies, and is acceptable.

Formal Decision

21. In exercise of the powers transferred to me, and under the provisions of Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) I hereby allow the appeal and grant approval for the siting and appearance of an 8m high telecommunications pole with three directional antennae and equipment cabin on land at the junction of Reading Road and Old Forest Road, Winnersh, in accordance with the terms of the application (Ref. TL/2000/2874) dated 29 November 2000, and the plans submitted therewith (as amended by Drawing Number 30/BRK7039E/01 Revision A), subject to the condition that:

(1) no development shall take place until details of the proposed colour of the mast hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Information

22. This decision only grants approval under Part 24 Schedule 2 of the Town and Country Planning (General Permitted Development) Order (as amended). It does not convey any other approval or consent that may be required.

23. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

Inspector

APPEARANCES

FOR THE APPELLANT:

Mr D Lewis DipEP DipTP MRTPI	Heritage Planning, Heritage house, Old Coach Road, Colchester, Essex CO1 2TH.
Mr R Francis BA	Orange PCS Ltd.
Mr J Phillips	Patrick Farfan Associates Ltd

FOR THE LOCAL PLANNING AUTHORITY:

Mr M Thorp BA MSc MRTPI MCIT	Principal Development Control Officer, Wokingham District Council.
Miss E Circuit	Planning Officer.

INTERESTED PERSONS:

Mrs L Panesar BEng MSc	6 Lenham Close, Winnersh, Wokingham.
Mr R Prior	22 Lenham Close, "
Mr M Page	23 Lenham Close. "
Mr M Cachia	25 Lenham Close "
Ms A West MA	7 Lenham Close "
Ms G Watson	3 Lenham Close "
Mr J Symons	232 Reading Road, Winnersh.

DOCUMENTS

Document	1	List of persons present at the hearing
Document	2	Letter of notification
Document	3	Policies in respect of Green Gaps/Wedges
Document	4	Appeal decisions tabled by Orange PCS Ltd.
Document	5	Correspondence regarding prior approval procedures
Document	6	Letters tabled by Mr Thorp dated 8/11/2000, 2/5/2001
Document	7	Coverage map – Wokingham
Document	8	Telecommunications sites – Wokingham
Document	9	Proposals Map – Wokingham District Local Plan 1996-2006 Deposit Draft 1997

PLANS

Plan	A	The appeal plan (30/BRK7039E/01 – Revision A)
Plan	B	Superseded appeal plan

HERITAGE PLANNING

TOWN PLANNING AND DEVELOPMENT CONSULTANCY

Heritage House, Old Coach Road, Colchester, Essex CO1 2TH
Tel: 01206 792444 • 792445 • 792448 • Fax: 01206 860116
E-mail: heritage.planning@aspects.net

TOWN & COUNTRY PLANNING ACT 1990 (SECTION 78)

-ooOoo-

Appeal Against the Decision of the Wokingham District Council to Refuse Prior Approval for the Installation of Telecommunication Equipment Comprising a free-standing 8m High Telecommunications Column and Ancillary Equipment Cabinet

at

Land at the junction of Reading Road and Old Forest Road, Winnersh, Wokingham

for

Orange PCS Ltd.

-ooOoo-

STATEMENT OF CASE FOR THE APPELLANTS

Planning Inspectorate Ref:	**APP/X0360/A/01/1068473**
Local Planning Authority Ref:	**TL/2000/2874**
Orange Ref:	**BRK/7039**

August 2001

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APPENDICES

1. INTRODUCTION

1.1 This appeal is submitted on behalf of Orange PCS Ltd. for a telecommunications facility following the refusal of Prior Approval Application No. TL/2000/2873 by Notice dated 8 January 2001 – Appendix 1.

2. DESCRIPTION OF THE APPEAL SITE AND SURROUNDING AREA

2.1 The appeal site is located at the junction of Reading Road, the A329, and Old Forest Road.

2.2 It area is residential in character, but with properties set back from the road and with mature trees and landscape dominating the main vistas.

2.3 The area where the equipment would be located is a very wide verge where tall trees provide an impressive backdrop. The verge contains a gas governor, in a small prefabricated enclosure, street lighting columns (comparable in height to the appeal proposal) and signage typical of well trafficked A roads.

2.4 The location of the proposed telecommunications would be set back approximately 8m from the Reading Road, frontage and 12m from Old Forest Road.

2.5 Properties in Lenham Close back onto the verge containing the appeal site. However, the tall trees in this locality provide a screen such that the housing is not readily visible from the east and the south.

3. RELEVANT PLANNING HISTORY OF THE SITE

3.1 Application for a similar proposal was considered by the LPA following a submission made in February 2000.

3.2 The application reference TL/2000/0494 was refused for the following reason:

"The proposed telecommunications equipment would be unacceptably close to residential properties."

3.3 A copy of the decision notice is included at Appendix 2. The notice made no reference to any policies that had been considered as part of the assessment, nor indicated the harm that would be caused as a consequence of its proximity to residential properties.

3.4 Wokingham District Council wrote to the agents for the application on 7 November 2000, setting out the Council's telecommunications policy, (copy enclosed at Appendix 3). Notwithstanding policies of the Structure Plan and Local Plan, the consideration of proposals appears to have evolved to take account of Circular 04/99 and the Stewart Report, giving much greater consideration to local reaction.

3.5 The letter advocates that masts should be as unobtrusive as possible and located at least 60m away from residential properties or any other structures where there is a prolonged human presence.

3.6 This approach is seen by the LPA as arriving at the appropriate balance between the interests of mobile phone operators and the planning concerns of local residents and employees, but appears not to give weight to relevant policies.

4. BACKGROUND TO THE APPEAL

4.1 The proposed development is of a minor nature, permitted by virtue of Part 24 of the Town and Country Planning General Permitted Development Order, conditional to a submission to the Local Planning Authority for determination as to whether prior approval is required.

4.2 The application (copy enclosed at Appendix 4) proposed the erection of a free-standing pole, 8m in height, at the top of which is an acrylic shroud concealing three directional antennae which are shown to match the existing lamp posts within the street, i.e. light aircraft grey. The diameter of the pole at its base would be 0.219m, whereas the main part would be 0.14m and the shroud at the top, a diameter of 0.22m.

4.3 The height of the pole, at 8m was intended to be comparable to other street furniture so as to be readily assimilated into the street scene.

4.4 The application was submitted to Wokingham District Council with supporting information dated 29 November 2000. The application for Prior Approval was refused, by notice dated 8 January 2001 for the following reasons:

1. **"The proposed telecommunication equipment would be unacceptably close to residential properties."**

2. **"The proposed telecommunication equipment would be unacceptably close to the junction of Reading Road and Old Forest Road and hence detrimental to highway safety."**

3. **"The proposed telecommunications equipment would be unacceptably prominent in the street scene."**

5. RELEVANT PLANNING POLICIES

5.1 In the context of this appeal it is necessary and relevant to consider planning policy at National and District levels.

National Policies

5.2 Government planning policies and guidance are set out in Circulars, Development Control Policy Notes and in Planning Policy Guidance Notes (PPG's) which draw together the advice previously contained in such documents.

PPG1 General Policy and Principles (Feb 1997)

5.3.1 The plan-led system has a key role to play in contributing to the Government's strategy for sustainable development by helping to provide for necessary development in locations which do not compromise the ability of future generations to meet their needs. In particular, Paragraph 40, states:-

> **"40. The Government is committed to a plan-led system of development control. This is given statutory force by section 54A of the 1990 Act. Where an adopted or approved development plan contains relevant policies, section 54A requires that an application for planning permission or an appeal shall be determined in accordance with the plan unless material considerations indicate otherwise. Conversely, applications which are not in accordance with relevant policies in the plan, should not be allowed unless material considerations justify granting a planning permission.**
> **Those deciding such planning applications or appeal should always take into account whether the proposed development would cause demonstrable harm to interest of acknowledged importance. In all cases where the development plan is relevant, it will be necessary to decide whether the proposal is in accordance with the plan and then to take into account other material considerations. The status of plans which are not yet adopted or approved is covered in paragraph 48."**

5.3.2 The appeal proposal is supported by relevant policies contained in the Local Plan.

5.4 PPG8 Telecommunications (Dec 1992)

5.4.1 PPG8 deals in detail with the development of telecommunications installations. The guidance in this PPG thus provides the reference point for the determination of this appeal. Many aspects of the PPG are relevant to this proposal and I highlight the specific extracts as follows, together with a comment on its applicability to the appeal.

5.3.3 **Para 1:**

> **"Modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy."**

The Orange system provides wire-free communications services using digital technology which provides greater security and gives much clearer calls, thus

supporting the provision of modern telecommunications to this part of the District.

5.3.4 **Para 1 (continued)**

> **"New communications technology is now spreading rapidly to meet the growing demand for better communications at work and at home, in business and public services."**

Orange's marketing campaign aims to achieve national network coverage.

5.4.4 **Para 2:**

> **"Fast reliable and cost effective communications can attract business to an area and helps firms remain competitive, thus contributing to the achievement of other policy goals, including increased employment opportunities. This is particularly important in the development of the single European market and in the creation of an environment in which major national and international companies would want to expand. It is equally important for broadcasting and for small businesses, and for new methods of employment, such as home working. Good communications can enrich life at home and offer new choices in education and entertainment, in shopping and banking. Modern telecommunications can benefit the environment through reducing the need to travel and hence reducing vehicle emissions of carbon dioxide and other pollutants."**

Orange provides cost effective communications. The system is also compatible with European systems and it is a derivative of the pan European digital standard (GSM), thus supporting the development of a single European market. Equally the appeal proposal is supportive of the new developments in telecommunications and the wider environmental benefits which arise.

5.4.5 **Para 3:**

"The aim of telecommunications policy is therefore to ensure that, in the future, people will have more choice as to who provides their telecommunication service and a wider range of services from which to choose."

Orange provides an alternative to operators such as BT and mobile phone systems such as Cellnet, Vodafone, and One 2 One.

5.4.6 **Para 4:**

> **"Investment in new technology and the maintenance and improvement of established networks can entail the physical development of land, and so have implications for both Development Plan and development control. The revised guidance takes account of the growth of the industry and technology, of the new social and economic demands for communications, and of the Government's environmental policies."**

The appeal proposals have sought to balance the requirements of technology with environmental issues as supported by PPG8.

5.4.7 **Para 5:**

> **"The Government's general policy on telecommunications is to facilitate the growth of new and existing systems."**

The Orange network is a new system, thus supporting this objective.

5.4.8 **Para 5 (continued):**

> **"Local Planning Authorities shall respond positively to telecommunication development proposals, especially where the proposed location is constrained by technical considerations...."**

5.4.9 **Para 5 (continued)**

> **"They should bear in mind the wider environmental benefits – for example if driver information systems ensure better use of existing road infrastructure, or if the application of telecommunications technology reduces the need to travel – that may in particular cases outweigh such direct adverse effects as the visual impact of new masts on the area."**

The Orange system is digital, is highly flexible and the cell broadcast facility will allow the localised broadcast of text messages to all phones within the service area. From this benefits are derived in the form of driver information systems.

5.4.10 **Para 6:**

> **"Authorities should not question the need for the service which a proposed development is to provide, nor seek to prevent competition between different operators."**

5.4.11 **Para 7:**

> **"In the last few years there have been many changes in the telecommunications industry. The Government has opened up the public telecommunications market to wider competition by granting licences to operators under the Telecommunications Act 1984. This Act gives some operators special rights and obligations.... These operators are known as code systems operators."**

Orange is one of the more recent competitors in the telecommunications industry and was granted a licence in July 1991. One of the obligations of this licence is to provide coverage to 90% of the population. Whilst this has now been achieved, Orange are actively seeking to improve and extend the quality and extent of coverage within the Network as well as cope with increasing levels of demand requiring increased capacity.

5.4.12 **Para 8 (iii) Personal Communications Networks (PCN)**

> **"They reflect the latest developments of personal mobile telecommunications, offering users two-way radio communications from**

small, light handsets. They are expected to be used more extensively by domestic customers than the current generation of mobile telephones."

Orange provides a high standard of voice telephony and benefits from digital technology. Flexibility and control is also offered over how a subscriber chooses to communicate. Orange is designed to be more accessible to the public, rather than primarily business users, which has characterised previous systems, although its network offers considerable advantages to both.

5.4.13 **Para 8 (iii) (continued):**

"Like the cellular systems, the PCN systems are based on a network of linked base stations, but operating at higher frequencies and with digital technology. The antenna and equipment housing required to support the network are similar in number and characteristics to cellular systems, but a number of fixed radio links to distribute telecommunications throughout the network are also required. The pole antennae are approximately 1 metre in length, some with reflectors attached, and usually number 3 to 6 per site. Associated equipment housing is usually between 4 and 35 cubic metres in volume.

5.4.14 **Para 12:**

"While the broadcasters cannot guarantee good reception for everyone, they are required by their licence conditions to provide a high quality of service; they must ensure and maintain a satisfactory signal across each area for reception on recommended equipment."

Engineering tests have shown that the proposed development will provide good quality coverage to the local area, and Orange are justified in their stance that quality of service should not be compromised.

5.4.15 **Para 13:**

"Development Plans provide a framework for the development and use of land within an area."

Paragraphs 13, 14, 15 and 16 of PPG8 then go on to state that Development Plan policies should take account of the Government's overall policy approach to planning for telecommunications development as set out in PPG8, the limitations imposed by the nature of the network and the technology, and the need to protect the best and most sensitive environments.

5.4.16 Paragraphs 17-24 explain the application of development control procedures including the extent of permitted development rights, prior approval notifications and Article 4 directions.

5.4.17 **Para 26:**

"Planning Authorities need to be alive to the special needs and technical problems of telecommunications development. Each application should

be determined in accordance with the Development Plan unless material considerations indicate otherwise. Material considerations include the significance of the proposed development as part of a national network."

5.4.18 **Para 29: Siting and Design**

"Siting and design concerns may centre particularly on the type of mast and its impact – particularly if located in a designated area, (especially a National Park, the Broads or the New Forest, an Area of Outstanding Natural Beauty, a conservation area or a Site of Special Scientific Interest). Its height, ancillary development, scope for landscaping and screening will also be important considerations. But many antennae have special siting needs because they have a limited range or require line-of-sight. Authorities should take full account of these needs."

5.4.19 In summary, PPG8 is supportive of modern telecommunications and requires Local Authorities to be positive in their approach to proposals for installations. For the reasons outlined above, the appeal proposals comply fully with the guidance contained within PPG8.

Draft Revision of PPG8 Telecommunications

5.5 A revision to PPG8 was issued in July 2000 and is at present under consideration alongside the "Telecommunication Mast Development Consultation Paper" issued by the DETR on 3 August 2000.

District Policies

5.6 As already stated, the LPA did not refer to any policies within the reason for refusal. They did, however, refer to their telecommunications policy in their letter of 7th November 2000, (Appendix 3). No specific policies relating to reasons 2 and 3 have been identified as relevant. Extracts from the Local Plan and Structure Plan were include when returning the appeal questionnaire, as follows:

Wokingham District Local Plan Deposit Draft February 2000

5.7 **Policy WIC13: Public Utilities**
Proposals for development required for the operational need of public utilities will be supported subject to their acceptability on environmental and amenity grounds in accordance with other relevant policies and provisions of the plan. In considering proposals the Council will take *into account* existing levels of infrastructure, technical and operational requirements *and* the opportunities for sharing facilities.

5.8 Much work carried out by statutory undertakers, including telecommunications code licence operators, is 'permitted development' not requiring an application to the LPA. This is acknowledged by the Council, who indicate their support for the operational requirements of public utility services. The works, the subject of this appeal, are however subject to the prior approval procedure, thereby enabling the LPA to have greater control than with other undertakers.

5.9 Notwithstanding the LPA's refusal of the application, it is asserted that the proposal does comply with the policy. The equipment, being suitably located and of a design that is sympathetic to its surroundings, is regarded to be acceptable on both environmental and amenity grounds.

5.10 **Policy WIC14: Assessment of Proposals for Telecommunications Development**
Planning permission will be granted for telecommunications development provided that it is in accordance with Policy TC1 of the Berkshire Structure Plan 1991–2006 and other relevant policies and provisions of this plan. The Council will also seek to secure the removal of any telecommunications apparatus that is no longer required for its original purpose.
Before permission is granted, applicants will be required to show that no alternative less visually intrusive site is available or technically feasible.
Conditions may be imposed to require provision of a suitable screen to mitigate the visual impact of the apparatus.
The Council will exercise its option to require prior approval in areas designated in this plan as being environmentally sensitive, within 200 metres of any building regularly used by people and in open countryside where it would appear above the skyline.

5.11 The preamble to the policy recognises the advice in PPG8 and the need for LPAs to respond positively. The applicants did provide a case that justified the proposed location and sought to minimise its impact by choosing a microcell of 8m in height, avoiding the use of a taller lattice tower with headframe.

5.12 The LPA have indicated in a letter to the agents responsible for submitting the application that they were satisfied with the appearance of the proposal and were concerned only with the siting (see Appendix 5).

5.13 The local plan policy refers to support being given where it is in accordance with Policy TC1 of the Berkshire Structure Plan of 1991-2006.

Assessment of Proposals for Telecommunications Development
Policy TC1
Planning permission will normally be granted for telecommunication development. Where there is potential conflict with environmental objectives telecommunications development will be allowed provided:

- **i) it is sited and designed so as not to result in significant adverse visual impact, subject to operational and technical requirements;**
- **ii) there are no satisfactory alternative sites for telecommunications available;**
- **iii) there is no reasonable possibility of sharing existing facilities; and**
- **iv) in the case of radio antenna and masts there is no reasonable possibility of erecting antennae on an existing building or other structure.**

5.14 It is considered that the proposal complies with the policy by being sited and designed so as not to have 'significant adverse visual impact'. Being a microcell, to cover a localised deficiency and having limited range, the area or search is thus limited. Mast sharing and tall building opportunities were not available locally and the use of a microcell designed for such a situation was seen as the most suitable option.

6. PLANNING ISSUES

6.1 In their refusal of prior approval, the LPA have issued a notice that is particularly obscure. It fails to identify which aspect of the proposal is unacceptable, what policies of the Council are seen as being in conflict and what harm would result if the proposal were to proceed.

6.2 Nevertheless, the appellants wish to respond by addressing the three main issues generally associated with telecommunications development.

1) Is there a need for the proposed development?

2) Can the proposed development be satisfactorily accommodated on the appeal site without causing 'demonstrable harm to interests of acknowledged importance'.

3) Are there any other relevant material planning considerations?

Issue 1 – Is There a Need for the Proposed Development?

Generally

6.3 The Company is a licensed telecommunications code systems operator under the Telecommunications Act 1984. The licence sets out the Company's principal duty to establish a Personal Communications Network, which is a public service.

6.4 The first part of that duty was to establish a network, which provides coverage over an area containing 90% of the UK population, by the end of 1999.

6.5 That level of coverage has been achieved. However, it should be noted that it was never set as a target or maximum threshold, but rather a minimum level of coverage to be provided. Thus, it is similar to the minimum levels of service that have to be provided by the railway operators under the licences granted them. The public, and indeed government, would see it as a failure of policy if the railway operators only achieved that minimum level of service, and the same applies with the licensed telecommunications networks.

6.6 In any event, the attainment of the minimum level of coverage in geographical terms does not in itself equate to the second and separate duty to provide a network which can meet the reasonable demands of the area. That obligation has implications more related to the quality of coverage and the capacity of the network.

6.7 This demand led aspect of the system is explained further in paragraph 8 (ii) of PPG8 – *Telecommunications*, and on page 14 of the Code of Best Practice – *Telecommunications Prior Approval Procedures.*

6.8 The network uses cellular technology which is operated by dividing the country into a series of overlapping cells, which vary in size depending on likely levels of usage and the topography of the area. To ensure proper mobile communications, the network must form an unbroken blanket over the country, otherwise subscribers will

experience dropped calls and loss of service, which are the most frustrating problems associated with mobile phones.

6.9 Cells are operated by a base transceiver station, to which individual handsets are linked by radiowave transmissions. As the mobile subscriber moves from one cell to another, the calls are automatically transferred or 'handed over' to ensure continuous communication.

6.10 The facilities have to be located at high points to provide sufficient radio coverage, otherwise the coverage can be affected by intervening hills, trees, buildings or other structures, resulting in loss of the signal and dropped calls. It is the radio antennae which will provide the radio coverage to subscribers.

6.11 Having established a need, the Company undertake a survey to find a suitable location. Under the terms of its licence, the Company has to share existing facilities or use high buildings wherever possible. In any event, such an option is usually less costly and easier to bring forward than new facilities. For these reasons alone, this option is usually favoured by the Company when available.

6.12 It is usual for the site to be located towards the centre of the area needing coverage. Otherwise it may be necessary to bring forward additional facilities to provide the coverage required. There is, however, limited flexibility depending on the topography of the area and the more important parts requiring coverage. The Company's search was therefore subject to these constraints.

Technical Considerations ultra high frequency

6.13 Orange mobile radio services operate in the UHF band at frequencies around 1800MHz. At these frequencies, at the low power emitted by handsets and base stations, radio signals do not travel particularly far. Typical distances are 2-4km in suburban areas. Microcells, designed to meet a localised deficiency, operate at a lower power than macro base stations with an effective range of 400-500m. This limits the area of search considerably. UHF systems also require an essential line-of-sight radio path and are subject to significant losses due to trees and buildings, both of which can dramatically reduce the strength of a signal. Further information on signal propagation can be found in *Telecommunications Prior Approval Procedures* – Code of Best Practice, pages 12-14.

6.14 In order to achieve the required 95% call success rate, i.e. the ability to set up and hold a two-minute call for 95% of the time, the measure against which Oftel assess the quality of service provided by individual operators, Orange requires the following signal strength levels to be available under open conditions:

For service to industrial or office buildings	>=-65dBm
For service to domestic buildings	>=-75dBm
For service within a car	>=-81dBm
For service within the open	>=-86dBm.

6.15 The fundamental threshold for reception is >=-104dBm, but allowance has to be made for the rapid fading which characterises UHF mobile communications, and a practical threshold is about –92dBm. In order to assess the extent of existing

network coverage, Orange makes use of computer-generated coverage prediction Drive Trial Plots (Appendix 6).

6.16 The Coverage Drive Trial does not line up with the map on this plot due to inaccuracies from the GPS system. It does, however, illustrate the deficiency in this area and clearly shows there is an important 'gap' or 'hole' in the network between the surrounding cells.

6.17 On the Drive Trial Plot (Appendix 6) this 'gap' is shown by the roads shown coloured blue, whereas the required level of coverage is shown by the roads coloured yellow i.e. greater than –75dBm, the minimum level of signal coverage required by Orange in this locality.

6.18 This part of Winnersh is a known area of insufficient Orange mobile coverage due to the lack of installations in the immediate area resulting in poor levels of coverage. As a consequence users experience a poor service in this locality. Although the site is within one kilometre of an Orange Macrocell at Forest Secondary School, there is still a coverage deficiency caused by 'shadowing' due to buildings.

Alternative Sites

6.19 Orange starts the design process by using the computer modelling techniques to predict where new installations are required to improve coverage and increase network capacity referred to above.
These predictions are passed to property consultancies who are instructed to search the relevant area for suitable sites, existing masts or tall buildings.

6.20 In this particular instance the comprehensive search revealed that:-

1) There was no suitable/available high buildings for use.
2) There are no other existing masts suitable/available to provide coverage.
3) That permission would be unlikely to be forthcoming for an additional macrocell using a high lattice tower or column mast.
4) That a microcell with a range of around four to five hundred metres would provide the coverage required whilst safeguarding the character and appearance of this mixed use area.
5) Other sites in this vicinity that formed part of the highway were investigated but the appeal site was considered most suitable given the width of the verge, scale of existing street furniture, presence of trees to limit the impact, and meet technical requirements.
6) One alternative location investigated was on the verge/footway where Reading Road passes under the M4. This however was no further from residential properties and would have necessitated a taller column of 11.5m to achieve an appropriate line of sight.

6.21 No other better sites that would meet technical requirements were identified by the Local Planning Authority as being suitable/available during the consideration of the application. The LPA did ask the applicant's agent to investigate sites away from residential properties or places of prolonged human presence, but this would take the microcell out of the range of the people it was intending to serve and demonstrated a lack of understanding of the technology proposed.

6.22 There is an urgent need for the proposed facility which has been designed to meet Orange's operational needs and, as shown above, engineering tests have established that the coverage required can be obtained from the equipment now proposed.

Issue 2 – Visual Impact

Can the proposed development be satisfactorily accommodated on the appeal site without causing "demonstrable harm to interests of acknowledged importance"?

6.23 Against the background of increasing demand for mobile communications and the requirements of a supporting network infrastructure, Orange is introducing a range of pioneering initiatives designed to ensure that their transmitter sites fit into whatever environment they are in and currently leads the industry in developing transmitter sites that blend with the environment.

Design and Siting

6.24 Orange's latest range of microcell sites have been specifically designed to operate within sensitive locations such as Conservation Areas, Areas of Special Character and residential areas, taking the form of existing street furniture, such as a lamp post, without the need for a free- standing lattice tower or column mast with its often unsightly or bulky headframe.

6.25 In this particular case, Orange have chosen to use a stand alone lamp post design having a base diameter of 219mm tapering upward to 140mm with three, 0.595m high antennae mounted vertically on top within an acrylic shroud, having an overall height of 8m. The lamp post and shroud are proposed to be colour-coated to blend with the existing lamp posts within the road and to minimise their limited visual impact in accordance with Local Plan Policies.

6.26 The proposed cabinet has a design virtually identical to that used by most of the public utility operators, which is proposed to be colour-coated and will therefore not appear out of character in the area.

6.27 A series of photographs taken of the site and surrounding area (see Appendix 7) illustrate the following points:

1) View looking north demonstrating how trees would provide dominant feature and screen between site and adjacent housing.
2) View looking north-east, where it is difficult to understand how visibility around the junction would be compromised.
3 View to south from Lenham Close. Limited view of column would be possible due to the presence of the landscape features.
4) View to the west. Colour of the street furniture is 'neutral' so as to have limited impact on the street scene.

6.28 Also attached as Appendix 8 are photographs of similar lamp-post style columns and cabinets erected in urban or suburban areas, to show the unobtrusive nature of the proposed development in terms of its design, scale and overall form in the street scene.

6.29 I strongly conclude that there are no sound justifiable reasons for refusing planning permission for the proposed development based on siting, design and appearance grounds, especially as the proposed development will make no perceivable difference to the appearance or character of the area.

Issue 3 – Are there any other relevant material planning considerations?

6.30 **Radiowaves**

6.31 Concerns have been raised both locally and nationally regarding the perceived hazards of exposure to radiowaves. The Appellants are aware of their responsibility to the general public and its employees and constantly reviews the recommendation and guidance used within the UK and Europe in respect of radio emissions from base stations.

6.32 The National Radiological Protection Board (NRPB) in the UK and the European Committee for Electromechanical Standardisation (CENELEC) have proposed a reference exposure level below which established biological effects have not adverse consequences. The reference levels are specified in terms of environmental electric and magnetic field strengths and power density. At a distance of 2.5m from an antenna the intensity of radiowaves is below the safe exposure levels advised by the NRPB. Outside these limits the intensity of radiowaves decreases rapidly with increasing distances from the antenna.

6.33 Measurements of field strength in the vicinity of Orange base stations, especially microcell sites, indicate that in all areas accessible to the public, the intensity is significantly below the reference levels recommended by the NRPB. The region in the vicinity of the antenna is clearly identified and, where necessary, physical boundaries are erected to ensure that all recommendations of the NRPB are met by a large margin. Orange is meeting its licence obligations to the DTI and is using radio equipment that complies with the best current technical specifications. Their base stations are designed and installed so that in all accessible places, the level of exposure falls well within the guidelines and does not constitute a health hazard to the people living in the vicinity.

6.34 Advice on microwave safety is constantly under review including the recommendations contained in the Stewart Report "Mobile Phones and Health". These conclude that no justification exists to refuse permission on health and safety grounds.

6.35 **Compliance with ICNIRP (International Commission on Non-Ionising Radiation Protection**

6.36 Orange have welcomed the recommendation that base station sites should comply with the ICNIRP guidelines for public exposure and we believe this will increase public confidence in the safety of transmitter sites.

6.37 The Department of Environment, Transport and the Regions have issued guidance to the local authorities stating that if a new telecommunications site meets the ICNIRP guidelines then it is not necessary for a Planning Authority in processing an application to consider the health effects further (see letter from Nick Raynsford, Planning Minister, at Appendix 9). This has been reaffirmed in a subsequent

statement by the Minister in March 2001 (Appendix 10) and in the Government's response to the Tenth Report by the Trade and Industry Committee (Appendix 11).

6.38 Orange confirms that the development the subject of this appeal does comply with the ICNIRP guidelines, as illustrated in the calculations and diagrams at Appendix 12.

6.39 At a distance of 20m from the pole (the approximate position of the nearest property) the output is 0.8509% of the ICNIRP standard, compliant by a factor of 118. At 100m this reduces to 0.034036%, a factor of 2938 compliant.

7. COMMENTS ON REASONS FOR REFUSAL

7.1 Reason 1 of the refusal is unclear and imprecise, failing to indicate the nature and degree of harm caused if the development were to proceed.

7.2 The second reason for refusal is unfounded. The location was agreed with the local highway authority and moved to the proposed location on their recommendation. No doubt the LPA will wish to demonstrate what standard is contravened and how highway safety will be impaired.

7.3 The third reason for refusal is subjective. It is evident that the proposal would be no more prominent than the Local Authority's own street furniture or that of other statutory undertakers. When the LPA commented on the earlier refusal, (see Appendix 5), they indicated that there was no concern with the appearance of the column. The later refusal added two additional reasons despite there being no change in circumstances or policies of the Council.

8 THIRD PARTY REPRESENTATIONS

8.1 A number of representations have been made to the proposal from local businesses and residents. In the main, objections relate to health issues, which have already been satisfactorily addressed in this statement.

8.2 Comment has been made in respect of a possible threat to oak trees in the locality. The works proposed would not pose a threat to these trees and the appellants would comply with the National Joint Utilities Group Guidance Note 10 and British Standard BS5837, '1991 Guide for Trees in Relation to Construction'. In close proximity to trees, excavation and trench work would be undertaken by hand in order to retain as much of the roots as possible. The location has, however, been chosen so as to be at a suitable distance to avoid threat to the trees.

8.3 Notwithstanding the objections it is considered that, once erected, the proposed pole and cabinet would be readily assimilated into the street scene and barely attract a second glance.

8.4 The proposal seeks to improve the local infrastructure for the benefit of residents, workers and visitors to the area. Regrettably, it is not possible to provide a mobile phone service without establishing base stations to handle calls.

9. CONCLUSIONS

9.1 The Company is a licensed telecommunications code systems operator under the Telecommunications Act 1984 and has a duty to establish a Personal Communications Network, which is a public service. The need for a microcell in this location has been established.

9.2 The proposals have been considered in the light of Central Government Guidance and Local Plan Structure Plan Policies and accord with such. The LPA have not demonstrated any conflict with policy or indicated the harm caused by allowing the proposal to proceed.

9.3 Environmental objectives have been balanced with the benefits that can be delivered by a modern telecommunication system and a sensitively designed solution put forward that can be readily assimilated within the street scene without harm to local amenity.

9.4 In conclusion, the site has been brought forward only after proper consideration of both environmental and operational criteria, in accordance with licence requirements and national and local policy. The site therefore strikes a proper balance between environmental and operational considerations.

9.5 The Inspector is therefore respectfully urged to support these proposals and to allow this appeal at the earliest possible date.

APPENDICES

Appendix 1	Decision Notice TL/2000/2873 dated 8 January 2001.
Appendix 2	Decision Notice TL/2000/0494 dated 6 March 2000.
Appendix 3	Copy of letter from Wokingham District Council dated 7 November 2000.
Appendix 4	Copy of application for prior approval – TL/2000/2873.
Appendix 5	Copy of letter from Wokingham District Council dated 2 January 2001.
Appendix 6	Drive Trial Plot.
Appendix 7	Photographs of the appeal site.
Appendix 8	Photographs of similar microcells
Appendix 9	Letter from N. Raynsford to Local Authorities.
Appendix 10	DETR statement March 2001.
Appendix 11	Government's Response to the Tenth Report by the Trade and Industry Committee.
Appendix 12	Power output calculations demonstrating compliance with ICNIRP standards.

REXEL Ref. 75693

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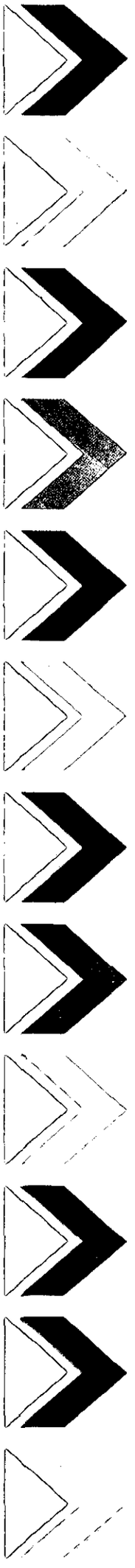


Brk 7039.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

REFUSAL OF PRIOR APPROVAL OF TELECOMMUNICATIONS NOTIFICATION

Paul Fitzgerald
Acquisition Consultant
Patrick Farfan
Unit C Quay West
Salamander Quay
Park Lane
Harefield
Middlesex
UB9 6NZ

Notification No: TL/2000/2874

Parish: Winnersh

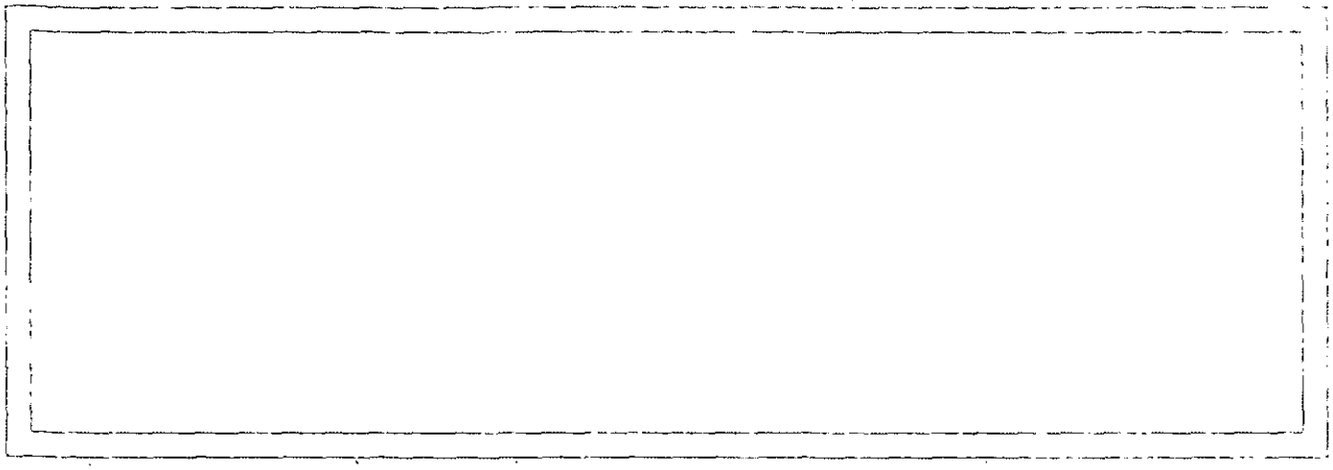
Proposal: Erection of an 8 metre high telecommunication telegraph pole with 3 directional antennae and equipment cabinet

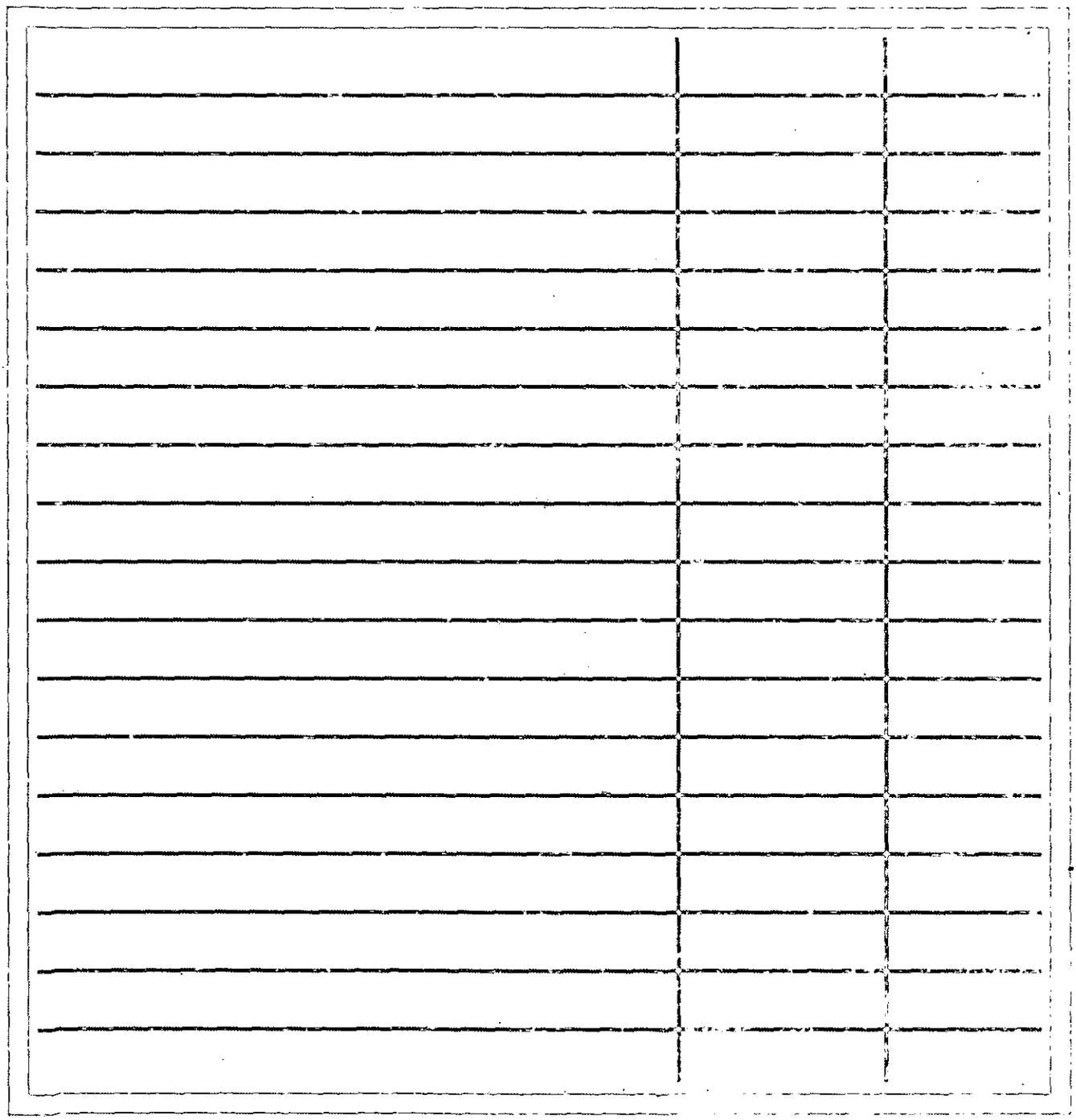
Location: Junction of Reading Road and Old Forest Road

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.

1. The proposed telecommunications equipment would be unacceptably close to residential properties.
2. The proposed telecommunications equipment would be unacceptably close to the junction of Reading Road and Old Forest Road and hence detrimental to highway safety.
3. The proposed telecommunications equipment would be unacceptably prominent in the street scene.

John Mitchell
Development Control Manager
Date: 8 January 2001





WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

REFUSAL OF PRIOR APPROVAL OF TELECOMMUNICATIONS NOTIFICATION

Gary Patterson
Patrick Farfan Associates Ltd
Unit C Quay West
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UB9 6NZ

Notification No: TL/2000/0494

Parish: Winnersh

Proposal: Proposed erection of 8 metre high telecommunications pole with three no. directional antennae and equipment cabin.

Location: Junction of Reading Road and Old Forest Road, Winnersh, Wokingham

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/conditions for which are specified hereunder.

Reason: The proposed telecommunications equipment would be unacceptably close to residential properties.

Date: 15 March 2000

Head of Planning and Transportation

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date 7 November 2000
My ref. Development Control/MLT/Telecommunications General
Your ref.

APPENDIX 3



Mr Paul Fitzgerald
Patrick Farfan Associates Ltd 10/11/00
Unit C, Quay West
Salamander Quay
Harefield
Middlesex, UB9 6NZ. PF

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Fitzgerald

TELECOMMUNICATIONS PLANNING POLICY

I refer to your e-mail of 14 September 2000, concerning the above, and apologise for the delay in replying.

This Council does not at present have any development control policies for telecommunications development specifying 'exclusion zones'. The main Development Policies relating to telecommunication development (in addition to more general planning policies which may also be relevant) are Berkshire Structure Plan Policy TC1 and Wokingham District Local Plan Policy WIC14.

The latest version of Policy WIC14 includes the following:

> ".....THE COUNCIL WILL EXERCISE ITS OPTION TO REQUIRE PRIOR APPROVAL IN AREAS DESIGNATED IN THIS PLAN AS BEING ENVIRONMENTALLY SENSITIVE, **WITHIN 200 METRES OF ANY BUILDING USED BY PEOPLE** AND IN OPEN COUNTRYSIDE WHERE IT WOULD APPEAR ABOVE THE SKYLINE." **(my bold)**

Therefore, the Development Plan Policies clearly indicate that telecommunications development within 200 metres of any building used by people will be subject to particular scrutiny.

Section 54A of the Town and Country Planning Act 1990 (as amended) states:

> "Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan **unless material considerations indicate otherwise." (my bold)**

In July 1999, Circular 04/99 Planning for Telecommunications was issued. It post-dates the Berkshire Structure Plan, which by definition cannot have taken into account the circular. Amongst other matters, the following notable changes were introduced in the circular. Firstly, a 42-day prior approval procedure was introduced in respect of ground-based masts, including a requirement for the operator to erect a site notice to publicise the development proposed. The circular also states that Local Planning Authorities are strongly encouraged to undertake any additional publicity that they consider necessary to give people likely to be

affected by the proposed development an opportunity to make their views known to the authority.

Secondly, the circular now explicitly states (in paragraph 12) that the site of the telecommunication development in relation to residential property is, amongst others, a factor that may be considered in determining prior approval applications.

This Council **as landowner** will not normally allow mobile telephone masts on Council land or buildings within 60 metres of residential properties or any other structures where there is prolonged human presence. The definition of structures includes children's play areas, playgrounds, sports fields and buildings such as sports pavilions. This is **not** a development control policy, and on at least one occasion such development has been allowed at less than 60 metres after it had been clearly demonstrated that there was no reasonable alternative site.

As you are no doubt aware, notwithstanding the publication of the Stewart report, mobile telephone mast developments continue to give rise to high levels of public concern and objections. As mobile telephone companies and their agents have sought clarity as to the most acceptable locations for mobile telephone masts, the advice we give is that they should ensure that they are as visually unobtrusive as possible (monopoles are preferred to lattice towers) with good landscaping (both existing and proposed). Furthermore, they are advised to try to comply with the Council's guidelines for such development on its own land i.e. locating it at least 60 metres away from residential properties or any other structures where there is prolonged human presence. The reason for recommending compliance with the 60-metre distance is that, almost without fail, such development attracts strong local opposition. If the distances considered appropriate for development on Council land are met, then it is reasonable to assume that the Local Planning Authority will not normally object to such development due to its proximity to residential property or any other structures where there is prolonged human presence.

This Council has refused prior approval for some proposed mobile telephone masts because of their proximity to residential properties. However, I am not aware of any appeals by any mobile telephone operator against any such refusal since Circular 04/99 was issued. Therefore, it can only be assumed that either no such company considered our decisions unreasonable, or that the precedent that may be set if such an appeal should be dismissed outweighed any benefit from appealing.

This Council has frequently allowed mast sharing on existing sites, even though a higher more visually obtrusive mast has been required, and/or the site is in a location that would no longer be viewed favourably. Thus we seek to facilitate such development in a manner that also takes into account the planning interests and concerns of local residents and other interested parties.

Until such time as any such appeals have been allowed, the presumption must be that this Local Planning Authority is arriving at an appropriate balance between the interests of the mobile telephone operators and the planning concerns of local residents and employees.

Yours sincerely

M L THORP
Principal Development Control Officer

1: Pre-Application Consultation with Local Planning Authority

(i) Licence notification i.e. pre roll out of network Date.....

Name of L.P.A. Contact.....

Phone # of L.P.A. Contact.....

(ii) On sites in specific cell(s) Date....29.11.2000.....

Name of L.P.A. Contact.... .....Joss Miller.....

Phone # of L.P.A. contact.....0118 974 6000.....

2A: Name and Address of Applicant

Name... .....Orange PCS Ltd.....

Address: .Floor 2 & 3, Black Arrow House, 2 Chandos Road, London.....

Postcode...NW10 6NF....Tel.....0181 963 4100.....

2B: Agent's Name, Address and Contact

Name...Patrick Farfan Associates Ltd..... .....

Address.Unit "C", Quay West, Salamander Quay, Park Lane Harefield, Middx.

Postcode:..UB9 6NZ.....Tel: ...01895 823700.....

Contact:..Mr Paul Fitzgerald..... Tel:....01895 823700.....

2C: Location of Proposal

Location: Grass verge, NW corner of Old Forest Road junction with Reading Road, Winnersh, Wokingham, RG14 5AA.

2D: O.S. Sheet / Grid Reference

Sheet and six figure grid reference of proposed development

Sheet.....Landranger..175 ..... Grid Reference: E 479085 N 169931.....

3: Purpose of Development

To enhance the radio signal to Orange mobile phone users at street level and in buildings where the signal is weak or non existant due to the absorption of the signal from macrocell rooftop sites by buildings in the urban area. To allow customers to operate their handsets without interuptions to their conversations. as could reasonably be expected by phone users.

4: The Proposed Structure (Enclose a site plan and indicate details of cell boundaries. and whether shared mast / tower or freestanding)

(i) Type of Structure (e.g. tower, mast etc):...Column.....

.Overall height....8..metres

(ii) Equipment Housing

Street cabinet of overall dimension 0.94 cubic metres.

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

.....Galvanised steel (Light Aircraft Grey).....

Equipment housing: type of material and external colour

.....Steel,....Midnight Green.....

(iv) Location of and Distance to nearest residential or commercial property (where applicable)
Site is on adopted highway on roadside. nearest residential building is 25m.

5: Distance from Airfield or Aerodrome (Please tick as appropriate)

Will the structure be within 3 km of an aerodrome or airfield? ..... No.....

Has the CAA or Secretary of State for Defence been notified? ..... No.....

Signed..... Date.....

On behalf of.....

SITE NOTICE

Proposed development at Grass verge, NW cornor of Old Forest Road junction with Reading Road, Winnersh, Wokingham, RG14 5AA.
OS Grid Ref. E 479085 N 169931

I give notice that Patrick Farfan Associates Ltd

On behalf of Orange PCS 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 the erection of a free-standing telecommunications telegraph pole, maximum 8m in height housing 3 no. directional antennae. In conjunction with the above telegraph pole, an equipment cabinet will also be installed with an overall dimension of 0.94 cubic metres.

Under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, Wokingham District Council are allowed 42 days beginning with the date of application to consider whether prior approval will be required to the siting and appearance of the development proposed and, if so, to give or refuse such approval and to serve that decision upon the applicant.

Members of the public may inspect copies of the application and accompanying plans at;
Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR

Individuals and organisations wishing to make representation about the siting and appearance of the proposed development are invited to forward their views in writing no later than 9th September 1999 to J Millar, Wokingham District Council, Planning Department, Shute End, Wokingham, Berkshire, RG40 1WR.

Clearly stating that comments are being forwarded in relation to the proposed development of a ground based mast at Grass verge, NW cornor of Old Forest Road junction with Reading Road, Winnersh, Wokingham, RG14 5AA.

OS Grid Ref. E 479085 N 169931.

Signed : _____

On Behalf of : Orange PCS Ltd.

Dated : 29th November 2000

4

APPENDIX 5

Tel. 0118 974 6463 (Direct Line)
Date. 2 January, 2001
My ref. JM/MLT/TL/2000/2871
Your ref.

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:

Mr P Fitzgerald
Patrick Farfan Associates Ltd
Unit C Quay West
Salamander Quay
Park Lane
Harefield
Middlesex
UB9 6NZ

4/1/01
PF 9/1/01

Dear Mr Fitzgerald,

RE: PROPOSED TELECOMMUNICATIONS DEVELOPMENT AT:
1) LAND ADJACENT TO DUFFIELDS BRIDGE, DUFFIELD ROAD, WOODLEY. (TL/2000/2871)
2) OUTSIDE 2 KING STREET LANE, WINNERSH (TL/2000/2873)
3) LAND AT JUNCTION OF READING ROAD/OLD FOREST ROAD, WINNERSH (TL/2000/2874)

I refer to your letters dated 21st December 2000, concerning the above, in response to this Council's letters advising that it requires prior notification for all three developments.

The relevant correspondence has been examined by the Council's Principal Solicitor, who is of the opinion that our notification letters are sufficiently clear and unambiguous, and are not ultra vires.

Firstly, I must inform you that only the Courts have the authority to decide whether or not the actions of a Local Planning Authority are ultra vires. Orange has no such power or rights to so decide on their own initiative. However, Orange does have the right to apply to the Courts for a declaration that a Local Planning Authority has acted ultra vires.

Secondly, I can only assume that your letters are a consequence of Orange being unfamiliar with all aspects of Circular 04/99 (Planning for Telecommunications). Therefore, I am writing to offer clarification.

Circular 04/99 (Planning for Telecommunications) states that the developer must apply to the Local Planning Authority for its determination as to whether prior approval will be required to the siting and appearance of the proposed development. Therefore, if a Local Planning Authority requires prior approval, it goes without saying that the prior approval must be because of the appearance and/or siting. In all three of our letters we refer to proximity. My version of The Concise Oxford Dictionary of Current English

defines proximity as ***"nearness in space, time etc."*** It is therefore obvious that reference to proximity means that the Local Planning Authority is concerned as to the proposed siting. None of the letters makes any reference to appearance being of concern. Therefore, it may be assumed that the Local Planning Authority has not required prior approval because of the appearance of the proposed development.

Paragraphs 11, 12 and 13 of Circular 04/99 refer to factors to be considered in relationship to siting and appearance. Paragraphs 11 and 12 use the terms ***'include'*** and ***'may involve'***. Thus the items listed are illustrations rather than a definitive list. Paragraph 12 states that factors concerning siting may involve ***"....the site in relation to residential property"***.

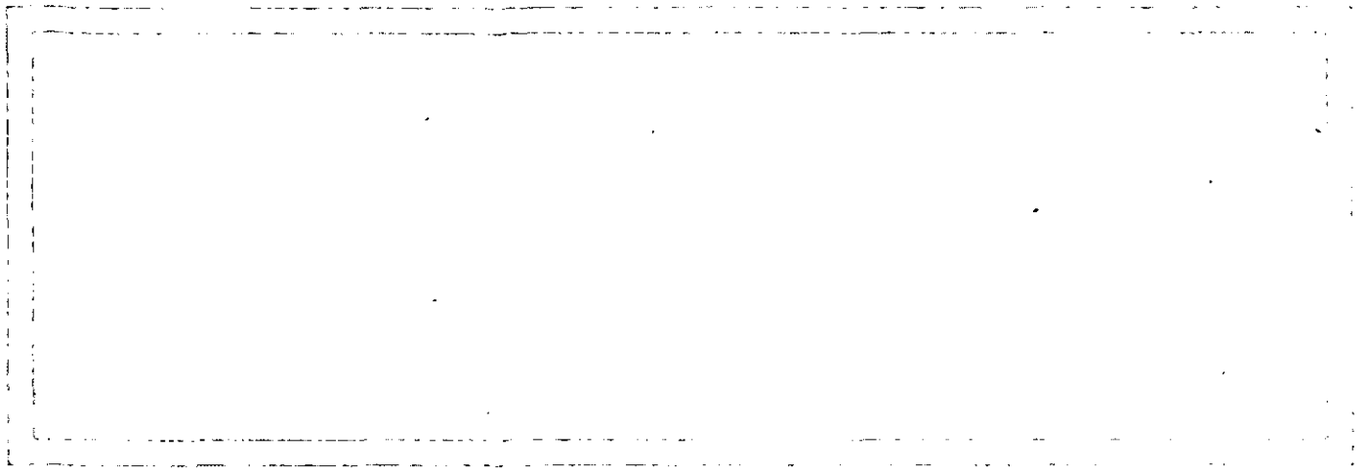
All three of our letters state the reason for requiring prior approval as being because of ***"proximity to dwellings"*** or ***"proximity to residential properties"***. As this clearly falls within the scope of 'the site in relation to residential property' our reasons for requiring prior approval are clearly in accordance with Circular 04/99.

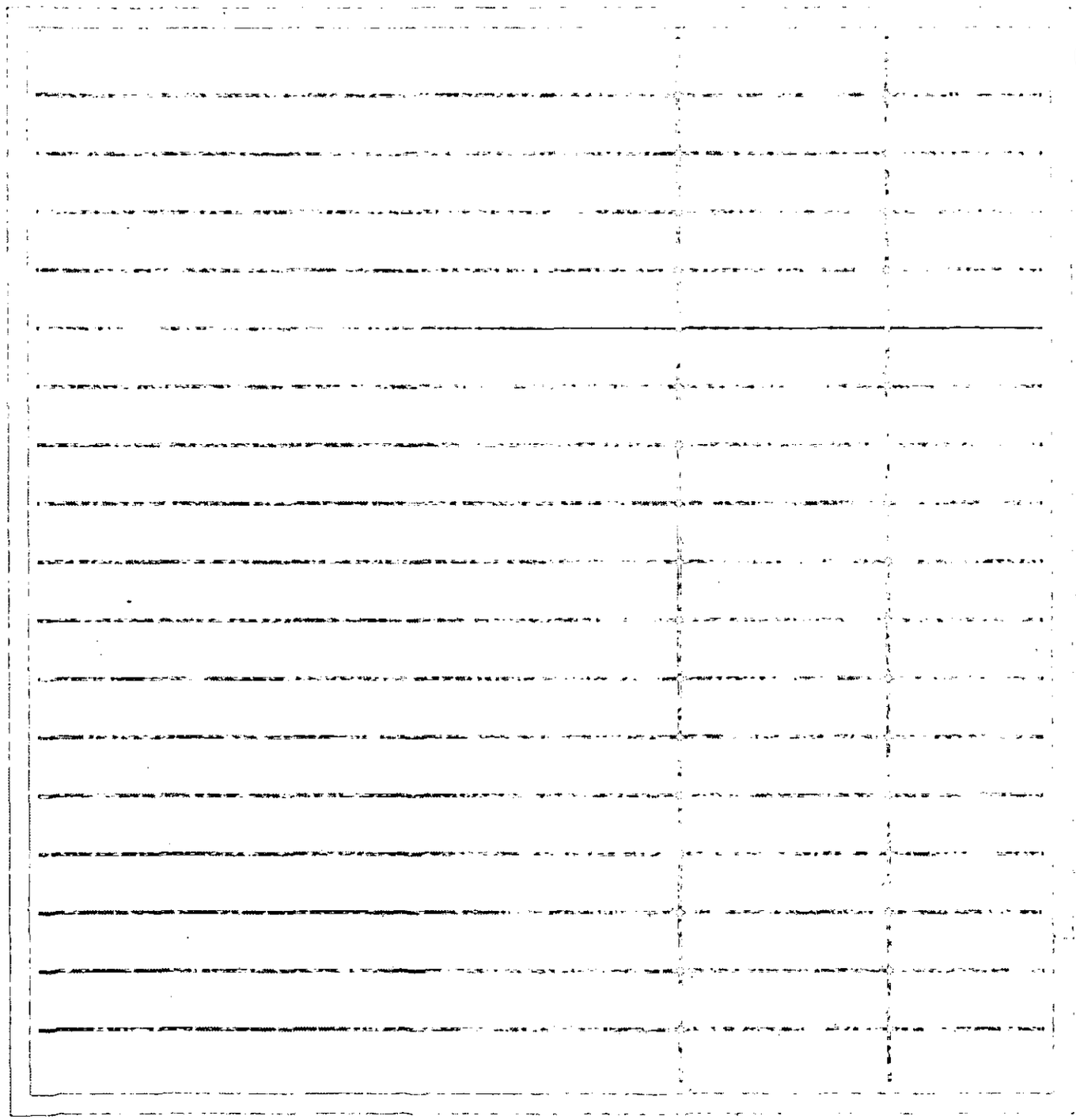
If Orange disagree with our decision on prior approval applications they should submit appeals. Alternatively, they are at liberty to go to the Courts as to whether our actions are ultra vires.

In view of the above, I should be grateful if you will confirm that Orange will not act unlawfully by ignoring the letters that have clearly advised you of the need for prior notification.

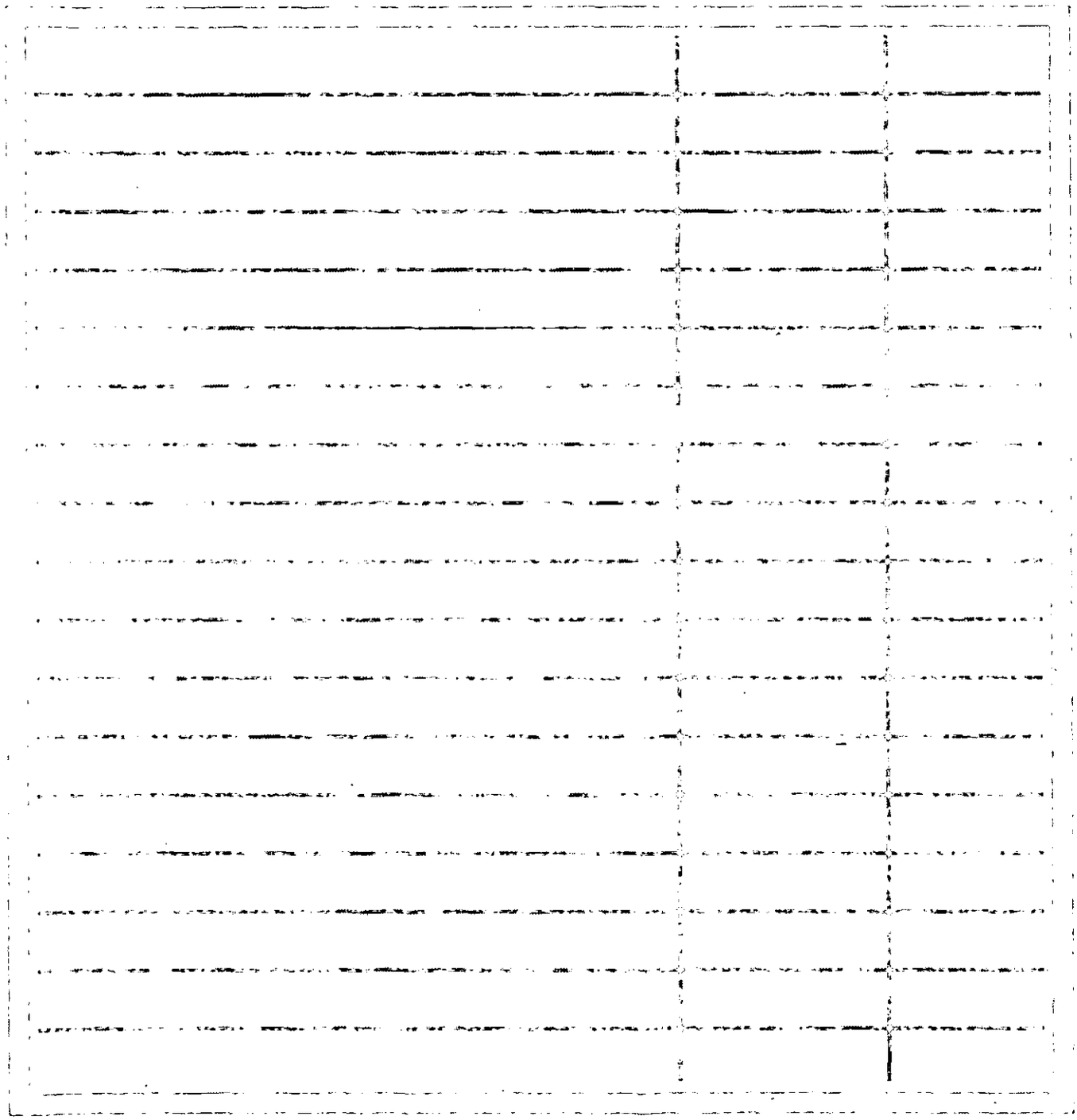
Yours sincerely

M L THORP
Principal Development Control Officer









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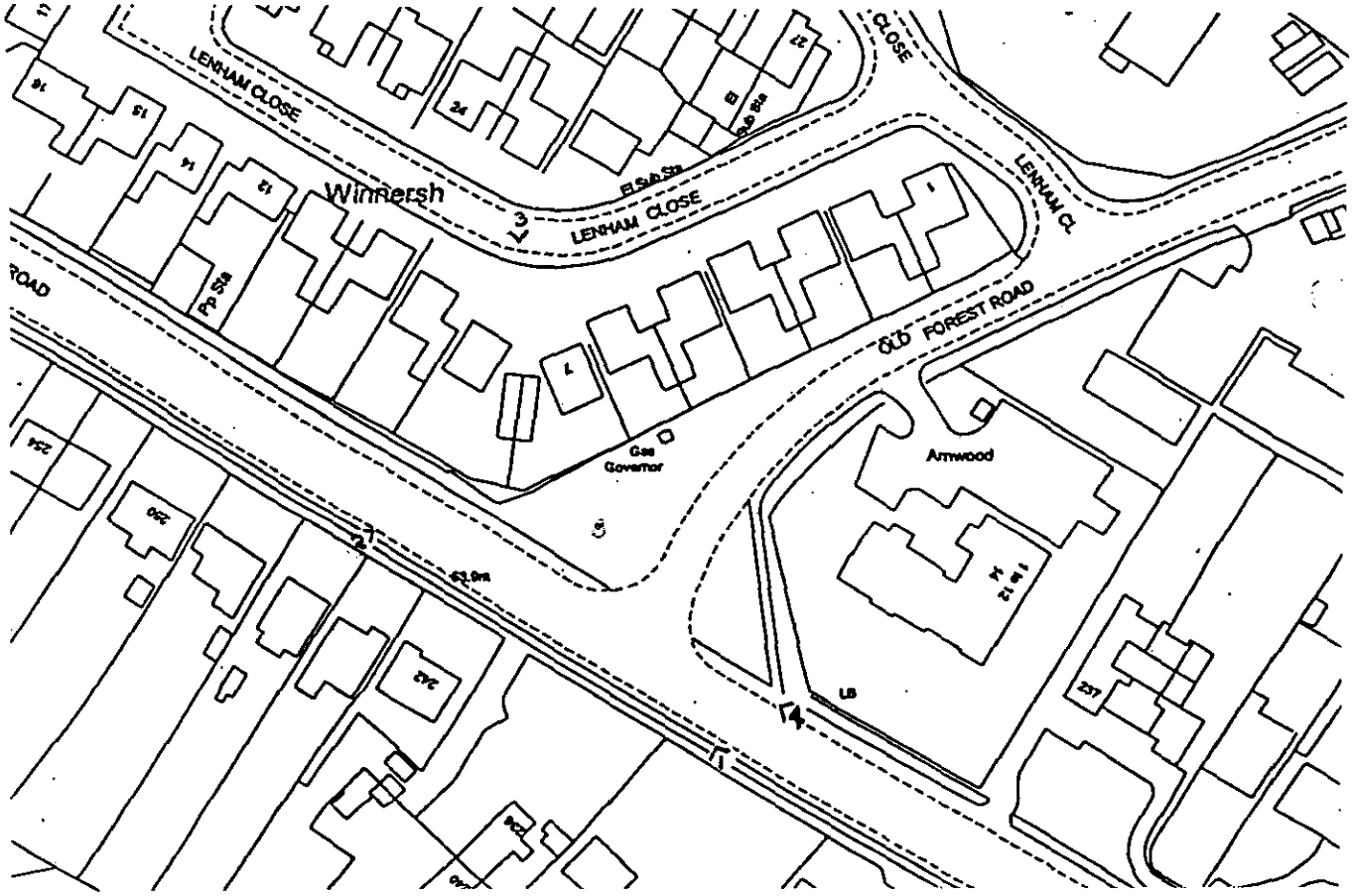


Plan indicating location and direction
of photographs of the appeal site

APPENDIX 7



1) View looking north demonstrating how trees would provide dominant feature and screen between site and adjacent housing.



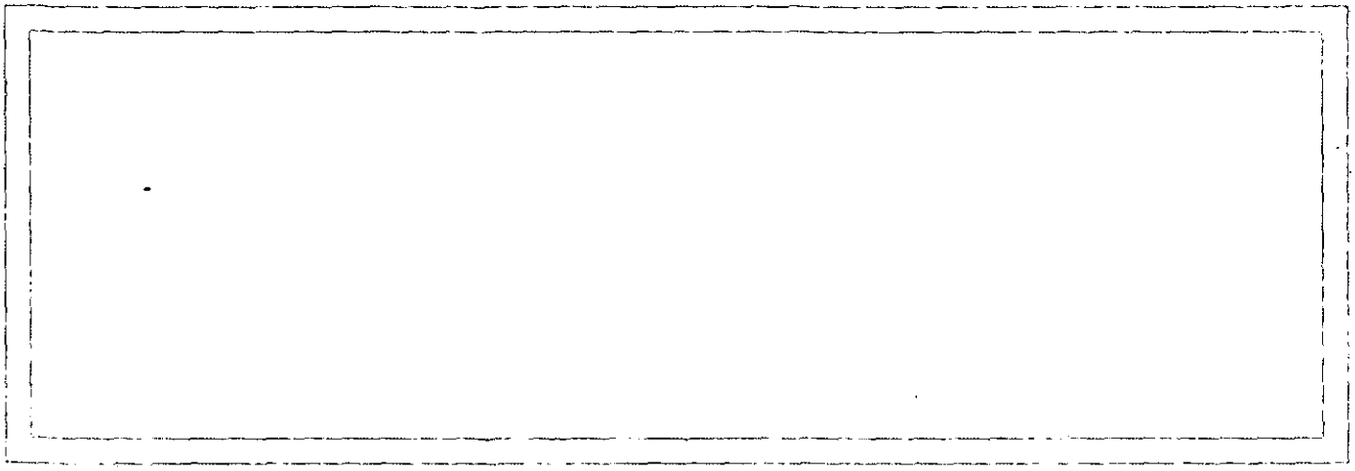
2) View looking north-east, where it is difficult to understand how visibility around the junction would be compromised.

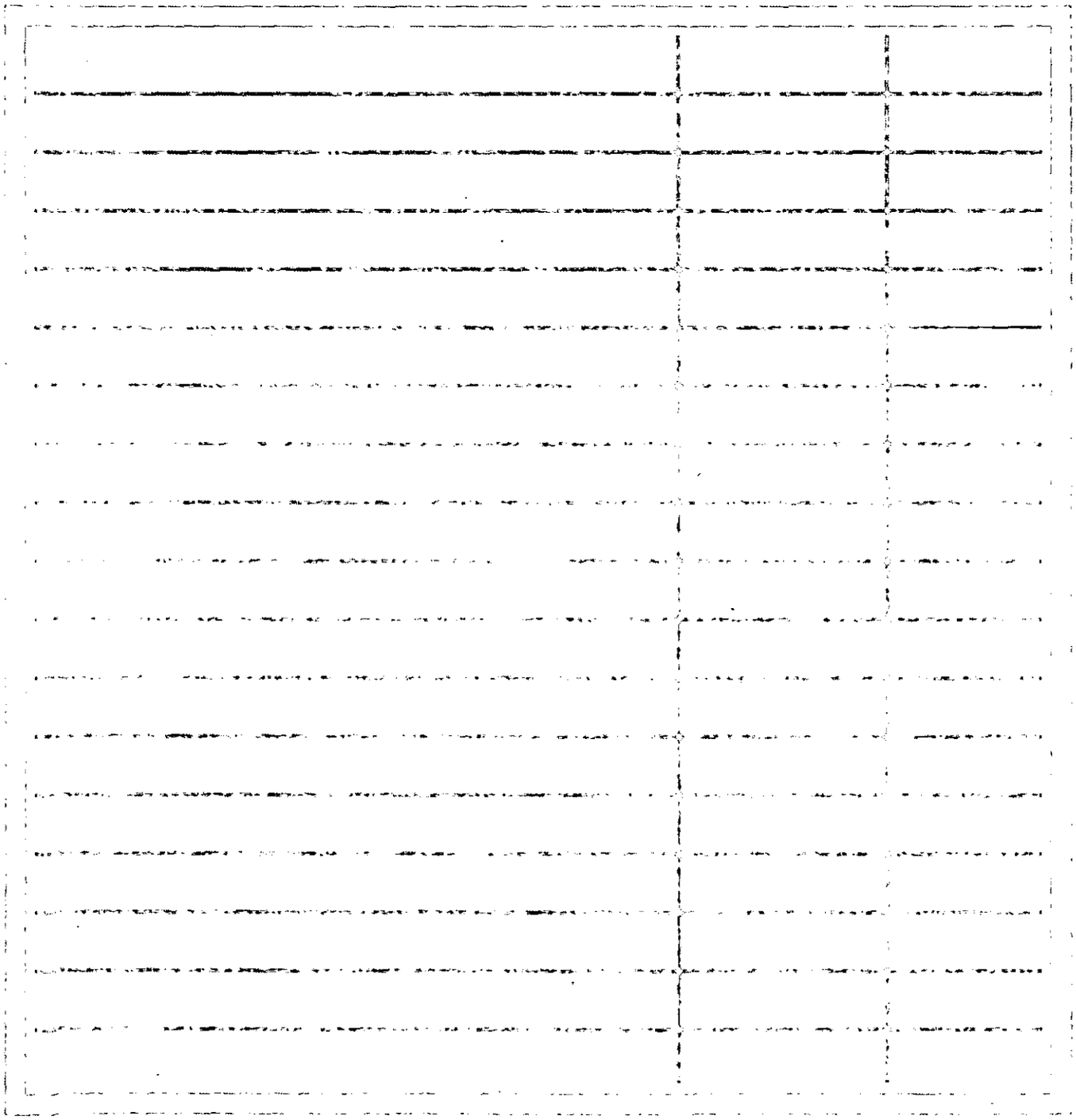


3 View to south from Lenham Close. Limited view of column would be possible due to the presence of the landscape features.

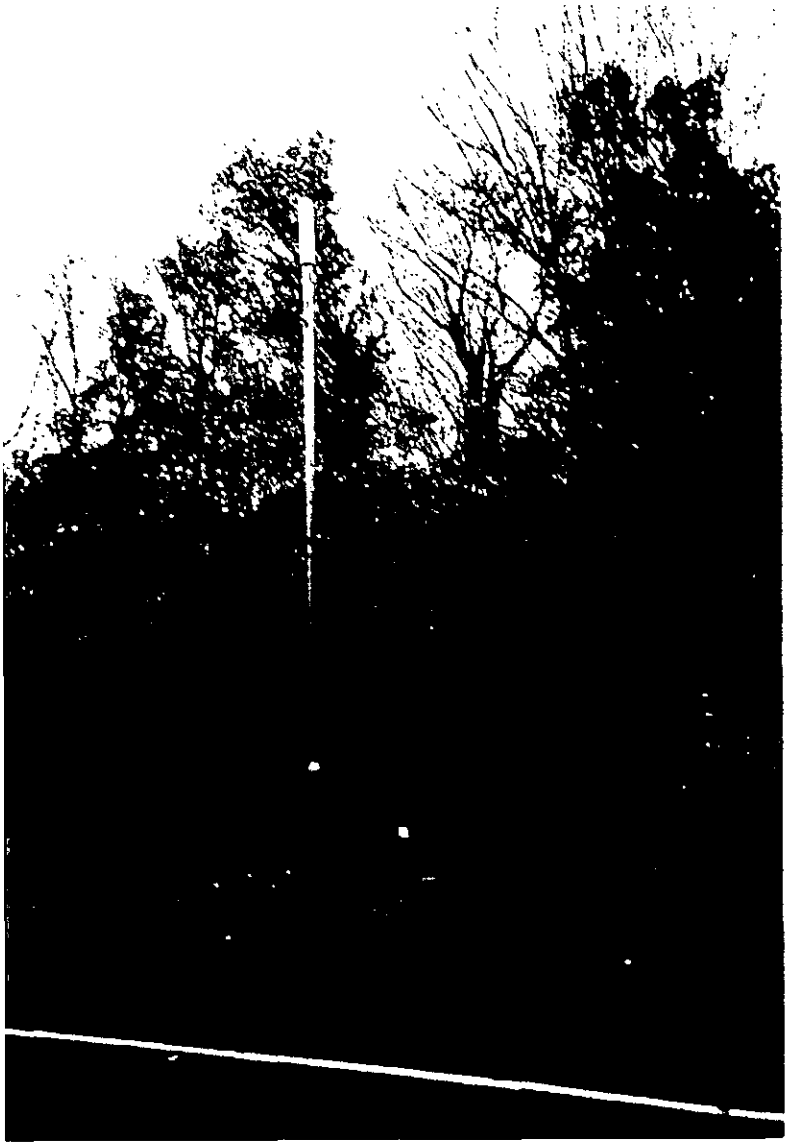


4) View to the west. Colour of the street furniture is 'neutral' so as to have limited impact on the street scene.





Photograph of a similar development at Junction of B487 and Oakfield Rd,Harpenden Herts.



Stand Alone 8m high and Equipment Cabinet.





TELEGRAPH POLE ANTENNAE
and CABINET AT THE STREET/
CHURCH ROAD, CLAYDON

TELEGRAPH POLE ANTENNAE
and CABINET AT MARLBOROUGH
AVENUE, BARNET (GLN/7401)



FROM NICK RAYNSFORD MP
MINISTER FOR HOUSING AND PLANNING



DEPARTMENT OF THE ENVIRONMENT
TRANSPORT AND THE REGIONS

ELAND HOUSE
BRESSENDEN PLACE
LONDON SW1E 5DU

TEL: 020 7944 3013
FAX: 020 7944 4539
E-Mail: nick_raynsford@detr.gsi.gov.uk

Council Leaders in England

29 JUN 2000

Dear Leader

MOBILE TELECOMMUNICATIONS MASTS – HEALTH AND PLANNING ISSUES

Last year my predecessor, Richard Caborn, and the then Minister for Public Health, Tessa Jowell, wrote to you in response to public concern about the possibility of health effects associated with telecommunications base stations. That letter explained that the Government had asked the National Radiological Protection Board (NRPB) to set up the Independent Expert Group on Mobile Phones (IEGMP), chaired by Sir William Stewart FRS FRSE. The Group's report was published on 11 May. I thought it would be helpful to write to you again to explain what the Government is doing to take forward the planning recommendations, and to reiterate how local planning authorities should treat applications for mobile phone development in the meantime.

In respect of base stations, the report concludes that "the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that exposures are expected to be small fractions of the guidelines. However, there can be indirect adverse effects on their well-being in some cases". The Group recommended a precautionary approach, comprising a series of specific measures, to the use of mobile phone technologies until we have more detailed and scientifically robust information on any health effects.

In its initial response, published on 11 May, the Government welcomed the Stewart Group's report and accepted many of its recommendations. Copies of the response were sent to all Chief Planning Officers on 11 May. In particular, the Government accepted the recommended precautionary approach as advised by the report. The Government's response outlined the range of actions being taken forward in response to the report's specific recommendations.

On the planning aspects, the response indicated that we are minded to introduce a requirement for application for full planning permission for all new telecommunication masts, and will consult widely before doing so, including on the principle and precise scope of any new arrangements. We shall issue a consultation paper on this and related guidance as soon as practicable. We aim to do this by the end of July.

In the meantime, until any new measures and guidance are introduced, local planning authorities should continue to deal with planning applications for telecommunications on the basis of the current legislative arrangements and policy guidance. We have heard that some authorities have unilaterally imposed a ban or moratorium on mobile phone applications on health grounds. In the Government's view such a blanket decision is wholly unjustified.

The Group's report does not recommend a ban or moratorium on the construction of mobile phone masts and we have no plans to introduce one. What the report does do is make some specific recommendations for precautionary action for the use of mobile technology. As I mentioned above, in its response to the Group's report, the Government indicated that it accepts the precautionary approach advised by the Group. Our acceptance of a precautionary approach is limited to the specific recommendations in the Group's report and the Government's response to them. It does not mean that individual local authorities should introduce their own precautionary policies for determining applications for mobile phone base stations. This is a recipe for confusion and uncertainty.

We have been asked how local planning authorities should take into account health concerns. Health considerations and public concern can in principle be material considerations in determining applications for planning permission and prior approval. Whether such matters are material in a particular case is ultimately a matter for the courts. It is for the decision-maker (usually the local planning authority) to determine what weight to attach to such considerations in any particular case. In doing so, authorities may have regard to the Group's report.

Our revised guidance will include advice about health considerations, and what weight may be given to them. In the meantime, local planning authorities are advised to bear in mind the findings of the report and its recommendations. It is our view that, if a proposed development meets the ICNIRP guidelines (as recommended by Stewart on a precautionary basis), it should not be necessary for a planning authority, in processing an application, to consider the health effects further. Most existing base stations already meet those guidelines and we expect all new base stations to do so.

I enclose a copy of this letter for the chair of your Planning Committee. I should be grateful if you would also bring it to the attention of other Members of your Council.

A copy of this letter goes to all Members of Parliament in England.

Yours Sincerely

Nick Raynsford

NICK RAYNSFORD

APPENDIX 10

Department of the Environment, Transport and the Regions

News

News Release 142:
16 March 2001

Better public consultation on mobile phone masts

The Government today announced a series of important changes to the planning system on the siting of mobile phone masts.

Following public consultation on planning rules for telecommunications mast development last year, the Government is to:

- strengthen public consultation requirements on mast proposals of 15 metres and below so that they are exactly the same as applications for planning permission
- increase the time for authorities to deal with prior approval applications to 56 days
- underline that school governors must be consulted on all proposals for new masts on or near a school or college.
- increase fees to enable authorities to carry out full public consultation.
- maintain in full an authority's ability to reject applications on amenity grounds.

Announcing the changes, Planning Minister, Nick Raynsford, said:

> "These changes represent a considerable strengthening of the current planning arrangements. We shall introduce them, and revised planning policy guidance at the earliest opportunity. A modern communications system brings massive benefits to people and businesses. But it is vital that the masts which enable the service to be delivered are designed and sited sensitively so that their environmental impact is kept to a minimum and that local people have a better chance to have their say."

In answer to a Parliamentary Question from Angela Smith MP (Basildon), Nick Raynsford said:

> "A modern communications system brings massive benefits to people and businesses alike. Nearly 40 million people -

60% of the UK population - use mobile phones. They enjoy the convenience and accessibility they provide. Parents and children feel more secure because of them. Mobile phones have saved lives - they allow the emergency services to be called immediately when they are needed. None of this could happen without the masts and other infrastructure which enable the service to be delivered."

"But people are concerned about where masts are located. It is vital that masts are designed and sited sensitively so that their environmental impact is kept to a minimum. Local people must have a better opportunity than now to have their say on proposals for mast development."

"We recognise too that there is public concern about the possibility of health effects associated with mobile phone masts. That is why the Government set up the Independent Expert Group on Mobile Phones (chaired by Sir William Stewart) which published its report in May last year. The report suggested that the current planning requirements for masts of 15 metres and below did not allow adequate public consultation. It further suggested that lack of consultation was a major cause of grievance in people who suffer a loss of amenity when base stations are erected."

"We therefore intend to strengthen the current public consultation requirements for masts of 15m and under to incorporate exactly the same requirements as for masts over that size and for other development requiring applications for planning permission."

"To give local planning authorities more time to consult local people we shall increase the amount of time they have to determine prior approval applications for ground-based masts and those on buildings from 42 and 28 days respectively to a uniform 56 days. In addition, we shall extend the prior approval arrangements to cover antennas on roofs where the height of the antenna (including any supporting structure) would exceed 4m."

"Under the new arrangements, local planning authorities will be expected to make their decisions within 56 days. Authorities will still be able to turn down mast applications where they do not consider amenity aspects have been adequately addressed. If they have not made a decision within 56 days, approval will be deemed to have been granted. This discipline is needed because many authorities are failing to meet their Best Value target to determine 80% of planning applications in 8 weeks and delay cannot be justified."

"In recognition of the extra demands which improved consultation will make of authorities we propose to increase

the fee payable by developers for prior approval applications from £35 to £190 so that authorities have more resources to handle them."

"These changes represent a considerable strengthening of the current arrangements. We shall introduce them, and revised national planning policy guidance, at the earliest opportunity. The guidance will underline our commitment to encouraging mast and site sharing, where that represents the best environmental solution, to minimise proliferation of masts. It will also emphasise the Government's view that telecommunications development must be taken forward through partnership between the operator, the local planning authority and the local community. The revised guidance will make clear that governing bodies must be consulted on all proposals to site masts on or near schools and colleges."

"We welcome the commitments which the operators have made to develop, with other stakeholders, clear standards and procedures to deliver significantly improved consultation with local communities. For example, operators will initiate the process as early as possible by discussing optimum design and siting solutions even before applications for masts are submitted. We shall want to ensure that these commitments are implemented and followed in every case. We will underpin the arrangements with a new Code of Practice developed with the operators and representatives of local government. I intend to call in the operators shortly to discuss next steps."

"The Stewart Report concluded that "the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that exposures are expected to be small fractions of the guidelines." Gaps in scientific knowledge led the Group to recommend a precautionary approach to the use of mobile phone technologies, comprising a series of specific measures, until more research findings become available. We agree with this approach."

"The Government has already taken forward a range of precautionary actions in response to the Group's Report. These include:

- ensuring that all mobile phones and base stations meet the guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP) for limiting exposure to electromagnetic fields. In relation to public exposure these are tougher than the guidelines issued by the National Radiological Protection Board by a factor of five. Mobile phone operators have agreed to ensure that all existing base stations meet these guidelines. In addition, the

operators have agreed that all planning applications for new development will be accompanied by a certificate of compliance with ICNIRP guidelines;

- setting up, by the Radiocommunications Agency, a national database giving details of mobile phone base stations. It is planned that the map-based facility will indicate the locations, height and maximum power outputs for each fixed transmitter. This is anticipated to be ready and on-line in the next three months;

- auditing mobile phone base stations and masts to assess emissions. The audit will focus on schools with base stations. Schools were asked to register if they wanted to be included. The audits have now begun and all schools registering within the deadline set will be included. The first eleven audits indicated maximum levels of exposure a tiny fraction of the ICNIRP guidelines (eg: the highest level was approximately 1/600 of the guideline levels). The database of results has been put on the Radiocommunications Agency website www.radio.gov.uk;

- launching a new joint Government/industry research programme, costing around £7 million and with an independent programme management committee led by Sir William Stewart. It will carry out research into the effects of mobile phone technology on health. This will ensure that this area is kept under review and that Government and the public are kept up to date with new research findings. The call for research proposals was issued on 9 February."

"In addition, the Department of Health has published leaflets on mobile phones, base stations and health to give people the latest information and advice. The Department for Education and Employment has also issued information to schools and local education authorities regarding mobile phones, base stations and schools. This has been published on their website www.dfee.gov.uk/a-z/mobilephones."

"It is the Government's responsibility to decide what measures are necessary to protect public health. It remains the Government's firm view that the planning system is not the appropriate mechanism for determining health safeguards. I have outlined the measures being taken on a precautionary basis. In the Government's view, if a proposed development meets the ICNIRP guidelines it should not be necessary for a local planning authority, in processing an application, to consider the health aspects further. This view will be reiterated in our revised planning policy guidance."

"I believe that the improvements to the planning

arrangements announced today meet the concerns of the Stewart Group and others about public consultation on masts and strike the right balance by giving people a better opportunity to voice their views without hindering unnecessarily the development of a modern telecommunications network. We shall continue to keep the whole area of mobile phone technologies under review in the light of further research."

Press Enquiries: 020 7944 3049; out of hours: 020 7944 5925 / 5945;
E-mail: press@dtlr.gov.uk
Public Enquiries: 020 7944 3000

Published 16 March 2001

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Return to DTLR Home Page

Web Site Terms

Department for Transport, Local Government and the Regions

The Government's Response To The Tenth Report By The Trade And Industry Committee: Mobile Phone Masts

- Introduction
- Telecoms Masts Planning Regime
- Stewart Report And Planning
- Diversity In The United Kingdom
- New Regime: 16 March 2001 Announcement
- New Regime: 56 Day Period
- New Regime: Obligation To Respond
- New Regime: Incentive To Share
- Future Partnership
- Community Consultation
- Health And Safety: Existing Installations
- Health And Safety: New Installations
- Health And Safety: Minimum Level
- Planning And Public Anxiety
- Necessity
- Site And Mast Sharing
- Obstacles To Sharing
- Sensitive Sites
- Research
- Existing Masts
- Industry Ombudsman
- TETRA

Session 2000-2001: Mobile Phone Masts

Introduction

1. The Government welcomes the Committee's report into this important issue. This report will be of interest to a large number of people: from those in central and local government who are involved in facilitating and controlling telecommunication development; to operators wishing to roll-out their infrastructure in a timely and cost effective manner; to those people who will wish to have a say in proposed mobile phone mast development near where they live; and to the 40 million people who use mobile phones in the UK.

2. As the Committee notes, the then Minister for Planning, Nick Raynsford, announced on 16 March 2001 the Government's intention to introduce tougher public consultation requirements on the siting of mobile phone masts in England. It is against the background of that announcement that we now respond to the Committee's conclusions and recommendations.

Response to Specific Recommendations

Telecoms Masts Planning Regime

> **(1) It is not surprising that all concerned are thoroughly frustrated with the complexity and arbitrariness of the planning approval system which has grown up over the past 15 years as a result of repeated tinkering at the edges with the basic concept of permitted development rights. The system has created a possibly perverse incentive for masts just below 15 metres. It has left the public feeling powerless. It is unclear. Whatever is judged the best outcome from the latest review, there is much to be said for a moratorium on any further changes for a period of years. Urgent steps must now be taken to introduce some greater certainty and clarity into the planning regime for telecoms masts, so that the new regime is in place by the end of May 2001, a year after publication of the Stewart Report (paragraphs 18 and 31).**

We agree that changes to the planning system for telecommunications developments are necessary. In particular we accept that the prior approval procedure can seem complex to those not familiar with its working, and that inadequate consultation can leave the public feeling powerless. The changes we announced on 16 March are intended to overcome these problems. Instead of two separate prior approval procedures for ground based masts and for masts on buildings and other structures, we will introduce the same procedures for both. In order to give local people a better opportunity to have their say on mast proposals we shall strengthen public consultation requirements on mast proposals of 15 metres and below so that they are exactly the same as for mast proposals above 15 metres in height which require applications for planning permission. In order to give local planning authorities longer to consider proposals, in the light of the views of local people, we shall extend the prior approval period to a uniform 56 days.

We shall implement the new procedures as soon as practicable.

Stewart Report And Planning

(2) The IEGMP should have had access to expertise in planning law and practice, once it became evident that it would be making detailed recommendations on the subject. The connection between the precautionary principle and its recommendations on planning law could have been more thought out. We remain to be convinced that this focus on changing the planning regime to be applied to telecoms developments represented the most useful way of dealing with the issues raised of public perceptions of a health risk and the inherent element of uncertainty (paragraph 26).

The Independent Expert Group on Mobile Phones carried out an independent review of mobile phone technology and health. The Stewart report recommended changes to the planning arrangements in order to improve local consultation as it considered that lack of public consultation was a major cause of grievance in people who suffered from loss of amenity when base stations were erected. It suggested that many felt excluded and disempowered by the current planning arrangements and that the resultant frustration could also have a negative effect on people's health and well being. Our new arrangements will introduce exactly the same consultation arrangements as for an application for planning permission. The arrangements will therefore meet the basis on which the Stewart report made this recommendation.

We agree with the Committee that the planning system is not the place for determining health safeguards. It remains central Government's responsibility to decide what measures are necessary to protect public health, and this responsibility should not be transferred to local planning authorities. In the Government's view, if a proposed development meets the guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP) for limiting exposure to electromagnetic fields it should not be necessary for a local planning authority, in processing an application, to consider the health aspects further. This view will be underlined in our revised planning policy guidance. Adoption of the ICNIRP exposure guidelines was an integral part of the precautionary approach recommended by Stewart and accepted by the Government.

Diversity In The United Kingdom

(3) The operators would obviously have an easier life if everybody was singing from the same hymn-sheet. It is the nature of devolution that they are not necessarily going to have that situation. Any operator who discriminated against one part of the United Kingdom in rolling out a network because of the application of a more stringent planning system should expect to be called in by OFTEL (paragraph 36).

The operators are bound by roll-out conditions in their Wireless Telegraphy Act licences issued and enforced by the Radiocommunications Agency. The four GSM operators have all met their licence roll-out condition to cover 90% of the population. Third Generation networks are obliged to cover 80% of the population by 31 December 2007.

In accordance with its powers under the Telecommunications Act 1984, in such instances, Oftel would normally only expect to take action if it considered that competition was unduly affected by one or more operators limiting their roll-out in parts of the UK. Similarly, the Competition Act 1998 would only be applicable if it could be argued that by not covering particular parts of the UK, the mobile operators were acting anti-competitively. Oftel would investigate any such allegations were it to consider that there had been a breach of the Competition Act 1998.

New Regime: 16 March 2001 Announcement

> **(4) In broad terms, base stations are now to be under the same regime in practice if not in name whatever their height, *except* that those under 15 metres will enjoy the benefit of permission by default within 8 weeks if the local authority does not object. It must be asked what purpose is served by retaining the prior approval regime if it is to be the same except in name to planning permission (paragraphs 37 and 39).**

The new measures we announced on 16 March strike the right balance by improving consultation with local people, whilst ensuring that mobile phone development is not unnecessarily delayed. Local planning authorities have a maximum time limit of 56 days in which to make their decisions. This is longer than they have under the current arrangements but the discipline of a time-limit is needed because many authorities are failing to meet their Best Value target to determine 80% of planning applications in 8 weeks.

> **(5) While we cannot give the 16 March 2001 proposals an unqualified welcome, they do represent a neatly crafted compromise between the concerns of the operators that subjecting all base stations to full planning permission would cause undue delay, and the public sense that the prior approval system unduly favored the operators over public interest, and allowed for insufficient public consultation (paragraph 40).**

We are grateful for the Committee's comments. Throughout our consideration of possible changes to the planning system, our overriding aim was to ensure just such a balance.

New Regime: 56 Day Period

> **(6) We recommend that the 56 day period should be open to extension by agreement where such discussions likely to produce an outcome agreeable to all parties are in progress; and that the refusal of an operator of a request by the local authority for such an extension could be good grounds for refusal of prior approval. If the operator felt that the refusal of prior approval was unreasonable, then of course the operator would be free then as now to appeal (paragraph 41).**

The main benefit of the prior approval procedure is certainty. The developer, the local authority and local residents know that, at the end of 56 days, a decision has to be made. All parties can therefore plan accordingly. We believe that this

benefit would be lost if the 56 day period could be open to extension. The principle of consent being deemed, in the absence of a contrary decision within the time-limit, is not new. It is an integral part of the current arrangements. Our new arrangements increase the time for an authority to consider an application once it has been submitted. We have also consistently emphasised the importance of discussions between operators, local authorities and local communities before applications are submitted.

New Regime: Obligation To Respond

> **(7) If prior approval is indeed to be planning permission in all but name, local planning authorities must be under an obligation to make some response to the notification submitted by an operator (paragraph 42).**

Local planning authorities already have a clear incentive to make a response within the time allowed for determination of a prior approval application. Where no response has been made, a developer is free to erect a mast. If there is public opposition to that mast, the local authority will have to answer to its residents why it took no action within the set deadline. Current guidance in Circular 4/99 advises that the authority should give notice of any determination as soon as possible, rather than allowing the prior approval period to expire without notifying the applicant.

New Regime: Incentive To Share

> **(8) We see some virtue in bringing some applications for mast and site sharing, which might otherwise require full planning permission, within the marginally more "operator-favourable" prior approval regime (paragraph 43).**

Our policy is firmly to encourage mast and site sharing where that is the optimum solution in the individual circumstances. Indeed, conditions attached to individual operating licences granted by the Secretary of State for Trade and Industry include a requirement to investigate mast sharing before seeking to put up any new mast.

Current guidance makes clear our expectation that developers should provide evidence to local planning authorities that they have carefully considered the use of existing masts, buildings and other structures before seeking to erect any new mast, regardless of size. The authority may be justified in refusing prior approval or planning permission if it considers the evidence regarding the consideration of such alternative sites is not satisfactory. Our revised guidance will reiterate this expectation.

However, mast sharing is not always the most suitable solution for a particular development. A couple of slim and unobtrusive masts, for example, may well be better than one cluttered one. Nevertheless, consideration of sharing does need to be a starting point.

Future Partnership

> **(9) A more constructive appraisal of alternative sites by all concerned would help. There is no reason to doubt that operators and local**

authorities can co-operate better and engage in dialogue rather than confrontation. But it would be foolish to imagine that a more constructive and professional relationship between councils and the operators and their agents will do much to allay local fears and local resistance to masts (paragraphs 46 and 48).

We agree that it is important for operators to discuss with local communities as well as local planning authorities a range of site options and designs before finalising their proposals. This should happen well before a planning application has been submitted in order to influence it. The mobile phone operators have published ten commitments to improve best practice. These include increasing the role of public consultation in the siting of base stations.

In a press notice announcing the ten commitments, Mike Dolan, spokesman for the Federation of the Electronics Industry (FEI), which represents the UK mobile phone industry, said that "The industry is committed to consulting with key stakeholders on this best practice initiative to ensure bridges continue to be built between the operators and the community." We welcome this initiative and are keeping a close watch on progress on the ten commitments.

Some local fears and local resistance to masts may be based upon a lack of knowledge and access to clear information about mobile phone base stations. The Government has improved information available to the public, such as by publishing advice leaflets on mobile phones, base stations and health, and publishing the results of the audit of mobile phone base stations to measure emissions on the Radiocommunications Agency website at www.radio.gov.uk

Community Consultation

(10) It is essential that those closely affected by a possible development hear about it early, directly and accurately. That is the responsibility *of operators at least as much as local authorities* (paragraph 48).

We share the Committee's view of the importance of operators consulting local communities before formal applications for planning consent are submitted. Our revised planning policy guidance will underline the point.

(11) Changes in the planning regime fail to address the main problem, which is that objection to base stations comes not from local authorities but from individuals who suffer from loss of amenity or fear of ill-effects for themselves and their families. Unless it is clear that the planning system has a robust way of dealing with health fears expressed by people, the results of the changes will be yet more frustration (paragraph 49).

As we said in answer to recommendation 2 above, it remains our firm view that the planning system is not the place for determining health safeguards. In the Government's view, if a proposed development meets the ICNIRP guidelines it should not be necessary for a local planning authority, in processing an application, to consider the health aspects further. The then planning Minister, Nick Raynsford, wrote to all local authorities in England to make this point and it will be reiterated in our revised planning policy guidance.

Health And Safety: Existing Installations

> **(12) Local planning authorities and local people need to be sure that *all* equipment already in operation is safe, as defined by its compliance with ICNIRP guidelines. We recommend a more proactive approach to publicising the results of the audits of schools undertaken so far, which have confirmed that levels of exposure are a tiny fraction of those in the latest and most stringent guidelines, and that the media be invited to record the process of audit (paragraphs 50 and 52).**

All audit results are published on the Radiocommunications Agency website and are provided directly to the schools concerned at the time of the audit. Plans will be developed to share with the media the process of an audit. It is planned that after 100 surveys have been undertaken the results will be analysed to identify any emerging trends. Decisions will then be taken on how to progress the audit.

Health And Safety: New Installations

> **(13) There needs to be general confidence in the compliance of new installations with the guidelines. If a system of strong independent certification that a proposed base station met the guidelines on emissions were in place, the Government's repeated view, that it "should not be necessary for a local planning authority, in processing an application, to consider the health aspects further", would be more persuasive (paragraph 53).**

The mobile phone operators are already committed to provide a certificate with each application for telecommunications development confirming that it meets the ICNIRP exposure guidelines and that it will continue to remain within the guidelines so long as it remains in operation. However, we will discuss with key stakeholders whether it might be possible to give local planning authorities some additional independent evidence of compliance. For example, this might entail operators adhering to internationally approved type specifications which are known to meet ICNIRP.

Health And Safety: Minimum Level

> **(14) Local authorities and those they represent are entitled to some assurance that RF fields are being kept as low as possible. We consider that operators should make a declaration that the RF fields likely to be produced by a new base station are as low as reasonably practicable, and that local authorities should be entitled to seek proof of this in some form to be established in the new Code of Practice (paragraph 56).**

The Government has agreed that, as a precautionary measure, exposure from base stations should meet the ICNIRP guidelines for public exposures The mobile phone operators have undertaken to provide, as part of planning applications for base stations, a certificate of compliance with ICNIRP. The audit of emissions from masts currently being carried out by the Radiocommunications Agency has shown, so far, that whilst typical maximum exposures are variable, they are generally tiny fractions of the public exposure guideline levels.

A mobile phone operator keeps power output and emissions to the necessary operational minimum in order to avoid interference with neighbouring cells, but exact emissions, whilst always complying with ICNIRP guidelines for public exposure, will vary. We will, however, continue to discuss this issue with the operators.

Planning And Public Anxiety

> **(15) We can see no case for local planning authorities to start investigating the extent to which fears are either real or justified. But the authorities do need some more explicit guidance as to what weight to give to such anxieties (paragraph 58).**

The then planning Minister, Nick Raynsford, wrote to all local authorities in England on 29 June 2000 to give advice about how they could consider health considerations and public concern when considering planning applications. His letter said

> "Health considerations and public concern can in principle be material considerations in determining applications for planning permission and prior approval. Whether such matters are material in a particular case is ultimately a matter for the courts. It is for the decision-maker (usually the local planning authority) to determine what weight to attach to such considerations in any particular case. In doing so, authorities may have regard to the Group's report.
>
> "Our revised guidance will include advice about health considerations, and what weight may be given to them. In the meantime, local planning authorities are advised to bear in mind the findings of the report and its recommendations. It is our view that, if a proposed development meets the ICNIRP guidelines (as recommended by Stewart on a precautionary basis), it should not be necessary for a planning authority, in processing an application, to consider the health effects further. Most existing base stations already meet those guidelines and we expect all new base stations to do so."

The above guidance was also included in the draft PPG8 issued for consultation on 31 July 2000.

Nick Raynsford wrote to all local authorities on 16 March 2001, setting out the changes we intend to make to the planning arrangements. His letter set out the Government's firm view that the planning system is not the appropriate mechanism for determining health safeguards and that in the Government's view, if a proposed development meets international guidelines (the ICNIRP guidelines) it should not be necessary for a local planning authority, in processing an application, to consider the health aspects further. This advice will be reiterated in our revised planning policy guidance, which we intend to publish as soon as practicable.

Necessity

> **(16) The guidance to be prepared and the new Code of Practice must be tested against the Human Rights Act, and should be certified by *Ministers as being compliant. Operators should be prepared to***

demonstrate that a proposed installation is necessary in the proposed site (paragraph 63).

The Human Rights Act 1998 requires all public authorities to act compatibly with the rights in the European Convention on Human Rights incorporated in UK law.

PPG8 says that local planning authorities should not question the need for the telecommunications service in support of which a mast application has been submitted. However, we agree that operators should supply evidence that a proposed installation is needed in the particular site for which an application is being made.

Site And Mast Sharing

(17) We welcome the commitment of the industry to introducing an agreed and comprehensible means of demonstrating the current degree of mast and site sharing. Local planning authorities are entitled to be given proof positive that mast or site sharing has been not only considered but discussed with potential partners (paragraphs 64 and 68).

Obstacles To Sharing

(18) We recommend that the DETR and DTI together examine deregulatory and other means of freeing up a range of existing structures for use as a support for telecoms antennae (paragraph 69).

See response to recommendation 8 above. Government policy is to encourage mast and site sharing and to make good use of existing buildings and other structures for the siting of antennas. As the Committee recognises, around 70% of current sites are either shared or on existing buildings and other structures, including electricity pylons.

Licensed telecoms operators already enjoy permitted development rights that allow them to install antennas on existing buildings and other structures without the need to make an application to the local planning authority. Certain conditions and limitations are in place (such as a limit on the number of antenna systems which can be installed without the need for a planning application) in order to strike a balance between facilitating rollout of the telecoms network and protection of the environment. We shall monitor the use of existing buildings and other structures for the siting of antennas in order to ensure that there are no unnecessary barriers to the use of existing structures.

In the past, clear information in relation to the site sharing process has not always been widely available and site sharing applications have not been dealt with as speedily as they could have been by the operators. The Government welcomes the operators' commitment to "*publish clear, transparent and accountable criteria and cross-industry agreement on site sharing against which progress will be published regularly*". We expect the site sharing process to be closely monitored and that information on the progress of site sharing will be made publicly available.

Sensitive Sites

(19) The *concentration on schools in siting policy is understandable*, but in some ways misconceived. Children are everywhere. Guidance to local planning authorities on siting policy should emphasise early consultation not only with *governors* but explicitly with *parents* in schools and colleges likely to be affected. Guidance should also stress the *identification of other sensitive sites* where young children in particular are likely to spend a significant amount of time, such as day care centres, libraries, playgrounds etc. We recommend publication of outline site selection criteria to be established in partnership with the operators (paragraphs 72 and 73).

Our new planning rules will require full consultation with local people for all new masts wherever they are located. However, we recognise that there is concern about masts sited on or near schools, where large numbers of children spend a large proportion of their time. Our revised guidance will therefore make clear that governing bodies must be consulted on all proposals for new masts on or near schools and colleges, and separate guidance to local education authorities and schools will stress that governing bodies should involve parents when considering the siting of a base station on the premises and take account of their views.

The operators are also committed to consult local people, including schools and colleges, to seek to develop solutions in partnership with them before they even submit an application to erect a mast.

Research

(20) It has taken longer than we might reasonably have expected to get a research programme going. We look forward to speedy dissemination of the results (paragraph 74).

The new UK mobile phones and health programme is now underway and is intended to be a thorough and comprehensive response to the Stewart recommendation. The first projects should be funded before the end of this year. Some biological work may be completed within 12 months, but epidemiology is more long term. The results will be published in the peer review literature as appropriate. There will also be seminars and workshops arranged to discuss the research findings.

Once a substantial part of the programme of research has been completed, it should provide the basis for a further review of the possible health effects of mobile communications. This will be in conjunction with the results of other research funded elsewhere in the world including the EU supported programme in Framework V and the WHO EMF project.

Existing Masts

(21) The precautionary principle cannot only cover *new* base stations; but nothing now being proposed addresses the future of existing base stations which are attracting hostility and suspicion beyond the random audit referred to above, which is apparently restricted to schools. We hope that operators might be more receptive than in the past to public concerns about specific masts. Where they are not able

to resite them then they might consider a more proactive campaign of local information and consultation (paragraphs 75 and 76).

The precautionary approach recommended by Stewart was accepted by the Government on the basis set out in the Government's response published in May 2000 i.e. by reference to a number of specific measures. These included the recommendation that all base stations should comply with the ICNIRP guidelines for public exposure. The recommendation applies to all base stations, not just new ones, and the operators are currently auditing their existing sites to ensure compliance. Thus the recommended precautionary approach is indeed being applied to existing as well as new base stations. The re-siting of existing base stations did not form part of Stewart's recommended approach.

We understand that all of the operators have staff available to deal specifically with concerns and queries about the siting of base stations and are committed to providing sufficient resources to respond to inquiries within 10 working days. In addition to the Radiocommunications Agency's audit, the operators are willing to conduct measurements of sites that cause concern. As mentioned in response to recommendation 12, decisions on how to progress the audit will be taken when the surveys of school sites are complete by the end of 2001.

Industry Ombudsman

(22) The FEI might usefully consider, in their discussions with other stakeholders, the merits of an industry Ombudsman to act as a mediator in cases which have exhausted the normal procedures of appeals and judicial review, and especially in the handful of cases of existing masts which cause continuing controversy (paragraph 77).

The Government notes that this recommendation was made to industry.

TETRA

(23) We welcome the evaluation of the TETRA system now underway and recommend that the results are made publicly available as soon as possible. Whilst we appreciate the importance of the system, we are very disturbed that there seems to have been no examination of the evidence on potentially adverse health effects *before* bringing it into service, and disregard for the conclusions of the Stewart Report published only two months after contract award, and drawing on over 20 years of research (paragraph 81).

The Stewart report recommended that whilst the implications of the effects of exposure are unclear and no obvious health risk has been suggested, as a precautionary measure, amplitude modulation around 16 Hz should be avoided, if possible, in future developments in signal coding. TETRA was licensed as a commercial network during 1997 and commercial services commenced in May 1999 i.e. a year before the Stewart report was published.

Health and safety considerations were given considerable attention in the development of AIRWAVE, the police radio system based on TETRA. The system has been designed to enable the use of terminals which comply with guidelines issued by the National Radiological Protection Board (NRPB) and the

International Commission on Non-Ionising Radiation Protection (ICNIRP) on exposure to electro-magnetic fields.

The Home Office considered the possible health implications for TETRA before AIRWAVE was brought into service in Lancashire. The Stewart Report stated that "no obvious health risk has been suggested". In the circumstances, and in the light of the benefits AIRWAVE would bring to the police service, it was decided to proceed with implementation. However, as a precautionary measure, the Home Office commissioned thorough reviews of the relevant science by NRPB and by the Defence Evaluation and Research Agency. These evaluations will be published when the work is completed.

The Radiocommunications Agency will adapt the audit of cellular base stations also to take account of emissions from TETRA systems.

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Published 17 July 2001

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Web site terms

Site Id: BRK7039 Site Name: Old Forest

Height: 7.5 m ←——————(To Midpoint of Antenna)

BTS Class: Metro 20 No of TRx Per Sector: 4

Combiner: None Antenna Config: SST e.g. Omni, Sect, BSect, SST

Antenna Type: H & S 600mm Electrical Downtilt: 6 Mechanical Downtilt: 0 Bearing Of Antenna: 65 Deg

Feeder: LDF450 Length: 11 m

Specified Distance: 20 m

Power Density at Specified Distance: 0.076581 W/m²
Percentage of ICNIRP PUBLIC: 0.8509%
Factor Less than ICNIRP PUBLIC: 118

Lower Beam Edge: 27.99 m

Power Density at Lower Beam Edge: 0.039099 W/m²
Percentage of ICNIRP PUBLIC: 0.4344%
Factor Less than ICNIRP PUBLIC: 230

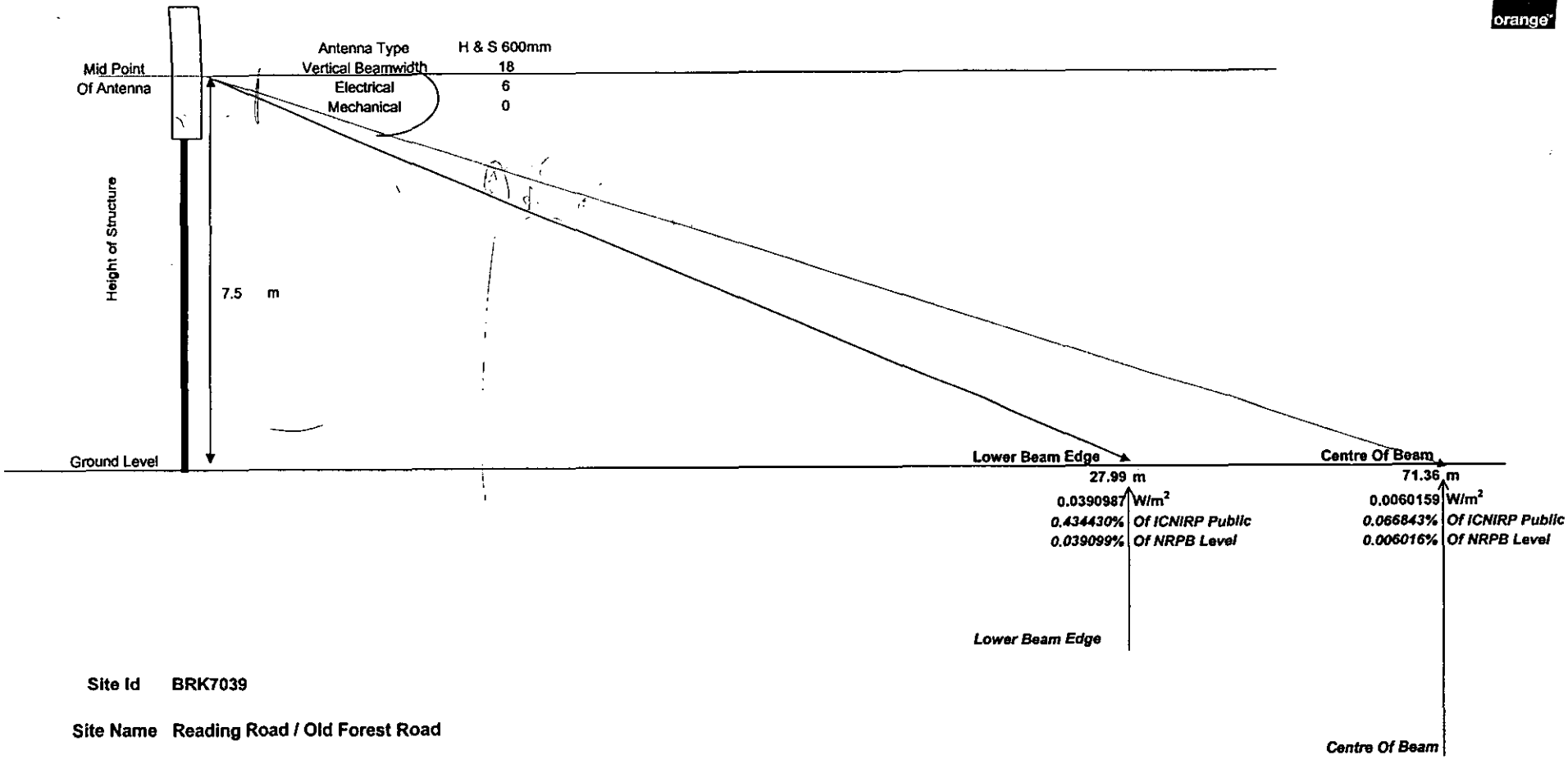
Centre Of Beam: 71.36 m

Power Density at Centre Of Beam: 0.006016 W/m²
Percentage of ICNIRP PUBLIC: 0.0668%
Factor Less than ICNIRP PUBLIC: 1496

Distance m	*Power Flux Density W/m²*	*Electric Field Strength V/m*	*Percentage of ICNIRP Public %*	*Factor Less than ICNIRP Public*
50	*0.012253*	*2.149269*	*0.136144%*	*735*
100	*0.003063*	*1.074634*	*0.034036%*	*2938*
200	*0.000766*	*0.537317*	*0.008509%*	*11752*
300	*0.000340*	*0.358211*	*0.003782%*	*26443*
400	*0.000191*	*0.268659*	*0.002127%*	*47009*
500	*0.000123*	*0.214927*	*0.001361%*	*73452*
1000	*0.000031*	*0.107463*	*0.000340%*	*293807*

IN COMMERCIAL CONFIDENCE

APPENDIX 12

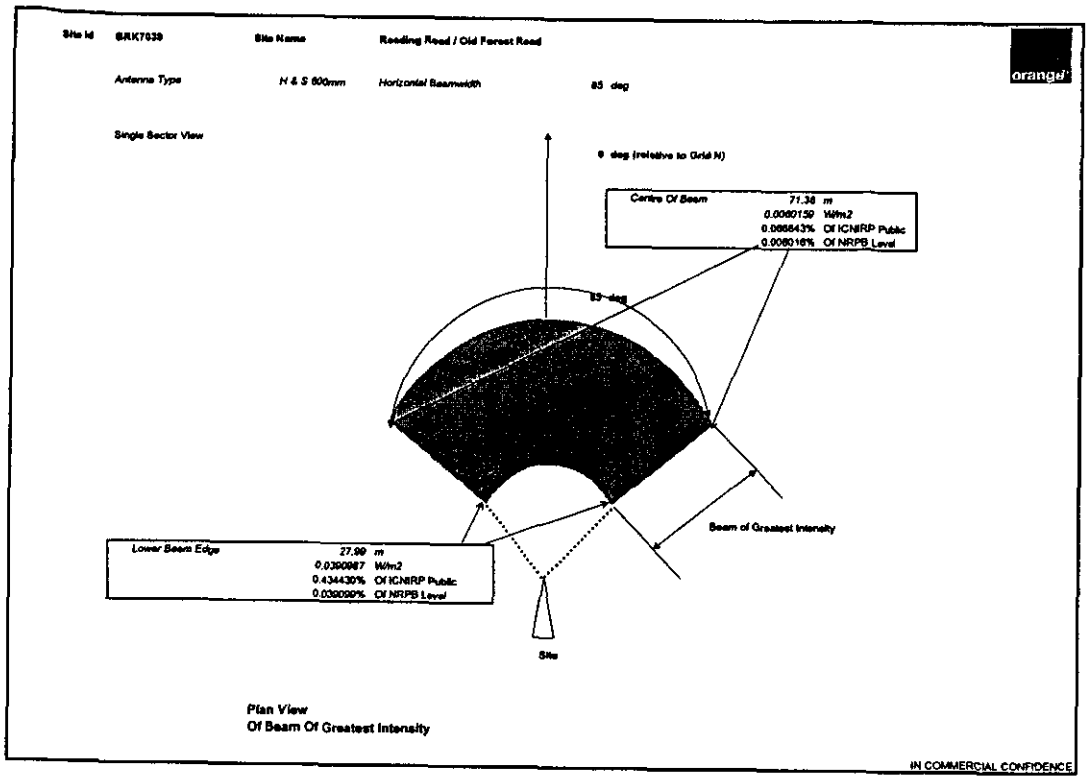


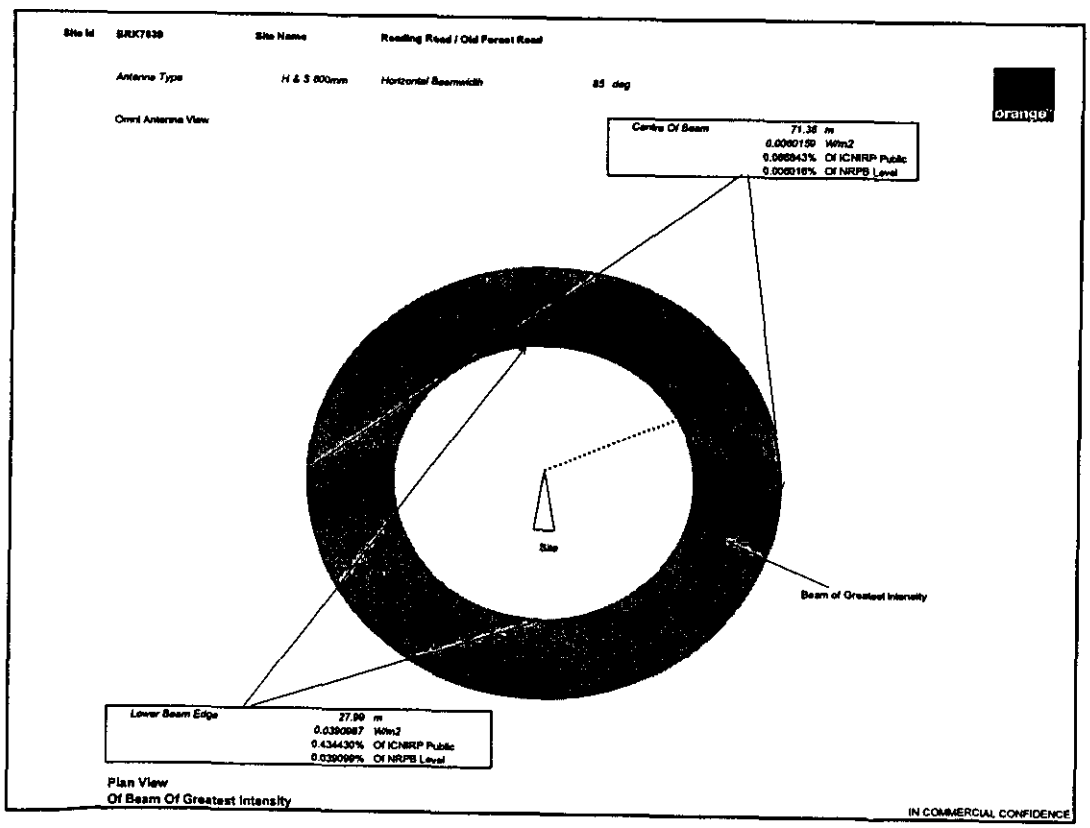
Site Id BRK7039

Site Name Reading Road / Old Forest Road

Elevation View
Of Beam of Greatest Intensity

IN COMMERCIAL CONFIDENCE


Site Id BRK7639
Site Name Reading Road / Old Forest Road
Antenna Type H & S 800mm
Horizontal Beamwidth 85 deg
Single Sector View
0 deg (relative to Grid N)
Centre Of Beam 71.38 m
0.0060159 W/m2
0.066843% Of ICNIRP Public
0.006016% Of NRPB Level
85 deg
Beam of Greatest Intensity
Lower Beam Edge 27.99 m
0.0390987 W/m2
0.434430% Of ICNIRP Public
0.039099% Of NRPB Level
Site
Plan View
Of Beam Of Greatest Intensity
IN COMMERCIAL CONFIDENCE


Site Id BRK7639
Site Name Reading Road / Old Forest Road
Antenna Type H & S 800mm
Horizontal Beamwidth 85 deg
Omni Antenna View
Centre Of Beam 71.38 m
0.0060159 W/m2
0.066843% Of ICNIRP Public
0.006016% Of NRPB Level
Site
Beam of Greatest Intensity
Lower Beam Edge 27.99 m
0.0390987 W/m2
0.434430% Of ICNIRP Public
0.039099% Of NRPB Level
Plan View
Of Beam Of Greatest Intensity
IN COMMERCIAL CONFIDENCE

orange"

Note

The attached analysis is a theoretical calculation based on the proposed configuration of the named site. Orange reserve the right to change this configuration for operational reasons.

For the proposed site configuration these figure represent worst case levels.

The theoretical model is based on optimum propagation and therefore can not take account of trees, building and complex terrain that can effect radio signals. However these factors will reduce the received level.

In the attached figures the standards used are the NRBP Investigation Level for 1.8GHz (i.e. our Operating Frequency) and ICNIRP Reference Levels for *Occupational exposure (i.e. Orange employees) and the Public* Reference Level (both at 1.8GHz). More specifically these are:

NRBP Investigation Level	= 100W/m2
ICNIRP Reference Level Occupational	= 45W/m2
ICNIRP Reference Level Public	= 9W/m2

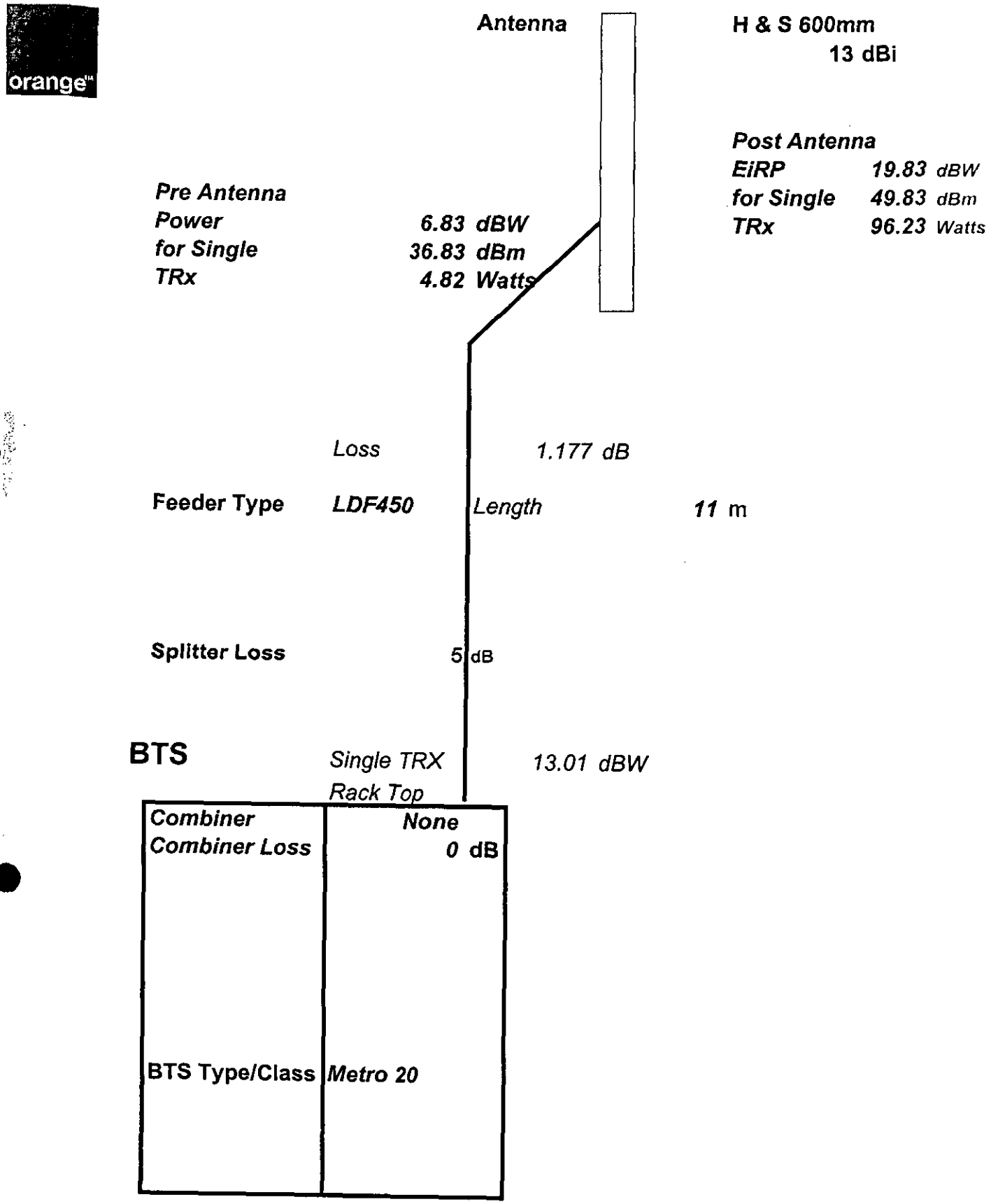
All figures quoted refer to power density within the main beam emitted from antenna, therefore levels at ground level near the installation will be many order of magnitude lower than those quoted.

'It was found that the calculations overestimated the measured power density by up four orders of magnitude at locations that were either not exposed to the main beam from antennas, or shielded by building fabric.' - (Recent NRPB Report)

Note The Beam of Main Intensity shown in this information is as defined by the Steward Report.

ICNIPR - International Commission for Non-Ionising Radiation Protection
NRPB - National Radiological Protection Board

IN COMMERCIAL CONFIDENCE



This BTS Budget is for a Single TRx ONLY

IN COMMERCIAL CONFIDENCE

Site Id	BRK7039	Site Name	Reading Road / Old Forest Road				
Pre-Antenna	36.83	dBm	No Of TRx's	4	NRPB	[redacted]	W/m²
Power for a	6.83	dBW					
Single TRx	4.82	Watts	Frequency in MHz	[redacted]	ICNIRP Occupational	[redacted]	W/m²
Antenna	H & S 600mm	Antenna Gain	13.00	dBi	ICNIRP Public	[redacted]	W/m²
			19.95	Ratio			

	Distance m	Power Flux Density in W/m²	Electric Field Strength in V/m	Magnetic Field Strength in (A/m)	Magnetic Flux Density in (Tesla)	Field Strength in dBuV/m	Signal Strength in dBW	Signal Strength in dBm
Lower Beam Edge	27.99	0.039098716513	3.839298910669	0.100914696500	0.000000126813	131.69	-40.62	-10.62
Centre of Beam	71.36	0.006015864275	1.505981683695	0.063203214917	0.000000079424	123.56	-48.75	-18.75
	10	0.306323364172	10.746343950046	0.168833915770	0.000000212163	140.63	-31.68	-1.68
	20	0.076580841043	5.373171975023	0.119383606735	0.000000150022	134.60	-37.70	-7.70
	30	0.034035929352	3.582114650015	0.079476306718	0.000000122492	131.08	-41.22	-11.22
	40	0.019145210261	2.686585987511	0.06441695788S	0.000000106081	128.58	-43.72	-13.72
	50	0.012252934567	2.149268790009	0.075504822514	0.000000094882	126.65	-45.66	-15.66
	60	0.008506962338	1.791057325008	0.068926157485	0.000000086615	125.06	-47.24	-17.24
	70	0.006251497228	1.535191992864	0.063813222000	0.000000080190	123.72	-48.58	-18.58
	80	0.004786302565	1.343292993756	0.059691803368	0.000000075011	122.56	-49.74	-19.74
	90	0.003781769928	1.194038216672	0.056277971923	0.000000070721	121.54	-50.77	-20.77
	100	0.003063233842	1.074634395005	0.053389972012	0.000000067092	120.63	-51.68	-21.68
	200	0.000765808410	0.537317197502	0.037752411257	0.000000047441	114.60	-57.70	-27.70
	300	0.000340359294	0.358211465002	0.030824714713	0.000000038735	111.08	-61.22	-31.22
	400	0.000191452103	0.268658598751	0.026694986006	0.000000033548	108.58	-63.72	-33.72
	500	0.000122529346	0.214926879001	0.023878721347	0.000000030004	106.65	-65.66	-35.66
	1000	0.000030632336	0.107463439500	0.016883391577	0.000000021216	100.63	-71.68	-41.68
Specified Distance	20	0.076580841043	5.373171975023	0.119383606735	0.000000150022	134.60	-37.70	-7.70

	Distance m	Percentage of NRBP	Factor Less of NRPB	Percentage of ICNIRP Public	Factor Less of ICNIRP Public	Percentage Of ICNIRP Occupational
Lower Beam Edge	27.99	0.0390987%	2557.63	0.4344302%	230.19	0.086886%
Centre of Beam	71.36	0.0060159%	16622.72	0.0668429%	1496.04	0.013369%
	10	0.3063234%	326.45	3.4035929%	29.38	0.680719%
	20	0.0765808%	1305.81	0.8508982%	117.52	0.170180%
	30	0.0340359%	2938.07	0.3781770%	264.43	0.075635%
	40	0.0191452%	5223.24	0.2127246%	470.09	0.042545%
	50	0.0122529%	8161.31	0.1361437%	734.52	0.027229%
	60	0.0085090%	11752.29	0.0945442%	1057.71	0.018909%
	70	0.0062515%	15996.17	0.0694611%	1439.66	0.013892%
	80	0.0047863%	20892.95	0.0531811%	1880.37	0.010636%
	90	0.0037818%	26442.65	0.0420197%	2379.84	0.008404%
	100	0.0030632%	32645.24	0.0340359%	2938.07	0.006807%
	200	0.0007658%	130580.96	0.0085090%	11752.29	0.001702%
	300	0.0003404%	293807.17	0.0037818%	26442.65	0.000756%
	400	0.0001915%	522323.85	0.0021272%	47009.15	0.000425%
	500	0.0001225%	816131.02	0.0013614%	73451.79	0.000272%
	1000	0.0000306%	3264524.08	0.0003404%	293807.17	0.000068%
Specified Distance	20	0.0765808%	1305.81	0.8508982%	117.52	0.170180%

IN COMMERCIAL CONFIDENCE

Mr TG H and Mrs B V Cooper
Mrs G Crockett
4 Lenham Close, Winnirsh, Wokingham RG41 1HR
Tel: 0118 978 2856

OBS ES

re: **Application Number**: TL/2000/2874

Site Address: Land At Junction Of Reading Road, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet.

We object to this proposal on the following grounds:-

1. SITE

(a) The siting of this proposed installation is adjacent to a major gas installation which includes many joints and valves in large diameter plastic pipes just below the surface. With so many interfaces in this gas installation the possibility of a gas leak and the possibility of sparks being generated by the telecommunications installation, there is a potential for a massive explosion which would devastate the local area/population.

That the building housing part of the gas installation was recently vandalised makes the danger of a major catastrophe occurring a real fear to the local population.

(b) The land on which it is proposed to erect the telecommunications installation belongs to Wokingham District Council, and we, as residents and council tax payers object to this particular piece of council property being rented/leased or in any way hired for the proposed purpose.

2. LOCAL ENVIRONMENT

(a) The erection of an 8 metre high pole is totally incongruent with the nature of the local area and will result in an eyesore causing lose of amenity and enjoyment to the local population.

(b) The installation will blight the area causing the value of properties to be seriously and adversely affected.

(c) The site proposed impinges on a beautiful oak tree growing on the land. This tree should be covered by a preservation order. An oak tree's roots extend to twice the reach of its branches. An important part of the root system is the web of fine filament roots that lie just beneath the surface of the soil. The proposed telecommunication installation would seriously damage this trees roots possibly beyond reclaim.

3. HEALTH ISSUES

(a) Any radio wave transmission represents a health hazard and the nearer to the source of radiation the greater the hazard. The proposed telecommunications installation is in very close proximity to the surrounding dwellings, many of which are the homes of very young children.

(b) Children are easily and irreparably damaged by radio transmissions. Hence the reason why Wokingham District Council will not permit such telecommunication poles/masts to be erected within or near school grounds. It would therefore be a travesty if this proposal were to be allowed as on the one hand children would be protected during their 6 hour school day but on the other hand allowed to be exposed to a very dangerous health hazard during the remaining 18 hours at home. This would represent an inconsistent and illogical policy.

(c) As each antenna is directional it means that each antenna's radiation is focussed into a narrow beam. This increases the effective power in the beam and therefore increases the health hazard for those directly in its path.

(d) Published research has linked radio frequency radiation from mobile telephone masts to memory loss, DNA damage, cancer, weakening of the immune system and weakening of the blood brain barrier which protects the brain from toxic substances.

4. PLANNING AND LEGAL ISSUES

(a) Wokingham District Council has advised that objections to this application cannot be made on the grounds of potential health risks and public concern. However it is possible to object on these grounds and a number of local authorities have already refused permission on the grounds of **"unknown health risks"**

(b) In support of our objections we bring everyone's attention to the the Court of Appeal decision in the case of Newport Borough Council v Secretary of State for Wales (1998) which stated **"genuine public fear, even if that fear is irrational and not based on evidence, is a material planning consideration"**.

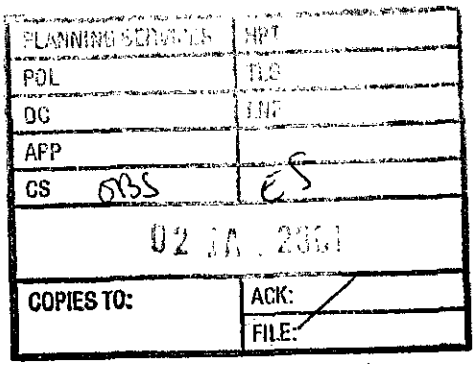
All of the above objections are based on real fears for our household and the surrounding community and they are also reflected in the population of the surrounding community.

Signed: T. G. H. Cooper
T G H Cooper

Signed: B. V. Cooper
B V Cooper

Signed: G. Crockett
G Crockett

Date: 21. 12. 00.



202 Reading Road
Wokingham
Berkshire
RG41 1LH

Case Officer
Emy Circuit
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG41 1WR

1 January 2001

Dear Ms Circuit,

Re: ***APPLICATION No: TL/2000/2874***

Further to your recent correspondence regarding the above application, we wish to object strongly to the erection of this pole in this residential area.

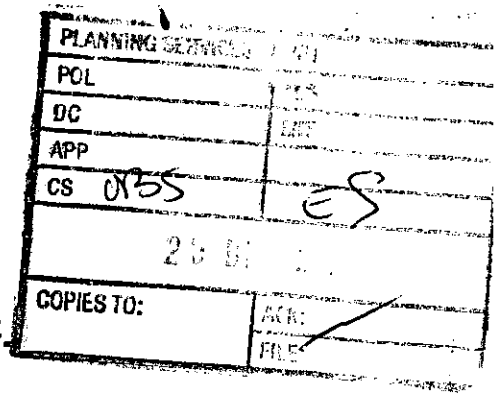
The health risks have not yet been established either way, therefore while there is an opportunity of a duty of care it should be taken.

We appreciate that this comment may be outside the 21 day limit set by yourselves, but over the last few weeks we have not received a daily post deliver service due to our understanding of recruitment difficulties at the Post Office. Therefore we did not receive the full 21 days as suggested in your letter.
We would appreciate being informed firstly when the application is due to be heard and secondly to be personally informed of the outcome.

Yours sincerely,

Ralph & Elaine Higson

EVENDONS LIBERAL DEMOCRATS



Dear resident

Planning application TL/2000/2874

You may well have been notified of this planing application to erect a 8m telecommunication pole at the junction of Reading Road, Old Forest Rd, Winnersh.

This is similar to another application last year which was refused.

If you wish to object please write in to tWokingham District Council , Shute End, Wokingham RG40 1WR, and address your comments to Emy Circuit, the planning officer in charge of this application.

Unfortunately the timing is rather close -29th December being the closing date.

Regards

Nicholas Wright
114 Kiln Ride
Wokingham

Tina Marinos
10 Wildcroft Drive
Wokingham

---

5 Simons Lane
Wokingham
RG41 3HG.

We strongly object to the above application so close to residences. We also object to the fact that we have not been given sufficient time to prepare our objections more fully.

Valerie & Barrie Harris
20-12-2000

Printed and published by N. Wright, 114 Kiln Ride, Wokingham

POL	TLS
DC	ENF
APP	
CS OBS	ES
28 DEC 2000	
COPIES TO:	ACK:
	FILE:

204 Reading Road
Wokingham
RG41 1LH

27 December 2000

Dear Wokingham District Council

Planning application TL/2000/2874

I wish to register the strongest possible objection to the erection of an 8 metre mast in such a conspicuous position.

I thought there was a proposal that these masts should be sited on brownfield sites, such as railway land - this would be much better, if the masts are truly essential.

The roadside views in Wokingham are already spoiled by the mast clearly visible from the Binfield Road.

Yours sincerely

Jeremy Harley

J S Harley

The Planning Department
Wokingham District Council
Shute End
Wokingham RG40 1 WR

PLANNING SERVICES	HPT
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Mrs J Marchant
32 Lenham Close
Winnersh
WOKINGHAM
Berkshire
RG41 1HR

action for blind people

21. 12. 2000.

The Case Office
Ms. Emily Calcutt.
Planning Services Dept.
P. O. Box 157.
Shute End
Wokingham RG40 1WR.

Dear Madam,

Application No TL/2000/2874

I was most surprised to receive your letter advising of proposed erection of a telecommunications pole at the corner of Reading Road and Old Forest Road, as it was approximately six months ago that a similar application was turned down.

I am against this application being granted for the

following reasons :-

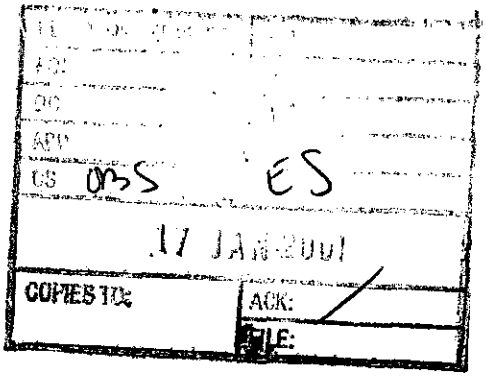
1) Much too near residential properties.
2) Great health risk.
3) An eyesore to the landscape affecting property prices.
4) Obstruction for seeing traffic on the Reading Road when approaching from Forest Road.
5) Infringement on people using their gardens in Summer.

For these reasons I am against any application being granted now or in the future.

Yours faithfully.

J. L. Marchant (Mrs)

37 Lenham Close
Wimmeish
Wokingham
Berkshire RG41 1HR



28th December 2000

The Case Office
Ms Emy Circuit
Planning Services Dept
P.O Box 157
Shute End
Wokingham RG40 1WR

Dear Madam

Application No TL/2000/2874.

I was most Suprised to receive your letter advising of proposed erection of a telecommunications pole at the Corner of Reading Road and Old Forest Road as it was approximately six months ago that a Simular application was turned down

I am against this application being granted for the following reasons:-

1) Much too near residential properties.
2) Great health risk (Especially children)
3) An Eyesore to the landscape, affecting property prices.
4) Obstruction for Seeing traffic on Reading Road when approaching from Old Forest Road

5) Infringement on people using their gardens in the summer.

For these reasons I am against any application being granted now or in the future.

Yours faithfully

Emma Turton (mrs.)

Tel. (0118) 974 6448 (Direct Line)
Date. July 19, 2001
My ref: TL/2000/2874
Your ref:

Mr & Mrs T Cooper
& Mrs Crockett
4 Lenham Close
Winnersh
RG41 1HR

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 Sir/Madam

NOTICE OF INFORMAL HEARING

APPEAL BY:Orange P C S Ltd
SITE: Junction of Reading Rd & Old Forest Rd, Winnersh
PROPOSAL: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae & equipment cabinet

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham on a date to be advised.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate .

If you wish to make further representations, you should, if possible, send three copies to Miss A Groves, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference APP/X0360/A/01/1068473. Comments received after 28/08/01 will not normally be seen by the Inspector & will be returned.

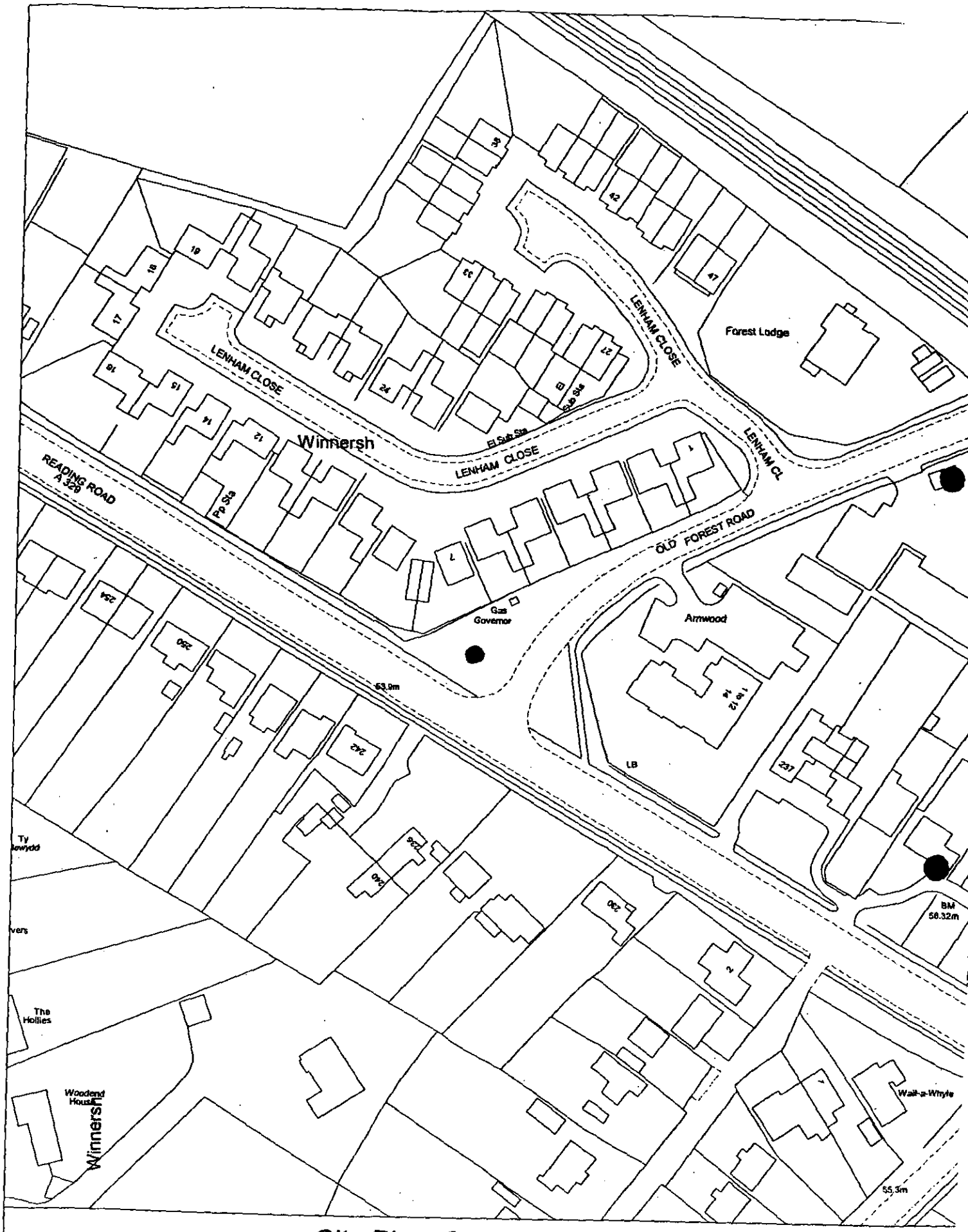
The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 Mondays to Thursdays, & 08.30 to 16.00 Fridays).

A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the decision on this Appeal, you should write to Miss Groves & ask for one. Please quote reference APP/X0360/A/01/1068473.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 19 July 2001

N
W E
S

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728768
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8768

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: TL/2000/2874

Our Ref: APP/X0360/A/01/1068473

Date: 25 October 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY ORANGE P C S LTD
SITE AT JUNCTION OF, READING ROAD & OLD FOREST ROAD, WINNERSH

NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Dr Christopher Gossop BSc MA PhD MRTPI.

You have already been given notice of the arrangements for this hearing.

Yours faithfully

Mr Mark Edwards

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

206C

Tel. (0118) 974 6448 (Direct Line)
Date: October 24, 2001
My ref: TL/2000/2874
Your ref: APP/X0360/A/01/1068473

Mr S Campbell
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Campbell

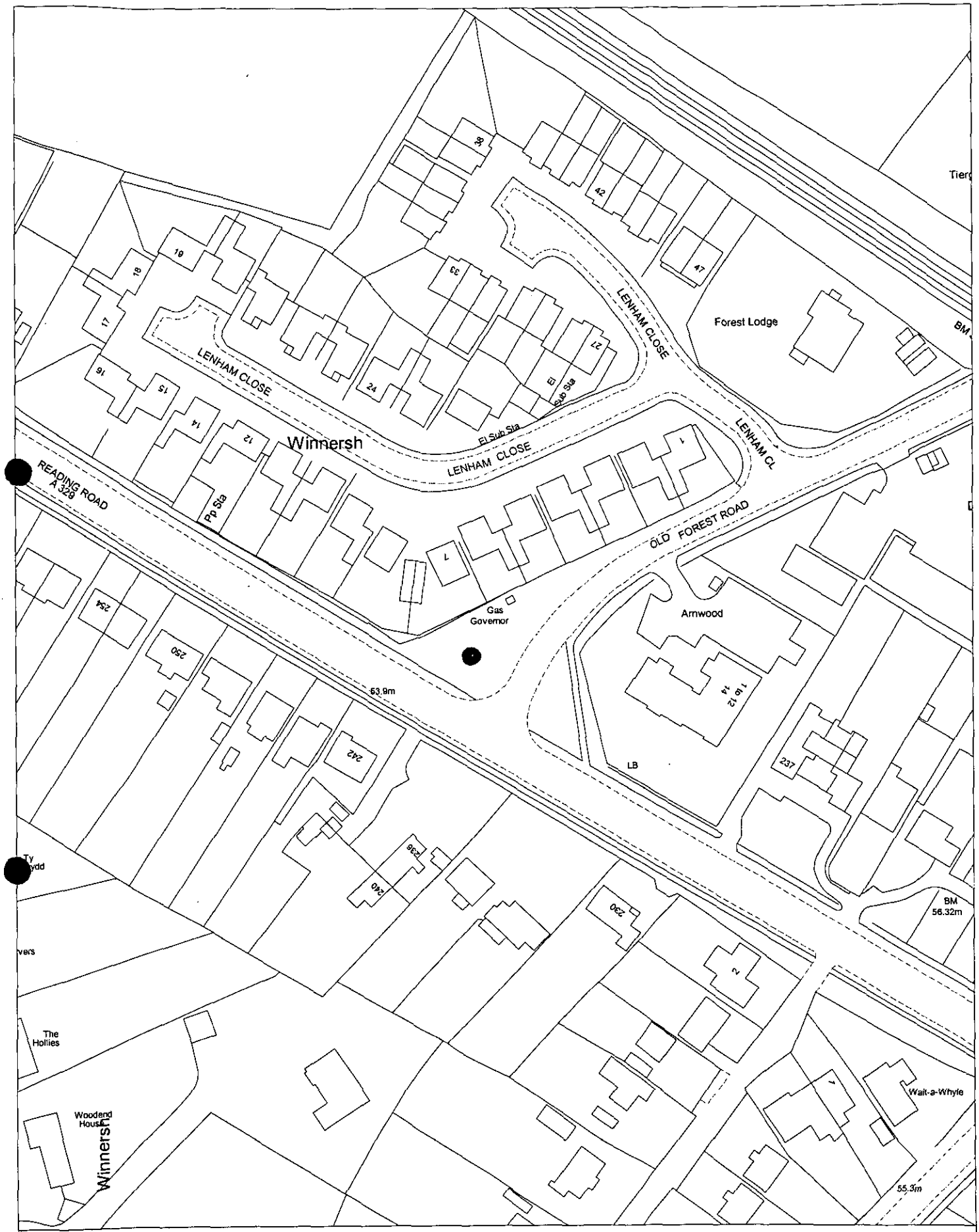
APPEAL BY: Orange PCS Ltd
SITE: Junction of Reading Rd & Old Forest Rd, Winnersh

I enclose 2 copies of the Hearing notification letter which has been sent to those previously notified of the above appeal.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc



Site Plan, Scale: 1 to 1250

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Date: 19 July 2001

Appeal by Orange PCS Ltd – ref: APP/X0360/A/01/1068473)

Site at junction of Reading Road and Old Forest Road, Winnersh

Hearing – 7 November 2001

Agenda for discussion

1. The policy base:

   - the development plan
   - the emerging Local Plan
   - other local policies
   - PPG8 and other national guidance

2. Matter 1 - Need:

   - Coverage requirements under the Act
   - Strategies for Wokingham
   - The extent of the deficiency at the appeal site

3. Matter 2 – Visual Impact

   - Effect upon the street scene/ Green Route
   - Effect upon neighbouring properties

4. Matter 3 – Health impacts

   - Emission levels at nearby properties
   - The advice of PPG8

5. Matter 4 – Highway Safety

6. Matter 5 - Alternatives?

   - Alternative sites
   - Mast sharing

7. Closing submissions

8. Other matters/ arrangements for site visit.

CJG 6/11/01

Appeal by Orange PCS Ltd – ref: APP/X0360/A/01/1068473)

Site at junction of Reading Road and Old Forest Road, Winnersh

Hearing – 7 November 2001

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   - The advice of PPG8

5. Matter 4 – Highway Safety

6. Matter 5 - Alternatives?

   - Alternative sites
   - Mast sharing

7. Closing submissions

8. Other matters/ arrangements for site visit.

CJG 6/11/01

3 reasons refusal — no explanation / harm.

---

rural –

: no / neuro.

onus is on LPA /

402 4/99

circular 1 → para 13 of annex 1

PPG 8

4.08 for NE/E not W/NW.

not up to date re telecommunications

not updated for 1999 circular.

PPG 8.

- acceptability local nat (telecoms) policies
- poss alternatives to meeting need.

8/93

colour of cab/pole

612.

attendance list.

tape.

copy list.

local plan.

S. of proposed

① Woodhill - on footpath rather than verge - esp along Norman Way

② along R Rd NW towards M4 bridge.
less suitable from highways point of view - would restrict footpath width

③ Inspector asked - look at bridge structure - 180° coverage only + not near centre
maintenance - highway authority less likely to support.

③ Residents - between Forest Rd + M'way

(localised coverage prob ∴ more powerful macrocell would not meet need - would not penetrate at required level
? use of existing or new

Inc height at Matthews Green
opening at

have looked at Tourley + others at Forest Rd
? not suitable due to distance

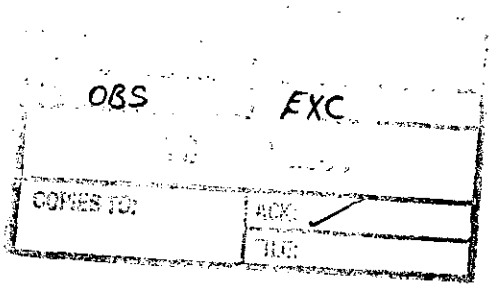
rep.

Mitsubishi + Dental surgery on Reading Rd

Mr. & Mrs. M.J. Page,
23 Lenham Close,
Winnersh,
WOKINGHAM,
Berkshire.
RG41 1HR

13th December, 2000

Ref: Emy Circuit,
Environmental Services Dept.,
Planning Services,
P.O. Box 157,
Shute End,
WOKINGHAM,
Berks.
RG40 1WR



Dear Madam,

Re: APPLICATION No. TL/2000/2874
PROPOSED ERECTION OF 8 METRE HIGH TELECOMMUNICATIONS POLE AT JUNCTION OF READING ROAD AND OLD FOREST ROAD, WINNERSH, WOKINGHAM

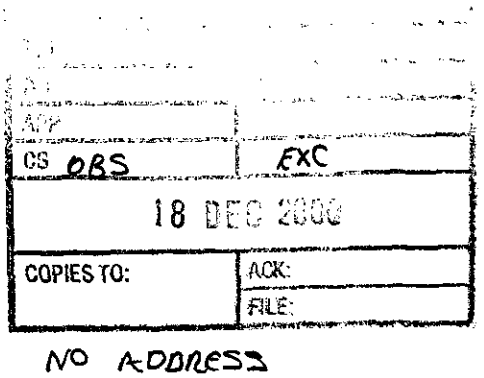
We wish to object to this application on the grounds of a potential health risk, an eyesore in a residential environment, a possible reduction in the value of properties in the immediate area.

The proposed siting will also, at best, result in severe pruning or, at worst, the removal of a mature tree on the grass verge.

This application has been refused already earlier this year and should be refused again this time around.

Yours faithfully

Mr. M.J. Page Mrs A.E. Page



Wokingham District Council
Environmental Services Dept.
Planning Services
P.O. Box 157
Shute End, Wokingham
Berks. RG40 1WR

13th December 2000

Att: Mr John Mitchell

Dear Mr Mitchell

Ref. Application number TL/2000/2874

With reference to the above Planning Application I would like to register my opposition to the proposed erection of an 8 metre high telecommunications pole at the junction of Reading Road and Old Forest Road , especially as it has been less than one year since a similar application was refused.

There is a lot of worry concerning the health hazards of these poles and I feel that they should not be positioned so close to residential properties. This particular one would be very close to my garden and lounge.

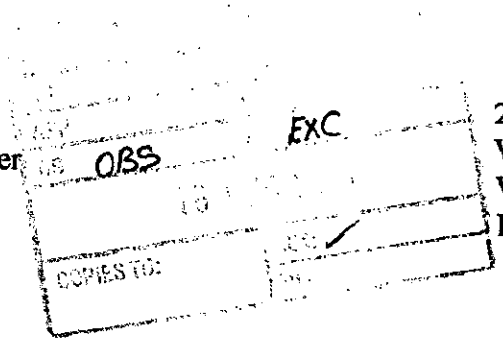
It would also not be an attractive landmark in the Wokingham area and I am sure there are less prominent areas that it could be placed.

I know there is a lot of local opposition to this application and I hope that it will once again be refused and a more suitable position found for this telecommunications pole.

Yours Sincerely

Mrs J Barley

231 Reading Road
Winnersh
Wokingham
Berkshire RG41 1HS



Mr J Mitchell
Development Control Manager
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

11th December 2000

Dear Mr Mitchell,

Re: Application No: TL/2000/2874 - 8 Metre Telecommunications Pole

Once again another application is being made for the erection of a telecommunication mast at the very same the place where permission was refused on a previous application.

While we were not privy to the reasons why this permission was refused, we naturally assume that those same reasons are equally valid on this latest application.

With the recent advice being promulgated on restricting the use of mobile phone usage (to children) because of the electromotive forces (emf) involved, then the same precautionary principle should be applied to this transceiver mast. These masts having a magnitude of some 1000 times the emf power of a mobile telephone, they should not be constructed anywhere near residential properties. As we have stated previously, why cannot this mast (or in the future any others) be sited further up the Reading Road adjacent to the allotments' entrance?

We therefore wish to register our complaint, that because this proposed mast would be in the middle of a residential area and a source of high powered electromotive forces, then permission should be refused outright.

Yours sincerely,

EJ Abnett

Mr K J Abnett &
Mrs E J Abnett

Mr Edan Gaskell
No.7 Arnwood
Old Forest Road
Wokingham
Berkshire RG41 1HU

ORS ES

December 15, 2000

Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr. Mitchell

Subject: Emy circuit tl/2000/2874

I write to you concerning the planning application of telecommunications pole situated at the junction of the Reading road and old forest road.

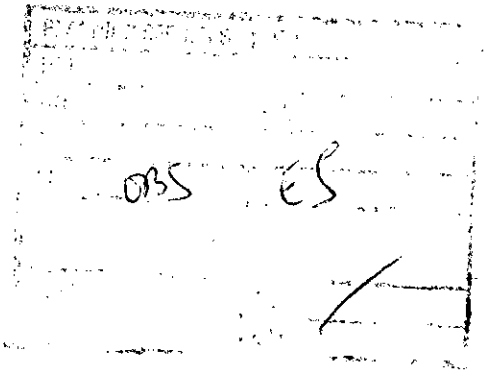
My flat is situated right next to this area of land. I am totally opposed to this application. I think it is wrong to build structures such as this in residential areas. Not only will this be an eyesore but there is also growing concern over the health hazards that these telecommunication poles may cause. Already at old forest road the residents have to put up with a Hewdens heavy plant machinery hire. Which means heavy trucks etc driving through the road at all times of the day. As well as a scrap metal works which is situated at the end of old forest road. Which means more noise for the residents from trucks driving past, again at all hours of the day and night. If a company wants to build antennae then they should have more respect for the community and situate it in an industrial area. Where it will not affect people in a residential area. I am sure that employees of Orange and even members of Wokingham district council would be horrified if an 8 metre high telecommunications pole was erected outside their properties. So why should we have to put up with it? I think it would make much more sense for Orange to apply to build the pole in an industrial area. Such as the land at the end of Old Forest Road. I would be surprised if the scrap metal works put up much opposition.

I wrote basically the same letter to yourselves last year, when Orange first applied to build the pole. The application was rejected. I cannot see that anything has changed since then

Please do not allow consent to this planning application.

yours sincerely

Edan Gaskell



14, LENHAM CLOSE
WINNERSH
WOKINGHAM
BERK
RG41 1HR
5th DECEMBER 2000

Dear Sir

Application Emy CIRCUIT TL/2000/2874,

I am writing to oppose the application Nos TL/2000/2874, to erect an 8 metre high Telecommunication pole at the Junction of Reading Road and Old Forest Road.

The mast will be unsightly in this location, I feel that a better site would be the other end of Old Forest Road adjacent to the industrial Units

It is alleged that this type of masts affect car alarms and burglar alarms, which will be very annoying Why do we need such a mast at this location when Mobile phones work very well at the moment

Yours faithfully

G Satchell

Mrs J Barley
3 Arnwood
Old Forest Road
Wokingham
Berks.
RG41 1HU

Wokingham District Council
Environmental Services Dept.
Planning Services
P.O. Box 157
Shute End, Wokingham
Berks. RG40 1WR

13th December 2000

Att: Mr John Mitchell

Dear Mr Mitchell

Ref. Application number TL/2000/2874

With reference to the above Planning Application I would like to register my opposition to the proposed erection of an 8 metre high telecommunications pole at the junction of Reading Road and Old Forest Road , especially as it has been less than one year since a similar application was refused.

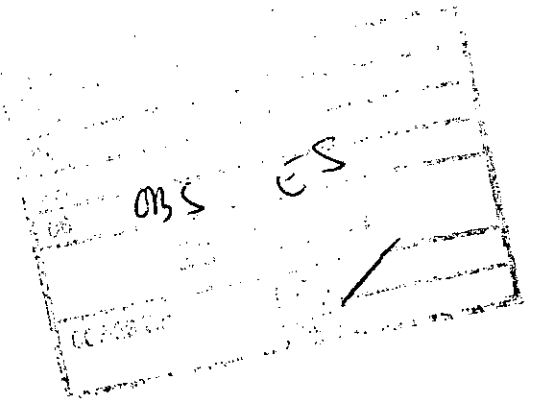
There is a lot of worry concerning the health hazards of these poles and I feel that they should not be positioned so close to residential properties. This particular one would be very close to my garden and lounge.

It would also not be an attractive landmark in the Wokingham area and I am sure there are less prominent areas that it could be placed.

I know there is a lot of local opposition to this application and I hope that it will once again be refused and a more suitable position found for this telecommunications pole.

Yours Sincerely

Mrs J Barley



2 Lenham Close
Winnersh
Wokingham
Berks
RG41 1HR
Tel: 0118 977 5232

17 December, 2000

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Emy Circuit

Dear Ms Circuit,

Re: Planning Application No. TL/2000/2874

Although there has been no recorded evidence that telecommunications masts are a health hazard, there has been considerable concern about the subject such that the Government is now advising that the level of signals from mobile phones and masts be reduced.

We believe that until such time that conclusive evidence can be produced, one way or the other, that companies and local councils should stand on the side of caution and only allow masts to be positioned away from housing. We, therefore, strenuously oppose the erection of the proposed Telecommunication Pole on the junction of Reading Road and Old Forest Road.

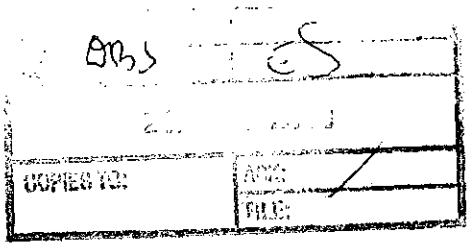
Yours sincerely,

T W Edwards B R Edwards

229a,Reading Road,Wokingham,Berks. RG41 1HS. Tel:0118 978374

20th December, 2000

Ms. Emy Circuit
Wokingham District Council'
Shute End,
Wokingham,
Berks. RG40 1WR



Dear Madam,

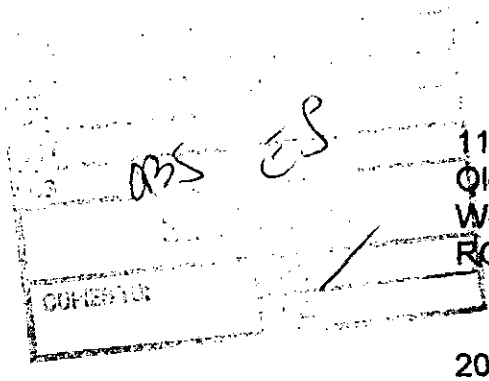
Further to your correpondence of 6th December regarding planning application TL/2000/2874 I wish to indicate my opposition to its implementation.

My objections are as for a previous attempt to install a telecommunications mast on this site viz. that it is a potential health hazard as evidenced in recent newspaper articles. In addition this is an additional intrusion into a an environment already severely negatively affected by ongoing developments.

My wife wishes to add her endorsement of these sentiments.

Yours faithfully,

David and Carole Hurst



11 Arnwood
Old Forest Road
Wokingham
RG41 1HU

20 December 2000

Your ref: Emy Circuit /TL/2000/2874

Emy Circuit
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Madam

Re: Proposed erection of 8m telecommunications mast at junction of Reading Road and Old Forest Road

Application Number: TL/2000/2874

I wish to object to the proposed erection of a telecommunications mast on land at the junction of Reading Road and Old Forest Road. It is quite unacceptable that a mast should be located in an area of high density population given the health hazards that are associated with the electromagnetic radiation from such a source. People living in close proximity such as myself will have to endure constant worry over the effect on our health.

The mast should be located away from housing at a site where it will be less visually intrusive.

Yours faithfully

S. P. Meilton

Stephen P Meilton

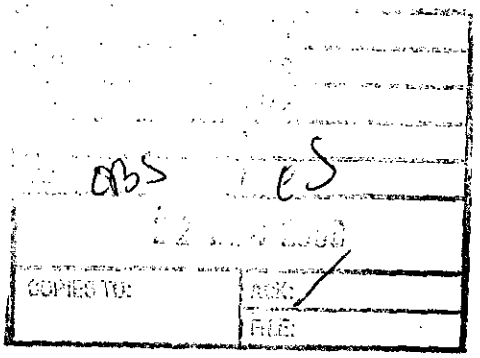


ALERT ON PHONES

LEAFLETS warning of the possible radiation dangers of mobile phones are being put in shops over the Christmas shopping period.

Children will also be told to make only emergency calls and adults will be warned about over-use.

The hand-hitting advice from the Department of Health comes amid frequent confusion over the medical risks of using phones. The Government and the cellphone industry yesterday announced a joint £7million research programme to study phones and radio waves – particularly those near schools.



Mr John Mitchell
Development Control Manager
Environmental Services Dept
Planning Services
Shute End
Wokingham
Berkshire

Mr B Waistell
242 Reading Road
Winnersh
Wokingham
Berkshire
RG41 5AA
20th December 2000

Application Number: TL/2000/2874

Dear Sir

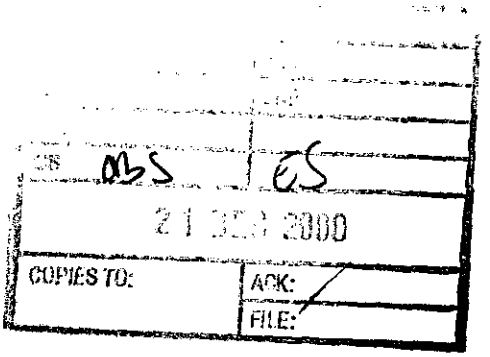
In light of the government warnings of the possible risks of over exposure to radiation from phones and masts, we find it totally unacceptable that you propose to erect a mast within a residential area. You must be aware that it is both the Government and the cell phone industry that are launching this investigation. How could you possibly propose to erect the mast in such close proximity, and in our case, in front of our house without waiting for the outcome of these recommendations.

It is totally unacceptable that people should be exposed to these risks, the Government would not be allocating £7 million to such a project without having been informed that it is imperative to do so. You must await the findings from this report before exposing the occupants of our area and their families to the potentially harmful effects of over exposure to radiation.

Yours sincerely

B. Waistell.

Bryan Waistell



19 Lenham Close
Winnersh,
Wokingham,
Berks.
RG41 1HR

15th December 2000

Emy Circuit
Wokingham District Council,
Enviromental Services Department,
PO Box 157,
Shute End,
Wokingham,
Berks.

Dear Emy Circuit

RE : TL/2000/2874 Proposed erection of 8m high Telecom pole with 3 directional antennae and equipment cabinet

With regard to the above proposal from Orange P C S Ltd, we write to you to object in the most strongest terms.

At present there is mounting evidence suggesting that masts such as the above can very likely increase the risk of cancer to those who live nearby as the microwave radiation interferes with the body's defence system, including its white cells. There are several Countries which will not permit such masts to be erected within 500 metres of housing or schools, so why should we be any different ?! We have two young children along with many other families in extremely close proximity to this proposed mast and feel very strongly that they should not be put in such danger, which is why we plead that this proposal be rejected.

On top of the very real health risks there is another reason for objection, the unsightliness of it.

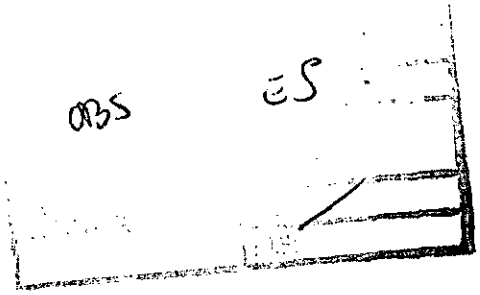
This is such an important issue and we feel so totally against it that we can't express our feelings strongly enough, Please reject this proposal for the sake of all those who live and attend schools in the area.

We eagerly await the outcome which will hopefully be the same as the earlier application made this year.

Yours sincerely,

pp G. Nelson Nelson.

Mr G & Mrs S Nelson



Chelledon
Old Forest Rd
Wokingham
Berks RG41 1HY

Planning Dept.

Wokingham District Council,

Shute End,

Wokingham.

22nd. December 2000

Dear Sirs,

Planning Application : TL / 2000 / 2874

I am writing to object in the strongest possible terms to the above application. The erection of a 3-Way Telecommunications Mast at the junction of Old Forest Road and Wokingham Road is a degradation of the landscape in this residential area.

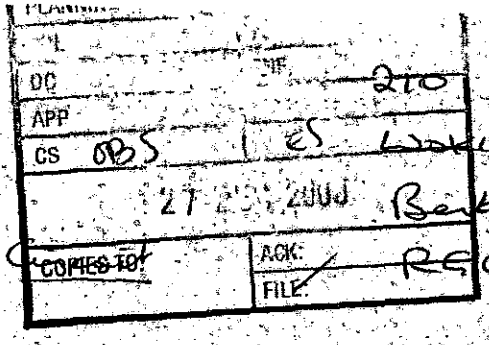
Having lived a short way along Old Forest Road for some years I endure not only the regular noise pollution of the Railway. But to this is added an ever increasing volume of M4 traffic activity - 24hrs a day - with absolutely no sign of the long promised 'sound barrier'. More recently local residents had to fight to stop the siting of Football, & then 'Fast-Food' facilities near to this junction, and now we are faced with the erection of an unsightly, commercially driven, Telecoms mast.

This is a residential area, let's keep it that way with buildings that are sympathetic to the local landscape.

Yours sincerely,

J. Dudman

John Dudman.



210 Reading Road
LONGHAM
Surrey

To: Env

Planning application TL/2000/2874

With reference to the above application, we wish to make an objection to the erection of this telephone pole.

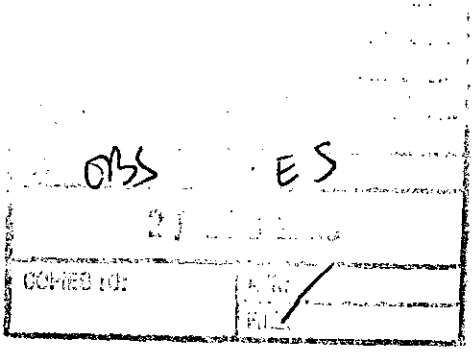
We feel it would be an eyesore & possibly a health hazard to the surrounding area.

If one has to be erected, there must be a more suitable & isolated area where this could be done, where it would not be offensive to the public in general.

Also, this application has already been refused, so how can it even be considered again?

J. Lynch.

Date: 21/12/2000



Mr and Mrs B Panesar
6 Lenham Close
Wokingham
Berkshire
RG41 1HR

Tel: 0118 978 4647

Reference

Application Number – TL/2000/2874

Site Address – Land at Junction Of Reading Road, Old Forest Road, Winnersh, Wokingham

Proposal – Proposed Erection of an 8 meter high telecommunications pole with 3 directional attennae and equipment cabinet

We object to this proposal on the following grounds.

1. **SITE and LOCATION**

- This mast will be visible from the back view of our house. While it is noted that Orange intend to disguise the mast to look similar to a lamp post this will be a threatening structure for us. We have viewed a simliar structure in an existing location and we believe that it is clear that the structure is not a lamp post, but a large grey mobile phone mast, not fitting with the local environment. The reasons we would find this threatening are clearly documented in this letter.

- The mast is proposed to be located close to a gas installation, not detailed on the plan that has been submitted by Orange. We are aware that this installation consists of joints and pipes just below the surface of the ground. A gas leakage coupled with an electrical failure on the mast could result in a catastrophic event for the local area, and our property in particular, being located just behind this installation. For this reason we object to any live electrical or electronic installation in this area.

- This ground in property of Wokingham District Council. As residents and council tax payers we strongly object to land being rented/leased/bought or in any way used for this purpose.

- We understand from reports in the national press that an installation of this kind, visible from a property can devalue the property by up to one third. We put it to the council that if permission were to be granted would they be willing to compensate the local community for this devaluation.

2. **HEALTH ISSUES**

Wokingham District Council have advised that objections to this application cannot be made on the grounds of potential health risks. However three points are noted in response to this:

- It is understood that due to the level of public concern and UNKNOWN health risks a rule of thumb has been adopted in cases such as these. This is that a mast of this kind should not be located less that 60 meters from a residence and/or a building that is occupied most of the time. This proposal details that the nearest residence is 25 meters away, significantly less than that usually considered. In addition we believe that Orange, in their proposal have not taken into consideration the distance from the mast to the nearest garden. My son, of 11 months, sleeps in the garden every day, less than 20 meters away. Exposing a child to electromagnetic radiation

of this level, this close to the source is unacceptable, this view is supported by the Stewart Report and the Report on inquiry into the proposals to introduce new planning procedures for telecommunications developments commisioned by the Scottish Transport and Environment Committee. Wokingham District Council, the Government and the ICNIRP cannot give a guarentee that our son will not fall seriously ill due to the level of exposure, this should be considered in the decision making process.

- Wokingham District Council should note that the current research available is based on the thermal effects of exposure to electromagentic radiation from other sources, not mobile phone masts, or indeed mobile phones, where the results at this stage are inconclusive. In addition it is documented in numerous research papers and the Stewart Report that the non thermal effects of exposure to such radiation are not know at this time, and may give cause for concern. It has been admitted by the NRPB, in the report commisioned by the Scottish Transport and Environment Committee, that ' there is a need to examine radiation from those specific technologies in a well controlled epidemiological and animal studies to discover whether there are implications that we do not believe exists at present'. We object to this mast being placed less than 25 meters from our property when currently, in the scientific community there is uncertainty around whether this will be safe or not.

- It is possible for councils to consider the Health implications of mobile phone masts and it has been done throughout the country. Specifically Newport Borough Council have done so as have Warwickshire County Council. Only last week the Government announced that they were to fund a 7 million pound research program into the effects of mobile phone use, and mobile phone masts. Constantly on our televisions young people are being urged to dramatically restrict their mobile phone use as they may be more susceptible to the possible health risks. Lenham Close, Old Forest Road, and Reading Road are family areas, with children resident of all ages, Wokingham District Council have to consider the long term implications of erecting a mast in a residential area amidst this uncertainty and we urge the council to reject this application.

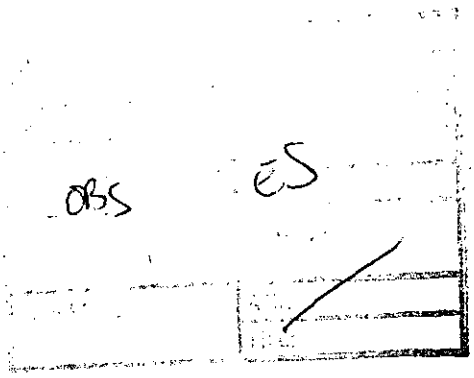
We appreciate that under the terms of the license granted Orange have to provide a certain levels of cover nationwide. For this reason we urge Wokingham District Council to negociate with Orange to propose an alternative site. The residents have fought this applications once before and this re-submission has deeply upset and unsettled the community. It has put a shadow on our christmas and we do not want this situation to re-occur every year. It should be understood by Orange that they wish to put a mast in this location to serve the local community. The local community are opposed to this mast and the tactics employed by Orange. Surely it would be in everyone's interest for this service to be provided on an alternative site. Mast Sharing and sites at least 60 meters from residential areas would be welcomed by ourselves and we are sure, from our discussions, the community.

Kind Regards

Lorna and Bhupinder Panesar.

Lorna Panesar

B S Panesar



25 Lenham Close
Old Forest Road
Winnersh
Wokingham
Berkshire RG41 1HR

Tel. 0118 9780524

Your Ref : Emy Circuit TL/2000/2874

Mr. J. Mitchell
Development Control Manager
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Mr. Mitchell

Re : Application Number TL/2000/2874

I am writing to you, for the second time this year, regarding my annoyance and amazement at the proposed erection of an 8m high telecommunications pole with 3 directional antennae and equipment cabinet at the junction of Reading Road, Old Forest Road, Winnersh. As you will be aware, this is the second application by Orange P C S Ltd. of their intention to carry out this development, having been refused permission in the first instance.

I live in Lenham Close, next to the proposed site, and feel most unhappy about the development due to a number of issues surrounding it.

I must emphasise that this is not just a 'not in my back yard' letter, because one of the principle reasons for my unhappiness is that this site is situated alongside a school route used every day by students from the Emmbrook, Forest and Holt schools, living in the surrounding area. I feel that the current health issues surrounding such masts have not been highlighted or explored to the extent that a mast should be placed on a main school route. This is especially true, as there are plenty of other locations, such as the raised area alongside the A329M, where the mast would not directly interfere with the local community.

Further issues which concern me are, naturally, the impact on the people living in the immediate vicinity of the proposed site, many of whom have young children and have expressed their worries about the health hazards involved. Views have also been expressed about the 'eye-sore' a mast in such a prominent position would present. There is already an equipment box on the site that has now become a focus for vandalism and graffiti, and it is felt that an additional box placed here would clearly exacerbate the problem.

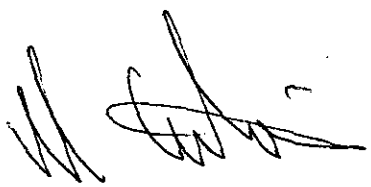
There are also concerns about how this may affect the value of the local property. It has been suggested in the National Press that house values are decreased by a third when such masts are erected near housing. When considering the fact that local house prices are already adversely affected by the close proximity of the railway and the motorway, it seems to me that you are attempting to make our houses worthless. I do feel that with such a large expanse of fields and motorway embankments in the local area, it must be possible for more appropriate sites than the centre of a residential area and a busy road junction to be found.

Indeed, I would also like to raise the question as to whether full planning permission has been given for this mast to be erected, or has it been given the special dispensation of 'Permitted Development Rights'? If so, then the council should resist this PDR, and serve the Article 4 Direction granting full planning permission so that the grounds of objection would apply.

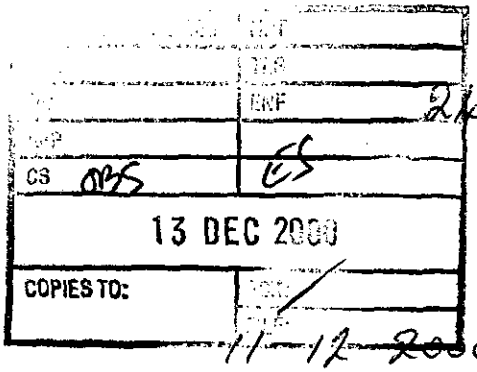
I hope you take these thoughts and the thoughts of the other residents into account, which are reflected in the letters and petition which have already been submitted to you.

We, as local residents, expect your support in this matter.

Yours sincerely



Mr. Michael Cachia



248 Reading Rd
Winnersh,
Wokingham,
Berks RG41 5AA

11-12-2000

Your Ref EMY CIRCUIT TL/2000/2874

Dear Sir,

Thank you for your letter of the 1st inst. regarding the above planning application. This is the second time we've had such an application within months, and I object just as strongly now as I did first time round.

The effects of radiation from these poles is still being monitored. There are hundreds of school children passing this spot everyday, there are houses, my own included, many with young children within yards of the proposed site, is the council prepared to take a chance with

the health of all there people, surely there must be a more suitable and remote site in the area, like the fields at the back of Tennet Road.

From listening to a recent radio programme I gather that Orange are a very aggressive and devious operator and have been known to erect there poles even when planning permission has been refused. I trust you will not let this happen.

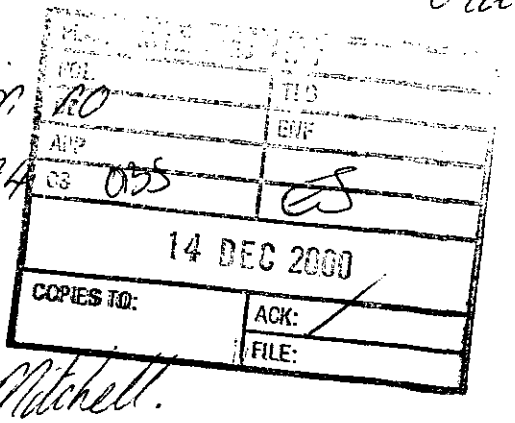
Yours faithfully
W. Cooper.

① —

Mrs S. Daughtrey
2 Arwood.
Old Forest Rd
Wokingham
Berkshire
RG41 1HU

6th December 2000

Ref Application
TL/2000/2874



Dear Mr Mitchell.

I am astounded that I find myself having to write this letter not 12 months after this planning application was turned down. The Grange hoping that as it is so close to Christmas no one will notice? or perhaps they think everyone will be too busy with Christmas shopping to respond. Or perhaps they believe if they keep applying everyone will

[redacted] fed up of objecting & they will take their application approved by default. It appears that this time only the residents on one side of the A329 have been informed of this application. As it very definately effects all the houses on the opposite side of the road who will be able to see it I'm sure this is an oversite on your part. Anyway I cannot say that I have seen any evidence anywhere to say that these transmitters do not emit any form of harmful radiation I still have serious concerns about having one erected outside my home. I must admit that I am an avid reader of new scientist and the one thing

that I am categorically sure of
no one knows for sure. Apart from
this these masts are an eyesore.
I'm sure everyone who lives in this
street has a land line phone my mobile
doesn't work in the flat but I don't
care. I have a phone I can use. Is
it not enough that these masts grow
like flowers along the motorways
without having one spring up outside
my front door. The only reason for
erecting this mast here would be to
assist passing motorists to get a
signal & the Police are trying to discourage
people from using mobile phones in
their cars. I believe on the last
application there was a petition with
over 200 signatures on it. Does this

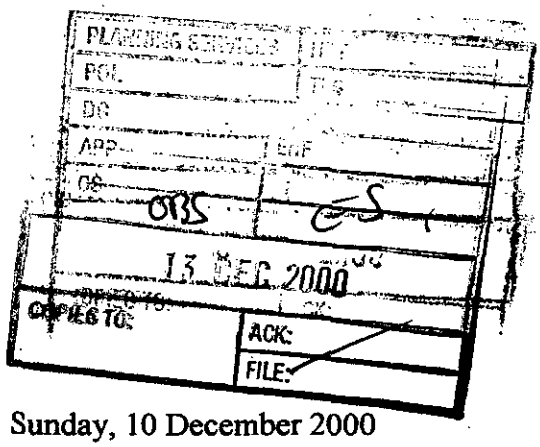
at for nothing? Can you tell me if we will be writing letters again in 6-12 months time? Let me leave you with this question would you want to have one of these masts erected outside your house?

Please do not allow planning permission for this mast we don't want it outside our home or anyone elses home until someone can prove that they are absolutely safe & they are not so ugly.

Yours Sincerely

Stephanie Daughtes.

P.S. My Husband & 16 year old daughter also object.



Rosemary Miles,
9 Lenham Close,
Winnersh,
Wokingham, Berks. RG41 1HR.

Sunday, 10 December 2000

Your Ref: Emy Circuit TL/2000/2874.

For the attention of Mr. J. Mitchell,
Development Control Manager.

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

Dear Sir,

Application No. TL/2000/2874.

With reference to the proposal by Orange P.C.S.Ltd to erect a telecommunications pole at the junction of Reading Road and Old Forest Road, Winnersh, I wish to express my objections in the strongest possible manner.

I have previously explained these objections in detail, but as it seems that Orange have chosen to ignore the concerns of residents in the immediate vicinity, these must be reiterated yet again.

The dismissal by Orange that, as the proposed site meets ICNIRP guidelines, there is no need to consider health effects further is unacceptable. The keyword is "guidelines". While doubts remain – and the U.S.A., for just one example, has rejected these guidelines as a safety measure – there can be no justification for siting such a mast so very close to residential housing.

The power output, as shown on the Orange diagram of microcell power levels, indicate that these beams extend well across neighbouring houses and gardens where there are babies and young children, the garden of one of these toddlers being within 4 to 5 metres.

Further, the adjoining footpath is daily trodden by pupils walking, dawdling, right next to the mast on their daily journeys to and from four schools servicing the area.

Significant concerns (still ongoing) have been expressed by various informed bodies including, as reported in the House of Commons Hansard, 19th June 1998:

"The impact of electromagnetic fields (and in particular telecommunications masts) on health, and the proximity of such developments to existing buildings."

Even during this current week there have been daily reports in newspapers and on T.V. expressing doubts and issuing warnings, and while uncertainty remains we should certainly not be exposing our children to such risks. While such doubts exist health must be a prime consideration.

As to the suggestion that such a mast will "*blend with the existing street scene*", to be overlooked by a threatening mast, with its antennae constantly emitting its beams of microwaves towards one, can hardly be compared with the warmth and comfort of street lighting.

There are other sites nearby with open land, and fields, where this structure could surely by more safely erected.

I would be very grateful if these concerns, which are not mine alone, could be given serious consideration when planning decisions are made.

Thank you for your attention.

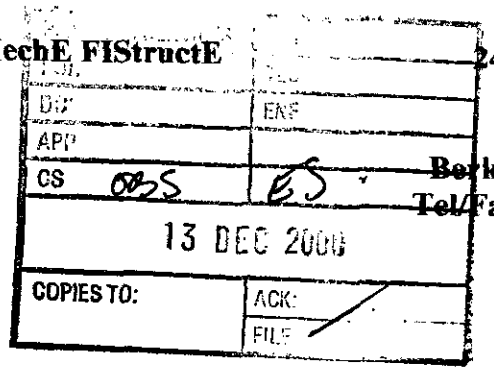
Yours faithfully,

R.V. Miles.

(Mrs. R. V. Miles).

GH Townsend MSc CEng FICE FIMechE FIStructE
Consulting Engineer

240 Reading Road
Winnersh
Wokingham
Berkshire RG41 5AA
Tel/Fax 0118 979 4551



Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

10th December 2000

Dear Sir,

Application No: TL/2000/2874

Site Address: Land at junction of Reading Road, Old Forest Road, Winnersh, Wokingham

Proposal: Erection of 8 metre high telecommunications mast and equipment cabinet

I refer to my recent conversation with Emy Circuit about the above proposal to which both my wife and I strongly object.

There are two areas of concern to us the first being about the radiation emitted from these masts which I understand the Environmental Health Officer, obviously constrained by current central government policy on the subject, says constitutes no risk to the residents in the vicinity. The fact of the matter is however that electromagnetic radiation from whatever source is well known to adversely affect health and we the public at large are all at present acting unwittingly as guinea pigs in a vast experiment to find the level radiation pollution can reach until we start to suffer in large numbers from its well documented ill effects before, as in the case of asbestos, controls are introduced.

I am aware that only matters that have planning relevance can be considered and was told that, as a result of the Environmental Health Officer's statement, this public health was not one but if, for example, farmers can be restricted as to where they can rear pigs, simply because of a harmless smell, I make no apology for protesting about this proposal on the basis that it constitutes an insidious and unnecessary threat to our general well-being. My wife and simply I do not want to be continuously irradiated against our will in our own home and surroundings however mildly.

I have it on good authority that in America a device of this type is not allowed closer than 1000 yards from human habitation which must be based upon the perceived health hazard it represents. Contrast this with the mere 50 metres distance that the proposed siting and height of this mast is from our property. Since our house is set back from the road, those on the road and in Lenham Close must be half that distance away if not closer. At the frequencies that mobile phones operate the radiation is penetrating so to even contemplate a site in such close proximity to residential property displays a cavalier attitude by Orange PCS Ltd to the genuine

anxieties of the general public and total insensitivity to the feelings of local residents in particular that is positively breathtaking.

The second area of concern we have is over the severe loss of visual amenity we will suffer if this proposal goes ahead as depicted on the plan. Those two patches of grass on either side of Old Forest Road with their two trees on the westernmost side are a green oasis much treasured by us and our neighbours. Despite regularly suffering the depredations of contractors plant and equipment whenever there is any engineering activity in the vicinity it always recovers to become once again a genuinely attractive feature. As it is one side already accommodates an unattractive gas regulator building that was originally a small box but which was enlarged to its present proportions some years ago. This is regularly disfigured by graffiti and no doubt such prominently positioned equipment cabinets associated with the mast would receive the same sort of attention.

We are also concerned about the future of the trees particularly the large oak as the next thing we can see happening is this fine specimen being mutilated or even felled because it is interfering with the performance of the antennae. To forestall this we make a formal request hereby that an immediate preservation order be placed upon these trees should one not exist already. The plan is misleading in this respect as the larger tree is the northernmost.

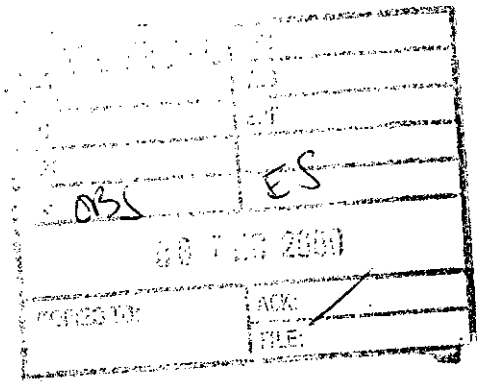
As we have said this green area is host to a gas building as well as signage and a lamp standard which are all on the perimeter. There are also duct covers more or less in line along the 'unofficial' path created by schoolchildren on bicycles that runs parallel to the Reading Road. All these however are of an essential nature and positioning which makes them tolerable. The proposal for this mast and cabinet however intrude upon the green space in the most insensitive way that can be imagined with paving slabs in front of the cabinet as the final insult.

What is impossible to comprehend is how this site can be chosen when there are others in close proximity eminently more suitable. One that comes to mind immediately is at the foot of the motorway embankment at the entrance to the allotments just a few hundred paces up the road which would be well clear of any houses.

Yours faithfully

GH Townsend

7th December 2000



Mr. T. Takeuchi
16 Lenham Close
Winnersh
Wokingham
Berkshire
RG41 1HR

Emy Circuit
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms. Circuit

RE: Application number: TL/2000/2874

I am writing with concern to the above Planning Application to register my objection to the project. Please can you put a note on file for the record.

Yours sincerely

Tetsuo Takeuchi

235 Reading Road, Winnersh, Wokingham, Berks. RG41 1HS
Tel: 0118 9781824

DM 5

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	EXC
06 DEC 2000	
COPIES TO:	ACK: ✓
	FILE:

Emy Circuit
Environmental Services Dept.
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR

December 5th 2000

Dear Sirs,

Application No TL/2000/2874

I am aware that it is your responsibility to consider every application and that you are only doing your job .... But

This application to site an 8metre high radio mast in the centre of a densely populated residential area must surely be rejected.

In the light of all the controversy about possible harm to those living near radio masts, which, although possibly not proven, must leave a substantial element of doubt, it seems incredible to me that Orange PLC have the audacity to propose such an installation.

I have already put my name to a residents petition which I assume you have received.

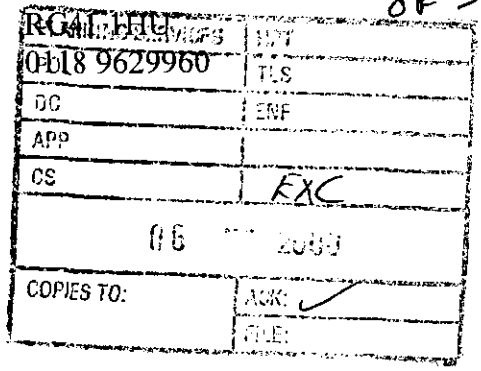
Apart from which it will look awful.

Yours truly,

John D Read.

14 Arnwood
Old Forest Road
Wokingham
Berkshire

DR S



F.A.O. Emy Circuit
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
RG40 1WR

4th Decmeber 2000

Dear Sir/Madam,

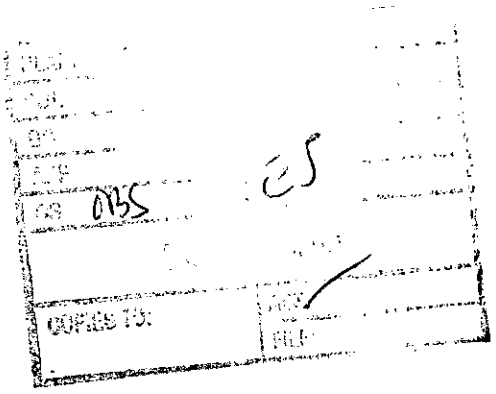
RE: Planning applicationTL/2000/2874 Old Forest Road/ Reading Road

It is with some concern that I write with regard to the above planning application.

I find it somewhat contradictory that such a communication telecoms mast should be sited in such a position considering the councils view on siting such masts so close to housing. I believe there is concern over health issues with these masts and I would suggest to locate such a mast so close to housing must be an oversight on the part of the council. I would suggest the vacant land close to the M4 and adjacent to the new filling station and allotments would be a more suitable location. This site is both away from areas of housing and is better suited to utility development.
I will await the councils decision on a more suitable location.

Yours faithfully,

D J C Kingsford



27 Lenham Close
Winnersh
Wokingham
Berks
RG41 1HR

The Case Office
Emy Circuit
Planning Services
Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berks
RG40 1WR

7 December, 2000

Your Ref :- TL/2000/2874

Dear Sirs

I am writing to you in regard to the above planning application. I see that once again Wokingham DC are preparing to let a mobile phone company put a transmission mast up right next to residential property. Only this time you don't intend to let anybody know about it.

I refer to the fact that you seem to have reduced the 'catchment area' of people that you notify directly about this application. Plus the public notice which should be displayed at the site, whilst actually being there is placed in such a manner that you would have to wade through mud and stand in the middle of a main road in order to read the torn & partially obscured, rain soaked photocopy document taped to a post.

I cannot express how strongly I object to this development. VVHF & Microwave radiation is known to have a detrimental effect on peoples health, and yet you persist in allowing Mobile Phone companies to apply to put a mast in this position. Adjacent to peoples homes, and indeed flats where the living accommodation is at the same height as the proposed mast.

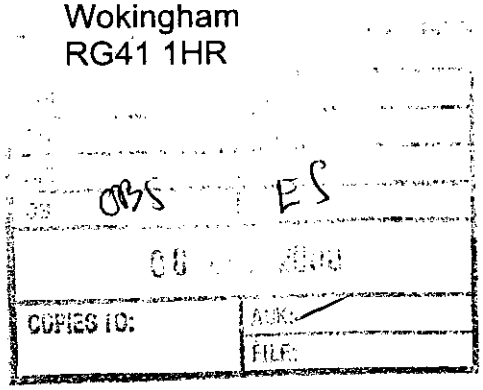
In conclusion I object to this development on the following grounds :-

1. It will be an eyesore, these masts are not pretty and in the proposed position will reduce amenity to the local community

2. Health grounds, these masts are potentially damaging to the health of those living within a certain radius, and whatever monies Orange have promised the council I doubt if it would cover the costs of the lawsuits, should a Cancer Cluster develop in the surrounding population.

3. The position is inappropriate, there are plenty of more 'open' areas within a few hundred metres of this site where this mast might be positioned which would keep it away from residential housing & out of general view.

Mr & Mrs I Jones
46 Lenham Close
Wokingham
RG41 1HR



Emy Circuit
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

8th December 2000

Dear Sir/Madam,

Ref: TL/2000/2874

I write with reference to the proposed erection of a telecommunications pole at Reading Road, Old Forest Road, Winnersh.

Firstly I would like to express my concern that I have not received any notification of this plan. A neighbour took time out of their evening to ensure that we had been notified, which, quite frankly, is not acceptable.

I would like this letter to be noted and acknowledged, that both my husband and I are strongly opposed to this plan.

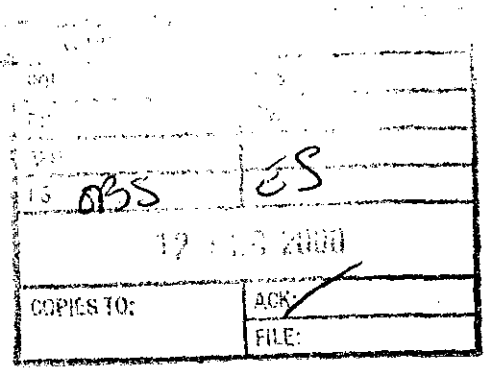
I can be contacted at home on 0118 977 4975, or alternatively at work on 0118 982 2268.

Yours faithfully

From K Jones.

Ian and Kerry Jones

ANNE CRABBE
8 Lenham Close. Winnersh, Wokingham RG41 1HR Berkshire
Home Phone 0118 9788532
E-mail ACr9841748@aol.com



10 December 2000

Mr John Mitchell
Development Control Manager
Wokingham District Council
POBox 157
Shute End
Wokingham RG40 1WR

Dear Mr Mitchell,

Your ref: Emy Circuit TL/2000/2874

Thank you for your letter regarding the above.

I am deeply concerned to learn that a proposal to erect a telecommunications pole at the junction of Reading Road and Old Forest Road Winnersh is even being considered by Wokingham District Council.

It is yet to be proved that the radiation associated with these telecommunication poles is harmless and the situation being considered is adjacent to residential properties. I would especially fear for young children, my near neighbour's small child plays and also takes his daily sleep in the garden a matter of only feet from the proposed site. Should it be proved that these rays are harmful irreprobable damage may have been done to this child and to adults living in the vicinity.

The progress of telecommunication has become a fact of modern life but until the picture is clear regarding the effect of the rays emitted I feel it is the responsibility of the Wokingham Council to protect us by refusing permision for these poles to be placed in residential areas and to work with companies like Orange to site the poles a safe distance from houses. It occurs to me that the far end of Forest Road would be far safer, would this short distance away from the proposed site not be suitable?

Yours sincerely,

Anne Crabbe

OBS ES

29 Lenham Close
Winnersh
Wokingham
Berks. RG41 1HR

9th December 2000

Case Office
Emy Circuit
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Sir

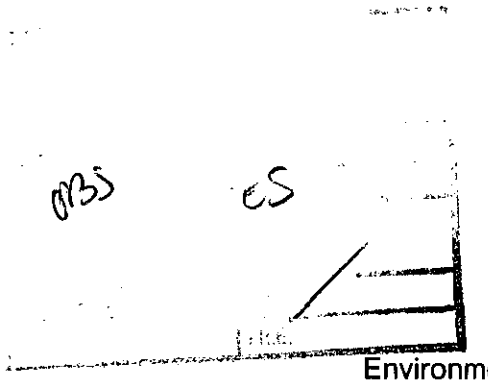
Ref: Application Number TL/2000/2874

I am responding to your letter of 6th December regarding the above application for planning permission.

As I indicated in my objection to the previous application for such a construction I would not wish planning permission to be granted as there are still sufficient doubts about the safety of such equipment, particularly regarding its effect in such a heavily populated area.

Yours faithfully

P. A. Wilson (Miss)



Environmental Services Department
Attn. Emy Circuit – Case Office
Planning Services
P O Box 157
Shute End, Wokingham
Berkshire RG40 1WR

7th December 2000

Dear Sir/Madam,

Re: Application number TL/2000/2874

We are writing to you to strongly object to the intended erection of an 8 metre high telecommunications pole by Orange P C S Limited.

We cannot believe that the planning office will allow this erection to take place, as there are many health concerns regarding these telecommunication poles. It has already been stated that these installations should not be sited near to schools, and we strongly object to one of these being erected in a populated residential area.

These telecommunication poles are ugly, do nothing for the local appearance, and are considered to be a health hazard, for these reasons they are normally sited away from residential areas, usually in fields next to motorways.

We would have thought that the planning department would be able to suggest a more suitable site in the fields next to the M4/A329M motorway well away from residential areas.

We plead to you not to allow this installation to take place.

Yours faithfully

Mr & Mrs Symons,
232 Reading Road
Wokingham, RG41 1HT

5 Arnwood
Old Forest Road
WOKINGHAM
Berks RG41 1HU

OBS ES

5th December 2000

Your Ref: EMY CIRCUIT TL/2000/2874

Case Office Emy Circuit
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sir
APPLICATION NUMBER: TL/2000/2874
RE: EMY CIRCUIT
SITE ADDRESS: Junction of Reading Road Land, at Old Forest Road, Winnersh, Wokingham
PROPOSAL: Proposed erection of 8M high Telecommunications pole with 3 directional antennae and equipment cabinet.

Thank you for your letter of 1st December 2000, informing us of the above planning application.

We are very concerned that this application should even be considered because of the proximity to domestic housing - apart from the fact that the masts are so unsightly

There is, as you must be aware, growing concern over health hazards if these masts are installed close to housing and we understand that the District Council will not normally permit masts to be installed within school grounds or close to housing. Therefore, we are amazed that any such proposition was not turned down immediately.

We most strongly object to the erection of this unsightly mast so close to our home, the houses in Lenham Close and the Reading Road because of the risks to health and because it would create an eyesore in the surrounding area. Although we understand the demand for such facilities there can be no shortage of sites where they would not cause any health hazard. To safeguard the health of the community must surely be the **first** priority of any local authority and should take precedence over **any** demand for a project which could possibly put health at risk.

We trust that there will be an outcry by the residents in the Embrook Ward and that this application will be flatly turned down.

Yours faithfully

Ann L Edge

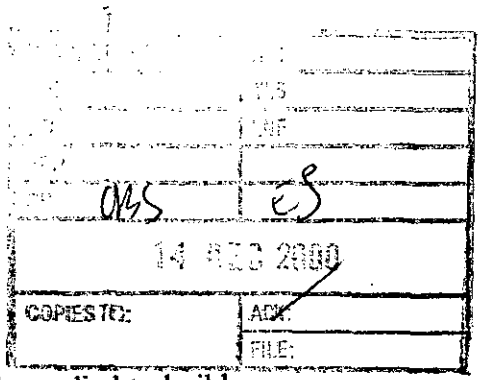
N A EDGE FCCA & MRS A L EDGE

7, Lenham Close
Wokingham
RG41 1HR

Phone: 0118 979 3954
Email: anthea-west@supanet.com

11th December 2000

Emy Circuit
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR



Application number: TL/2000/2874

Dear Emy Circuit,

We were extremely surprised to hear that Orange had once again applied to build a mast almost on top of our garden, since an identical application was refused a few months ago. The mast will be 20 metres, at most, from the back wall of our house. We would like to renew our objections, on the following grounds:

1. Health: the long-term effects of this kind of radiation are not sufficiently known for any of us to feel confident about living at such close quarters with it. We believe that Orange are attempting to evade much tougher new regulations about residential property, to be introduced shortly.

2. Amenity: our outlook, above our own trees and climbing plants, is to some magnificent trees on that piece of land. We do not want to look at a phone mast instead.

3. Property value: likely to be severely impacted by the two points raised above.

4. Vandalism: already utility installations on that site are regularly covered with graffiti. The site is on a school route, and sometimes an informal gathering-point for teenagers at weekends. We don't want them trying to climb up a mast.

We urge you to reject this application again, for exactly the same reasons as on the previous occasion.

Yours sincerely,

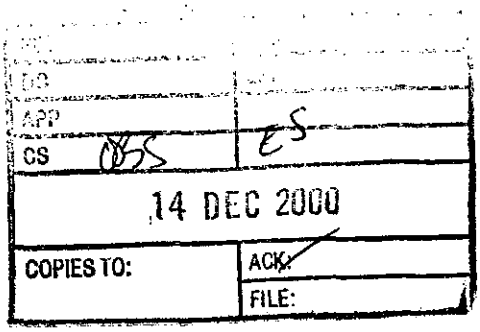
Anthea West

Anthea West

G. Walshe

Grahame Walshe

Noel & Elizabeth Knight
236 Reading Road
Winnersh
Wokingham
Berkshire RG41 5AA
Tel. 0118 978 2544



Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

13th December 2000

Dear Sir,

Application No: TL/2000/2874

Site Address: Land at junction of Reading Road, Old Forest Road, Winnersh, Wokingham

Proposal: Erection of 8 metre high telecommunications mast and equipment cabinet

We attach a copy of a letter about the above proposal written to you by our neighbour which expresses our own views entirely and which he has allowed us to use as a means of registering our own objection.

Being that much nearer to the mast we are of course that much more vulnerable to its effects both physical and visual and we should therefore like a meeting with the case officer so as to get a full understanding of the Council's position in the matter as well as further technical details than those indicated on the plan. Would you therefore please telephone to arrange an appointment.

Yours faithfully,

Rosemary Miles,
9 Lenham Close,
Winnersh,
Wokingham, Berks. RG41 1HR.

Saturday, 04 August 2001

Miss A. Groves,
The Planning Inspectorate,
Room 3/03, Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol, BS1 6PN.

RECEIVED
-7 AUG 2001
PINS AA PEP

Dear Madam,

Planning Appeal by Orange PCS Ltd.
Erection of telecommunications pole at Junction of
Reading Road and Old Forest Road, Winnersh.
Reference APP/X0360/A/01/1068473

With reference to the above, I have already expressed my objections in the strongest manner, yet Orange, already twice refused Planning Permission, have persisted in their efforts to have this pole erected, totally ignoring the views and fears of the local residents.

The most pressing fear is one of health and safety and, whilst Orange argue that the proposed site meets ICNIRP guidelines, other countries such as Scotland, U.S.A., etc. have rejected these guidelines as a safety measure. We are even informed, via TV news, that these masts are not to be sited near listed buildings, nor near to National Heritage properties.

How, then, can it be justified to site such a mast:-

a) Where the beams extend well across neighbouring houses and gardens (Orange diagram of microcell power levels) and where there are babies and young children, the garden of one of these toddlers being within 4 to 5 metres of the mast;
b) Where the adjoining footpath is daily trodden by pupils walking, dawdling, right next to the mast on their daily journeys to and from the four schools servicing the area.

As reported in the House of Commons Hansard, 19th June 1998, there are ongoing

concerns about "*.....the impact of electromagnetic fields (and in particular telecommunications masts) on health, and the proximity of such developments to existing buildings.*"

Other points have been raised in my previous letters of objection to the erection of the mast, but health and safety risks to our children must surely be our prime concern while doubts remain.

I would be very grateful if these concerns, which are not mine alone, could be given serious consideration by the Inspectorate at the Informal Hearing.

Thank you for your attention.

Yours faithfully,

R.V. Miles.

Ref: APP/X0360/A/01/1068473

Mrs J Marchant
32 Lenham Close
Winnersh
WOKINGHAM
Berkshire
RG41 1HR

RECEIVED
-7 AUG 2001
PINS AA SEC

action for blind people

Miss A Groves
The Planning Inspectorate
Room 3/03, Kite Wing
Temple Quay House,
2 The Square,
Temple Quay,
Bristol BS1 6PN

Dear Miss Groves,

Appeal by Orange P.C.S. Ltd.

I reiterate my previous remarks on this application, and would like to see it totally banned.

Yours faithfully,
J. L. Marchant (MRS).

Chelledon
Old Forest Rd
Wokingham
Berks RG41 1HY3

30th. July 2001

Planning Dept.

Wokingham District Council,

Shute End,

Wokingham.

Ref APP/X0360/A/01/1068473.

Dear Sirs,

Planning Application - TL / 2000 / 2874

May I re-itterate the attached letter which I sent to Wokingham Council when this application was first lodged last December.

Other factors at a national level have since come to light & I ask these also be considered as they have a direct influence on this repeat application.

1. A number of 'mobile network' companies are now entering into collaborative agreements to maximise the use of such towers (& of course their own commercial penetration). This is commendable as it does minimise their unsightley proliferation on the environment. To this end however, I've identified other masts within a mile of the proposed installation and there are no mountains in between!

2. It has yet to be proven that these towers do not represent a health hazard to humans nearby as has been indicated by the recent reports. Should not grave cosideration be given to this uncertainty especially as a cautious view is now being taken by many countries on this subject.

Appreciating these additional points together with my original letter may I ask you consider this residential area is allowed to remain as a residential area, and not be degraded by further unsightly development purely for commercial gain.

Yours sincerely,

J Dudman

John Dudman.

Chelledon
Old Forest Rd
Wokingham
Berks RG41 1HY

Planning Dept.

Wokingham District Council,

Shute End,

Wokingham.

22nd. December 2000

Dear Sirs,

Planning Application : TL / 2000 / 2874

I am writing to object in the strongest possible terms to the above application. The erection of a 3-Way Telecommunications Mast at the junction of Old Forest Road and Wokingham Road is a degradation of the landscape in this residential area.

Having lived a short way along Old Forest Road for some years I endure not only the regular noise pollution of the Railway. But to this is added an ever increasing volume of M4 traffic activity - 24hrs a day - with absolutely no sign of the long promised 'sound barrier'. More recently local residents had to fight to stop the siting of Football, & then 'Fast-Food' facilities near to this junction, and now we are faced with the erection of an unsightly, commercially driven, Telecoms mast.

This is a residential area, let's keep it that way with buildings that are sympathetic to the local landscape.

Yours sincerely,

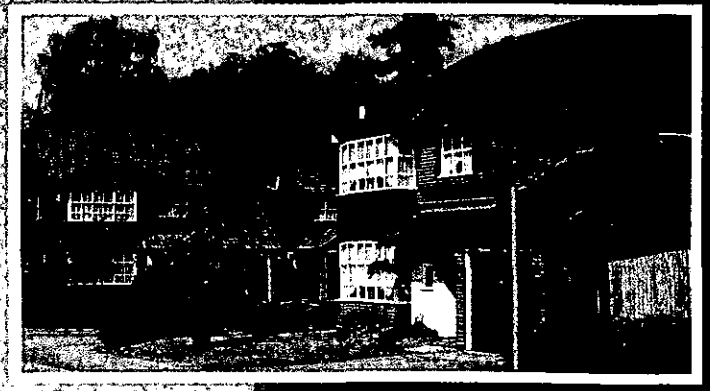
John Dudman.



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie
Public Services Division

11 TELECOMMUNICATIONS AND RENEWABLE ENERGY

11.1 This chapter deals with two subject areas, telecommunications and renewable energy, which are covered in Government guidance contained in Planning Policy Guidance Notes 8 'Telecommunications' and 22 'Renewable Energy'.

11.2 PPG8 sets out the benefits of telecommunications and advises that the Government's general policy is 'to facilitate the growth of new and existing systems' while maintaining commitment to environmental objectives. It provides guidance on the form and particular requirements of telecommunications development, and Policy TC1 below takes account of the growth and characteristics of modern telecommunications.

11.3 The benefits of providing energy from renewable sources are emphasised in Government advice (PPG22). In Chapter 3 of this Plan, the importance of resource conservation is stressed, being a key element of a sustainable approach to development. Renewable energy sources play an important role in conserving non-renewable resources and reducing harm to the global environment.

Telecommunications Development

11.4 Telecommunications developments include radio relay stations, base stations, antennas and masts. The technology continues to develop, and can generate environmental benefits; for instance, they can help to reduce the need to travel, both in terms of journeys to work and the transfer of information. However, telecommunications equipment can itself be environmentally intrusive, especially if it is poorly sited.

11.5 A balance will be sought between the growth of telecommunications developments and their impact on the environment. The aim is to respond positively to telecommunications development proposals, in line with government guidance, whilst taking account of technical considerations, other policies designed to preserve and enhance the environment, and the environmental benefits that may accrue.

Assessment of Proposals for Telecommunications Development

Policy TC1 **Planning permission will normally be granted for telecommunication development. Where there is potential conflict with environmental objectives telecommunications development will be allowed provided:**

i) it is sited and designed so as not to result in significant adverse visual impact, subject to operational and technical requirements;

ii) there are no satisfactory alternative sites for telecommunications available;

iii) there is no reasonable possibility of sharing existing facilities; and

iv) in the case of radio antenna and masts there is no reasonable possibility of erecting antennae on an existing building or other structure.

11.6 In considering the acceptability of a proposal in relation to these criteria, the following factors will be relevant:

- the need to protect the best and most sensitive environments, in particular within the North Wessex Downs AONB and Areas of Special Landscape Importance;
- the significance of the proposed development as part of a national network, and the implications for subsequent network development;
- the need to minimise visual impact.

Renewable Energy

11.7 Renewable energy refers to those "energy flows that occur naturally and repeatedly in the environment - from the sun, wind and oceans, and from plants and the fall of water. It also refers to energy available in wastes and from within the earth itself" (ETSU[1]). Renewable energy can be derived from schemes involving : wind power; landfill gas; hydro-electric power; energy from crops and forestry; solar; and waste combustion.

11.8 There are many advantages to using these renewable energy sources, since for the most part the energy generated causes no harmful gaseous emissions. In addition, using renewable energy can assist in reducing the demand for fossil fuels such as coal, gas and oil, and thereby reduce the potential for pollution. For example, passive solar gain in residential developments can, through good design and layout, reduce conventional fuel demand by 12%.

11.9 For these reasons renewable energy is being given increasingly serious consideration as an alternative energy source, with Government policy encouraging such schemes, providing they are economically attractive and environmentally acceptable. This encouragement includes the Non-Fossil Fuel Obligation (NFFO) introduced by the 1989 Electricity Act. The NFFO requires regional electricity companies to purchase a proportion of their electricity from non-fossil fuel sources.

11.10 Given the environmental constraints in Berkshire, the opportunities for developing some renewable energy schemes may well be limited. For example, the physical development associated with renewable energy schemes such as wind farms and waste to energy processes have a potentially serious environmental impact. Therefore a balance has to be achieved between the benefits of harnessing renewable energy and the impact on the Berkshire environment.

---

1 *ETSU manage the Government's new and renewable energy programme on behalf of the Department of Trade and Industry*



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

UTILITIES INFRASTRUCTURE

11.28 Public utility services include infrastructure works for electricity, gas, water supply, sewerage and telecommunications services. All these services are provided by private sector companies and the Council has a limited control over their activities. Development for operational needs will generally be supported. The local planning authority has also liaised with services providers in respect of the plan's policies that could help service provision.

POLICY WIC13: PUBLIC UTILITIES

PROPOSALS FOR DEVELOPMENT REQUIRED FOR THE OPERATIONAL NEEDS OF PUBLIC UTILITIES WILL BE SUPPORTED SUBJECT TO THEIR ACCEPTABILITY ON ENVIRONMENTAL AND AMENITY GROUNDS IN ACCORDANCE WITH OTHER RELEVANT POLICIES AND PROVISIONS OF THE PLAN. IN CONSIDERING PROPOSALS THE COUNCIL WILL TAKE INTO ACCOUNT EXISTING LEVELS OF INFRASTRUCTURE, TECHNICAL AND OPERATIONAL REQUIREMENTS *AND* **(PA 11/9)** THE OPPORTUNITIES FOR SHARING FACILITIES ~~AND APPROPRIATE PHASING OF DEVELOPMENT~~. **(PA 11/9)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Telecommunications

11.29 PPG 8 *Telecommunications* states that local planning authorities should respond positively to telecommunications development proposals. However where possible existing masts and equipment should be used in order to avoid impact on amenities.

11.30 Telecommunications are being promoted as being important and therefore interference as a result of development must be minimised. Large structures can result in physical obstruction, or reflection, of above ground signals and therefore interference to existing networks can be a material consideration in determining a planning application.

11.31 On major new developments developers will be encouraged to allow for the future telecommunications needs of occupants and make provision for necessary equipment. Communal provision will be expected on larger developments to reduce the proliferation of aerials. In addition operators will be encouraged to remove telecommunications structures that have become redundant.

POLICY WIC14: ASSESSMENT OF PROPOSALS FOR TELECOMMUNICATIONS DEVELOPMENT

PLANNING PERMISSION WILL BE GRANTED FOR TELECOMMUNICATIONS DEVELOPMENT PROVIDED THAT IT IS IN ACCORDANCE WITH POLICY TC1 OF THE BERKSHIRE STRUCTURE PLAN 1991 – 2006. ~~IN ADDITION THE COUNCIL WILL CONSIDER 'PRIOR NOTIFICATION' SUBMISSIONS IN ACCORDANCE WITH POLICY WOS3~~ **(PA 11/10)** AND OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. THE COUNCIL WILL ALSO SEEK TO SECURE THE REMOVAL OF ANY TELECOMMUNICATIONS APPARATUS THAT IS NO LONGER REQUIRED FOR ITS ORIGINAL PURPOSE.

BEFORE PERMISSION IS GRANTED, APPLICANTS WILL BE REQUIRED TO SHOW THAT NO ALTERNATIVE LESS VISUALLY INTRUSIVE SITE IS AVAILABLE OR TECHNICALLY FEASIBLE. CONDITIONS MAY BE IMPOSED TO REQUIRE PROVISION OF A SUITABLE SCREEN TO MITIGATE THE VISUAL IMPACT OF THE APPARATUS.

Cont.

THE COUNCIL WILL EXERCISE ITS OPTION TO REQUIRE PRIOR APPROVAL IN AREAS DESIGNATED IN THIS PLAN AS BEING ENVIRONMENTALLY SENSITIVE, WITHIN 200 METRES OF ANY BUILDING REGULARLY USED BY PEOPLE AND IN OPEN COUNTRYSIDE WHERE IT WOULD APPEAR ABOVE THE SKYLINE. **(PA 11/11)**

Implementation: Through the development control process.

Monitoring: Planning applications and prior notifications determined.

11.31A FOR THE PURPOSES OF POLICY WIC 14 THE AREAS WHICH ARE DESIGNATED AS BEING ENVIRONMENTALLY SENSITIVE ARE AREAS OF SPECIAL LANDSCAPE IMPORTANCE, THE THAMES VALLEY, SITES OF URBAN LANDSCAPE VALUE, LOCAL NATURE RESERVES, WILDLIFE HERITAGE SITES, THE GREEN BELT, CONSERVATION AREAS, AREAS OF SPECIAL CHARACTER, HISTORIC PARKS AND GARDENS, LISTED BUILDINGS, ARCHAEOLOGICAL SITES, ANCIENT MONUMENTS, GREENWAYS, GREEN ROUTES AND AREAS WHICH FORM THE SETTING OF THESE AREAS. **(PA 11/12)**

Recycling

11.32 Recycling and Sustainable Development are important issues and the Government recognises that the planning system has a role to play in weighing the interests of economic development and environmental protection. The Council has a recycling plan (approved by the Department of the Environment in 1992). It aims to achieve a 25% recycling target of all household waste generated in this District by the year 2000. The County Council adopted a *Waste Management Plan for Berkshire* in 1995. Its strategy is based on waste minimisation, re-use and recycling, and the treatment of waste to produce useful products. In addition to this the County Council has produced a *Waste Local Plan*, which is a land use plan setting out policies and proposals for new waste facilities that seek to ensure minimal harm to the environment and the public. The Berkshire Structure Plan 1991 - 2006 contains a policy that seeks provision of recycling facilities on site or a contribution to them elsewhere as is appropriate to the development proposed. Development proposals will be expected to take account of recycling policies contained within the Berkshire Structure Plan 1991 - 2006 and the Waste Local Plan.

WATER AND SEWERAGE

Vater Quality

quality of water is an increasingly important area of concern. Deteriorating water quality can t the supply of water for domestic, industrial and agricultural uses and general amenity. The il should therefore restrict development that would threaten surface and ground water . The Environment Agency has published ground water vulnerability maps, which identify quiring protection from potentially polluting activities.

WIC15: SURFACE AND GROUND WATER PROTECTION

NCIL WILL (FOLLOWING CONSULTATION WITH THE ENVIRONMENT ESIST DEVELOPMENT THAT COULD ADVERSELY AFFECT THE QUALITY AND GROUND WATER AS A RESULT OF THE NATURE OF SURFACE OR R DISCHARGE, OR GIVE RISE TO POLLUTION PROBLEMS AS A RESULT NCE TO CONTAMINATED LAND.

hrough development control process and in consultation with the Environment

applications determined.

The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1068473 **GRID REF:**

APPEAL BY: ORANGE PCS LTD

SITE: Land at junction of Reading Rd + Old Forest Rd.

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks from the 'starting date' given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.** Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

1.	Do you agree to the written representations procedure?		~~YES~~ / NO
OR	Do you wish to be heard by an Inspector at:	a. a local inquiry?	~~YES~~ / NO
		or b. a hearing?	YES / ~~NO~~
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit? ***(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)***		YES / NO
3.	Does the appeal relate to an application for approval of reserved matters?		~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?		~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?		~~YES~~ / NO

6.	Is the appeal site within an approved Green Belt or AONB? Please specify which	~~YES~~ / NO
7.	Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a.	Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	~~YES~~ / NO
b.	Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9.	Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10.	Does the appeal relate to an application for conservation area consent?	~~YES~~ / NO
11.a.	Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	~~YES~~ / NO Grade I / II* / II
b.	Would the proposed development affect the setting of a listed building?	~~YES~~ / NO
	If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12.	Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	~~YES~~ / NO
13.a.	Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
b.	If YES, was English Heritage consulted? Please attach a copy of any comments.	YES / NO
14.a.	Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	~~YES~~ / NO
b.	Are any protected species likely to be affected by the proposals? If YES, please give details.	~~YES~~ / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a	Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO
c.	Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	~~YES~~ / NO

		Number of Documents Enclosed	N/A
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e.	Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f.	A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g.	Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h.	Details of any other applications or matters you are currently considering relating to the same site;		✓
i.	**For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	2	
j.	Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k.	Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	28/08/01	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the *original application*	A1	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / NO	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. *THE MAYOR OF LONDON CASES ONLY*		
a. Was it necessary to notify the Mayor of London about the application? If YES, *please attach a copy of that notification.*	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, *please attach a copy of that direction.*	YES / NO	

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: _____ on behalf of Wokingham District Council

Date sent to us and the appellant 27/07/01 OUR Ref: TL/2000/2874

Please tell us of any changes to the information you have given on this form.

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HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 01 December 2000

Application Number: TL/2000/2874

Proposal: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet.

Parish: WINNERSH PARISH

Site Address:
Land At Junction Of Reading Road, Old Forest Road, Winnersh, Wokingham.

Applicant:
Orange P C S Ltd C/O Patrick Farfan Associates Ltd.

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).

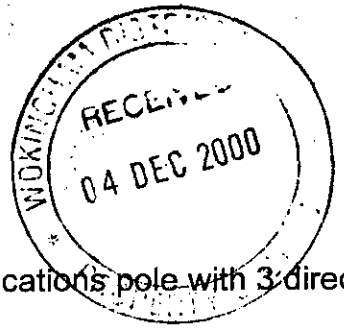
Comment.

The Highway authority feel that this is too close to the junction and would like to see it resited further away.

Signed: _____ **Print name:** Adam Coggins 6/12/00

FROM:
Property Dept

TO: [redacted]: Emy Circuit



Date: 01 December 2000

Application Number: TL/2000/2874

Proposal: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet..

Site Address:
Land At Junction Of Reading Road, Old Forest Road, Winnersh, Wokingham.

Applicant:
Orange P C S Ltd C/O Patrick Farfan Associates Ltd.

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

The above proposal is on land in the ownership of the Council.

The councils 60metre radius policy applies with this application & therefore this section will object to the proposal.

Sarah Hunter
Property Section.

FROM: Emy Circuit

DATE: 01 December 2000

DELEGATED
37480
4 DEC 2000
07 DEC 2000
COPIES TO:
ACK
FILE

WINNERSH PARISH CONSULTATION SHEET

Application Number: TL/2000/2874

Proposal: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet..

Site Address: Land At Junction Of Reading Road, Old Forest Road, Winnersh, Wokingham.

Applicant: Orange P C S Ltd C/O Patrick Farfan Associates Ltd.

Your observations are required in respect of this application **by 25/12/2000** .

The Committee **OBJECTED** to this application on the following grounds:

1. It would be very close to existing housing
2. Visual impact on the area
3. Immediate safety issues
4. Unknown long-term effects on health etc.

SIGNED: _____ DATE: 06.12.00

Clerk To Winnersh Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From:	Joanne Ellis Environmental Health	My Ref:	JPE/forest
To:	Emy Circuit Planning	Your Ref:	TL/2000/2874
		Date.	08 December 2000

PROPOSED: ERECTION OF AN 8 METRE HIGH TELECOMMUNICATIONS POLE WITH 3 DIRECTIONAL ANTENNAE AND EQUIPMENT CABIN

LOCATION: LAND AT JUNCTION OF OLD FOREST ROAD/READING ROAD, 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:

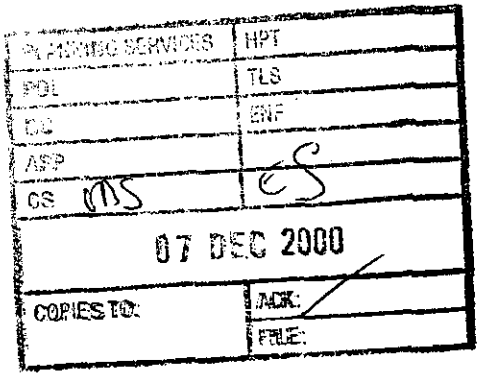
There have been questions raised as to the possibility of adverse health effects from electromagnetic radiation from telecommunication base stations and their positioning in relation to residential development and, in particular schools.

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



3 Lenham Close
Winnersh
Wokingham
Berkshire
RG41 1HR

Tel. 0118 9619404

Date: 05 December 2000

Your Ref: Emy Circuit TL/2000/2874

Dear Ms Circuit,

Application Number:	*TL/2000/2874*
Site Address:	Land At Junction Of Reading Road, Old Forest Road, Winnersh, Wokingham
Proposal:	Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet.

I am writing to object to the application for the above telecommunications development. I am astounded that Orange PCS Ltd are applying again for permission for this development which was refused in March 2000 on the grounds that it was too close to residential property. Please refer to application number TL/2000/0494 for their previous application.

I am very concerned about the effects that this antennae would have on my family, especially in light of new Government concerns about mobile phones and their plans to put Health Warnings on this type of equipment. I have a two year old daughter and I am also pregnant with a second child expected in May 2001.

I am worried about the effect that this antennae will have on the price of my property and its re-saleability. I was in the process of buying this property when the last application was made and only agreed to purchase it when the application was refused.

I would also like to reiterate the comments made by the previous owner of this property about the close proximity of both the Embrook and Hawthorns Primary Schools as well as the Embrook Comprehensive School. Mrs Durant also highlights the problems it would cause to motorists, cyclists and pedestrians if their vision was obscured by this equipment. This corner is particularly busy in the mornings with children making their way to school. I have enclosed copy of her letter for you to see.

I find it particularly despicable that Orange PCS Ltd have chosen to submit their application so close to Christmas. Most of the local residents will be preparing for Christmas and the last thing we need is to worry about this monstrous antennae being erected at the end of our gardens.

I ask you once more to use your common sense and refuse this application again as you did previously.

Yours sincerely

Gayle Watson

Gayle, Richard and Rebecca Watson

Copy

3, Lenham Close,
Winnersh,
Wokingham,
Berks, RG41 1HR

FAO Joss Miller

3rd March, 2000

Dear Sir/Madam,

Application Number TL/2000/0494
Site Address: Junction of Reading Road Land at, Old Forest Road, Winnersh Wokingham
Proposal: Proposed erection of 8m high Telecommunications pole with 3 directional antennae and equipment cabinet.

When I read your letter of 21st February concerning the above Application I was both astounded and concerned. I cannot believe that you would contemplate allowing the erection of such a structure on the proposed site for the following reasons:

1. Both The Hawthorns and Embrook Primary schools as well as Embrook Comprehensive school are in close proximity.

2. Even closer are hundreds of houses where families with children are living. I understand that there are many fears for the health of children living in the proximity of such a structure.

3. The junction of Old Forest Road and the A329 Reading Road is a busy spot where a clear vision to drivers, cyclists and pedestrians is crucial. Anything which is likely to interfere with a clear vision would be an added hazard to an already hazardous spot.

There are alternative sites to be considered, one of which would be on the cross roads of Forest Road on the other side of the motor way. This would be a) much further away from habitation and b) there is sufficient room for the telecommunications pole to be sited without obscuring vision.

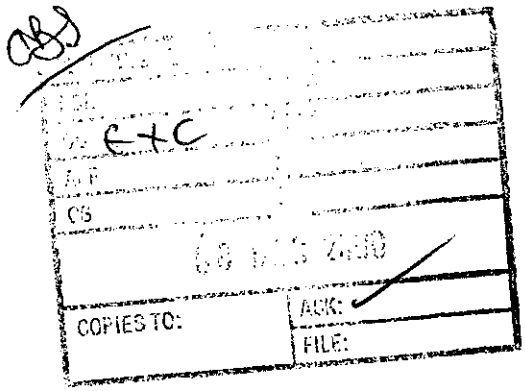
I ask you to once more use your common sense and forethought when considering this application.

Yours faithfully

JBD

June Durant

Head of Planning and Transportation
Environmental Services Department
Planning Services
P.O. Box 157
Shute End,
Wokingham,
Berks. RG40 1WR



22 Lenham Close
Winnersh
Wokingham
Berkshire
RG41 1HR

06 December 2000

WDC Environmental Services Dept.
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire. RG40 1WR

FAO Ms Emy Circuit, ref. Application number TL/2000/2874

Dear Ms Circuit

We wish to object to the above mentioned Planning application on the following grounds:

- The antenna is situated in the midst of a residential area and as yet the adverse effects of constant radiation from such equipment is not proven to be totally safe

- The proposed siting (as far as can be made out from the plan) will contribute a further hazard to traffic trying to emerge from the Old Forest Road onto the Reading Road at a junction that must surely be one of the busiest in the District where there are neither traffic lights nor a roundabout. (i.e. obscuring line-of-sight for traffic looking to turn right from Forest Rd.). Should these long overdue improvements to the junction ever be put in place, then the antenna and control box would need to be resited

- There is no mention on the site plan of the Gas Converter Cabinet and should the antenna either fall or be knocked over it could cause an explosion should it land on the said cabinet

- The Site Plan as submitted by Patrick Farfan Associates Ltd is inaccurate and does not give a true representation of the area. The footpath does not run close to the edge of the boundary fence as shown and the line of the path is at the wrong angle. It would appear that the plan has been drawn to give an enhanced view for the benefit of the applicants and is therefore a misrepresentation. (ref drawing number 30/BRK7039E/01)

cont

Tel: +44(0)118 9785590 Mobiles: +44(0)7860 662824 (RAP) +44(0)7802 533374 (MPP)
Fax: +44(0)8700520181 e-mail: rog@winnersh1.demon.co.uk R A & M P Prior

? See attached ?

There are also several other points we would like to raise. Firstly, as an objector to the previous application why were we not informed by letter of this current application? Next, what research has been done into possible interference with terrestrial and/or satellite television and radio reception in the vicinity of these mobile phone transmitters – they are obviously quite powerful. Also will there be any problems with the neighbouring water pumping station which appears to have a remote radio link presumably for data monitoring purposes?

Lastly, why does the antenna have to be sited at this point? There are open areas – along the railway line next to the playing field off Lowther Road for example – and there are industrial areas such as Toutley which are higher and would probably better serve the 'Emmbrook Estate' as that would appear to be the intention according to the title on the site plan; or am I simply suspicious that the main reason for requesting the present location is cheapness and convenience, there being connections to both power and telecommunication lines close at hand?

We would be obliged if you would acknowledge the receipt of this objection

Yours truly,

Roger A. Prior

M. Prior

Tel: +44(0)118 9785590 Mobiles: +44(0)7860 662824 (RAP) +44(0)7802 533374 (MPP)
Fax: +44(0)8700520181 e-mail: rog@winnersh1.demon.co.uk R A & M P Prior

Tel. (0118) 974 6448 (Direct Line)
Date. October 23, 2001
My ref: TL2000/2874
Your ref:

Mrs E Turton
37 Lenham Close
Winnersh
Wokingham
Berks
RG41 1HR

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 Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: Orange PCS Ltd
SITE: Junction of Reading Rd & Old Forest Rd,Winnersh
PROPOSAL: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae & equipment cabinet.

Further to my letter of 19th July 2001, this is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham commencing at 10.00 on Wednesday 7th November 2001.

As your interests may be affected, this is to give you notice of the Hearing in order that you may attend and, at the Inspector's discretion, take part in the discussion.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (8:30 –17:00 Mondays to Thursdays & 8:30 – 16:00 on Fridays).

Anyone with a disability who wishes to attend the Hearing is advised to contact the Council to check that suitable provisions are available.

If you wish to be notified of the decision, you should write to Mr S Campbell, The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference number APP/X0360/A/01/1068473.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Orange PCS Ltd
SITE: Land at junction of Reading Rd & Old Forest Rd, Winnersh
APPLICATION NO.: 2874
PROPOSAL: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae & equipment cabinet

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Winnersh

Mrs P Bray

Mrs E Siggery

Mr R Turner

Clerk(s) of Parish / Town Council of Winnersh

Mrs J Harlin, Winnersh Community Centre, New Rd, Sindlesham, Wokingham Berks RG41 5DU

Environmental Services Department, Engineering Services, Wokingham District Council,
PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

Environmental Health, WDC
-FAO Tom Payne

Property Department, WDC
-FAO Sarah Hunter

Applicationo	Name & Address
TL/2000/2874	John D Read 235 Reading Road Winnersh RG41 1HS
TL/2000/2874	D Kingsford 14 Arnwood Old Forest road Wokingham RG41 1HU
TL/2000/2874	G Salathiel 14 Lenham Close Winnersh RG41 1HR
TL/2000/2874	G R & R Watson 3 Lenham Close Winnersh RG41 1HR
TL/2000/2874	Mr M Cachia 25 Lenham Close Winnersh RG41 1HR
TL/2000/2874	Mr T Takeuchi 16 Lenham close Winnersh RG41 1HR
TL/2000/2874	A Gough 27 Lenham Close Winnersh RG41 1HR
TL/2000/2874	Mr & Mrs I Jones 46 Lenham close Winnersh RG41 1HR
TL/2000/2874	Mr & Mrs R Prior 22 Lenham Close Winnersh RG41 1HR
TL/2000/2874	N & Mrs A Edge 5 Arnwood Old Forest Road Wokingham RG41 1HU
TL/2000/2874	Mr & Mrs Symons 232 Reading Road Wokingham RG41 1HT

TL/2000/2874	A Crabbe 8 Lenham Close Winnersh RG41 1HR
TL/2000/2874	Miss P Wilson 29 Lenham Close Winnersh RG41 1HR
TL/2000/2874	G H Townsend 240 Reading Road Winnersh RG41 5AA
TL/2000/2874	N & E Knight 236 Reading Road Winnersh RG41 5AA
TL/2000/2874	S Daughters 2 Arnwood Old Forest Road Wokingham RG41 1HU
TL/2000/2874	A & G Walshe 7 Lenham Close Wokingham RG41 1HR
TL/2000/2874	Mrs R V Miles 9 Lenham Close Winnersh RG41 1HR
TL/2000/2874	W Cooper 248 Reading Road Winnersh RG41 5AA
TL/2000/2874	Mr & Mrs Page 23 Lenham Close Winnersh RG41 1HR
TL/2000/2874	Mr & Mrs Abnett 231 Reading Road Winnersh RG41 1HS
TL/2000/2874	E Gaskell 7 Arnwood Old Forest Road RG41 1HU
TL/2000/2874	T & B Edwards 2 Lenham Close Winnersh RG41 1HR

TL/2000/2874	Mr & Mrs G Nelson 19 Lenham Close Winnersh RG41 1HR
TL/2000/2874	S P Meilton 11 Arnwood Old Forest road RG41 1HU
TL/2000/2874	D & C Hurst 229a Reading Road Wokingham RG41 1HS
TL/2000/2874	B Waistell 242 Reading Road Winnersh RG41 5AA
TL/2000/2874	Mrs J Barley 3 Arnwood Old Forest Road Wokingham RG41 1HU
TL/2000/2874	J Lynch 210 Reading Road Wokingham RG41 1LH
TL/2000/2874	J Dudman Chelledon Old Forest Road Wokingham RG41 1HY
TL/2000/2874	Mr & Mrs B Panesar 6 Lenham Close Wokingham RG41 1HR
TL/2000/2874	Mr & Mrs T Cooper & Mrs Crockett 4 Lenham Close Winnersh RG41 1HR
TL/2000/2874	J S Harley 204 Reading Road Wokingham RG41 1LH
TL/2000/2874	Mrs J Marchant 32 Lenham Close Winnersh RG41 1HR

TL/2000/2874

V & B Harris
5 Simons Lane
Wokingham
RG41 3HG

TL/2000/2874

R & E Higson
202 Reading Road
Wokingham
RG41 1LH

App. refused
Letter sent 16/01/01

Mrs E Turton
37 Lenham Close
Winnersh
Wokingham
Berks
RG41 1HR

Tel. (0118) 974 6448 (Direct Line)
Date. October 23, 2001
My ref: TL2000/2874
Your ref:

Mrs E Turton
37 Lenham Close
Winnersh
Wokingham
Berks
RG41 1HR

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 Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: Orange PCS Ltd
SITE: Junction of Reading Rd & Old Forest Rd,Winnersh
PROPOSAL: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae & equipment cabinet.

Further to my letter of 19th July 2001, this is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham commencing at 10.00 on Wednesday 7th November 2001.

As your interests may be affected, this is to give you notice of the Hearing in order that you may attend and, at the Inspector's discretion, take part in the discussion.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (8:30 –17:00 Mondays to Thursdays & 8:30 – 16:00 on Fridays).

Anyone with a disability who wishes to attend the Hearing is advised to contact the Council to check that suitable provisions are available.

If you wish to be notified of the decision, you should write to Mr S Campbell, The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference number APP/X0360/A/01/1068473.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: TL/2000/2874

Our Ref: APP/X0360/A/01/1068473

Date: 4 September 2001

NPT 47398
FOL TLS
DC ENF
CS
- 5 SEP 2001
COPIES TO

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY ORANGE P C S LTD
SITE AT JUNCTION OF, READING ROAD & OLD FOREST ROAD, WINNERSH

I enclose a copy of the appellants statement relating to the above appeal. I also enclose third party correspondence. I apologise for the delay in the sending of the correspondence.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector.

Yours faithfully

Mr S P Campbell

211AL(BPR)

RECEIVED
29 AUG 2001
PINS AA PEP

Mr and Mrs B Panesar
6 Lenham Close
Wokingham
Berkshire
RG41 1HR

Tel: 0118 978 4647

24th August 2001

Reference

APP/X0360/A/01/1068473

Appeal By : Orange P C S Ltd

Site Address: Junction of Reading Rd and Old Forest Road, Winnersh

Proposal: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet

We would like to make it known that we object to this proposal in the strongest terms on the grounds laid out in this letter. We would also like it noted that we appreciate that under the terms of the license granted Orange have to provide certain levels of cover nationwide, and that the mobile phone industry is essential to the UK economy. For these reasons we have urged Wokingham District Council to negotiate with Orange to propose an alternative, more suitable site, situated at least 60 metres from residential properties and schools. Mast sharing must be offered as an alternative, currently masts exist at the top of Old Forest Road, please can Orange not use this location also? The residents have fought this application twice before, and I should stress that they will leave no stone unturned in order to fight it once again. We have contacted John Redwood our local MP and have his full backing. For the following reasons I urge you to turn down this appeal, but also to offer Orange an alternative site. This would be the most gratifying outcome.

1. **SITE and LOCATION**

- This mast will be visible from the back view of our house. While it is noted that Orange intend to disguise the mast to look similar to a lamp post this will be a threatening structure for us. We have viewed a similar structure in an existing location and we believe that it is clear that the structure is not a lamp post, but a large grey mobile phone mast, not fitting with the local environment. The reasons we would find this threatening are clearly documented in this letter.

- The mast is proposed to be located close to a gas installation. We are aware that this installation consists of joints and pipes just below the surface of the ground. A gas leakage coupled with an electrical failure on the mast could result in a catastrophic event for the local area, and our property in particular, being located just behind this installation. For this reason we object to any live electrical or electronic installation in this area.

- This ground is property of Wokingham District Council. As residents and council tax payers we strongly object to land being rented/leased/bought or in any way used for this purpose.

- There is an old an established tree on the ground next to the proposed installation. In the summer, as it is now, it is clear that the branches and leafs of the tree will interfere with the proposed installation. Without serious pruning the installation will be unable to be erected. We feel that the trees in the local area should not be put in jeopardy for this type of installation.

- We understand from reports in the national press that an installation of this kind, visible from a property, can devalue the property by up to one third. We put it to the Department of Environment, Transport and the Regions that if permission were to be granted would they be willing to compensate the local community for this devaluation.

2. HEALTH ISSUES

- It is understood that due to the level of public concern and UNKNOWN health risks a rule of thumb has been adopted in cases such as these. This is that a mast of this kind should not be located less than 60 meters from a residence and/or building that is occupied most of the time. This proposal details that the nearest residence is 25 meters away, significantly less than that usually considered. In addition we believe that Orange, in their proposal, have not taken into consideration the distance from the mast to the nearest garden. My son , aged 1, sleeps in the garden every day, less that 20 meters away. Exposing a child of this age to electromagnetic radiation of this level, this close to the source is unacceptable, this view is supported by the Stewart Report and the Report on inquiry into the proposals to introduce new planning procedures for telecommunications developments, commissioned by the Scottish Transport and Environment Committee. It should now be noted that the procedure has changed in Scotland, and indeed, full planning permission is not required. We would like to ask whether, Wokingham District Council, the Government, and the ICNIRP can give a guarantee that our son will not fall seriously ill due to the level of exposure, this should be considered in the final decision.

- The Government body should note that the current research available is based on thermal effects of exposure to electromagnetic radiation from other sources, not mobile phone masts, or indeed mobile phones, where the results at this stage are inconclusive. In addition it is documented in numerous research papers and the Stewart Report that the non thermal effects of exposure to such radiation are not known at this time, and may give cause for concern. It has been admitted by the NRPB, in the report commissioned by the Scottish Transport and Environment Committee, that 'there is a need to examine radiation from those specific technologies in a well controlled epidemiological and animal studies to discover whether there are implications that we do not believe exist at present.' We strongly object to this mast being placed 25 metres from our property when currently, in the scientific community there is uncertainty around whether this will be safe or not.

- Recently the government announced that they were to fund a 7 million research program into the effects of mobile phone use, and mobile phone masts. Constantly on our televisions young people are being urged to dramatically restrict their mobile phone use as they may be more susceptible to the possible health risks. Lenham Close, Old Forest Road and Reading Road are family areas, with children resident of all ages. The government have to consider the long term implications or erecting a mast in a densely populated residential area amidst this uncertainty and we urge that, once again this appeal be rejected.

Kind Regards

Bhupinder and Lorna Panesar

MR. EDAN GASKELL

7 Amwood
Old Forest Road
Wokingham
Berkshire
RG41 1HU
0118-9619840

August 12, 2001

Miss A Groves
The Planning Inspectorate
Room 3/03
Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Reference APP/X0360/A/01/1068473
Dear Miss Groves,

I write to you in connection with the proposed erection of an 8-metre high telecommunications pole. There are many suitable places that Orange could of chosen to erect this pole. Places that would be away from residential areas, yet they have chosen a site in the middle of residential housing. I live in an apartment just across the road from the site. The pole would be an eyesore as well as bringing probable associated health risks as have been widely reported in the press. Another factor is that the value of our property would be affected as well. No one wants to live with a giant telecommunications mast on their doorstep.

At the end of Old Forest Road there is a large industrial unit which incorporates a scrap metal works, beyond that are a number of fields. Why is it not possible for Orange to site the pole in any of these places? As it is only 1mile from the current proposed site.

I think it would be a terrible imposition on the residents to have this pole built in its proposed site. As I have discussed there are many other suitable sites that could be chosen that would not anger the people of this area. Please do not grant permission for this pole. Orange is a vast company with many resources surely they can find a site that does not offend people. I am sure that if the Directors of this company had a threat of this kind hanging over them they would be disgusted themselves.

Sincerely,

Mr. Edan Gaskell

1068473

Mr S Campbell
The Planning Inspectorate.
Room 3 / 03
Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

RECEIVED
13 AUG 2001
PINS AA PEP

Old Barn,
381 Reading Road,
Winnersh,
Berkshire.
RG41 5LT

6th August 2001

Dear Mr Campbell,

I am writing to re-iterate that we are against the proposal to erect an 8 meter high telecommunication pole on behalf of Orance PCS Ltd.

When the original proposal was submitted, we wrote stating our reasons for objection, and we trust that these comments will be forwarded to the Planning Inspectorate and copied to the appellant.

Please would you write to confirm that our views will be forwarded as requested, as we feel very strongly about this issue.

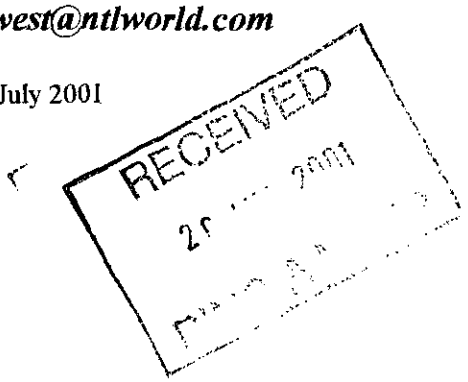
Yours Faithfully,

Simon and Jane Robinson

7, Lenham Close
Wokingham, RG41 1HR
Phone: 0118 979 3954
Email: anthea-west@ntlworld.com

Miss A Groves
The Planning Inspectorate
Room 3/03, Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6PN

24th July 2001



Ref: APP/X0360/A/01/1068473

Dear Miss Groves,

Proposed phone mast at Old Forest Road, Winnersh

We have already objected twice to this proposal on grounds of health and amenity, and I believe that our original letters should have been passed to you. We occupy the house closest to the proposed mast: by our measurement the distance between the mast and the back wall of our house will be 17 metres.

The first of the grounds for appeal is that the refusal on grounds of unacceptable closeness to residential property is unclear and imprecise, failing to indicate the harm that would be done by the development. As the residents most closely affected, we believe that the harm falls into three categories:

1. Potential health hazards

2. The ugliness of the mast

3. The impact, for both these reasons, on the value of our property.

Since our original objections were sent to the first of Orange's two identical proposals, we have happily gained a grandson. He visits us frequently and plays in the back garden. We are particularly concerned about any possible danger to his health.

You will be aware that the Stewart report recommends that 'a precautionary approach to the use of mobile phone technologies be adopted until much more detailed and scientifically robust information on any health effects becomes available' (paragraph 1.20) and propose a much more rigorous planning structure and process for the siting of all mobile phone base stations (paragraphs 1.35 -1.43). They also say (paragraph 1.31) that 'Adverse impacts on the local environment may adversely impact on the public's well-being as much as any direct health effects.' These recommendations are reflected in the Department of Health's leaflet on 'Mobile Phone Base Stations and Health', which summarises that 'people's well-being may be adversely affected by the insensitive siting of base stations.'

We very much hope that you will refuse this appeal on the grounds that in the current state of scientific knowledge it is not possible to be confident of the proposal's safety.

Yours sincerely,

Anthea West

Anthea West

Grahame Walshe

ANNE CRABBE
8 Lenham Close. Winnersh, Wokingham RG41 1HR Berkshire
Home Phone 0118 9788532
E-mail ACr9841748@aol.com

30 July 2001

Miss A Groves
The Planning Inspectorate
Room 3/03
Kite Wing, Temple Quay
Bristol BS1 6PN

Dear Miss Groves

Appeal by Orange P C S Ltd
Ref APP/X0360/A/01/1068473

As in my previous letter my grounds for the refusal of this application rest on the uncertainty concerning the health hazard.

I have studied The Report of the Independent Expert Group on Mobile Phones, established by UK Government 1999 - Headed by Sir William Stewart and reported 11.5.00. The report came to the conclusion:-

1.19 That it is not possible at present to say that exposure to RF radiation, even at low levels below national guidelines, is totally without potential adverse health effects.

1.56 Concerns expressed that the pulsed nature of the signals from phones AND MASTS may have impact on brain function.

The proposed site of this mast is very close to the houses in Lenham Close particularly Nos 6, 7, and 8.

I feel it would be wise to refuse this application at least until further research as to safety to health has been carried out.

Yours sincerely,

A C. Crabbe

Appeal by Orange PCS Ltd – ref: APP/X0360/A/01/1068473)

Site at junction of Reading Road and Old Forest Road, Winnersh

Hearing – 7 November 2001

Agenda for discussion

1. The policy base:

   - the development plan
   - the emerging Local Plan
   - other local policies
   - PPG8 and other national guidance

2. Matter 1 - Need:

   - Coverage requirements under the Act
   - Strategies for Wokingham
   - The extent of the deficiency at the appeal site

3. Matter 2 – Visual Impact

   - Effect upon the street scene/ Green Route
   - Effect upon neighbouring properties

4. Matter 3 – Health impacts

   - Emission levels at nearby properties
   - The advice of PPG8

5. Matter 4 – Highway Safety

6. Matter 5 - Alternatives?

   - Alternative sites
   - Mast sharing

7. Closing submissions

8. Other matters/ arrangements for site visit.

CJG 6/11/01


BRK0161
Winnersh
BRK7036
B3270
Sindlesham
BRK7039
BRK0076
Ashton Fm.
Stokes Fm.
BRK0169
Keep
BRK7035
BRK0070
Carter's Hill
BRK0144
Bear Wood College
BRK7037
A329
BRK0043
BRK0173
B3030
Bear Wood Lake
Newlands
BRK0117
BRK0005
Chapel Green Sch.
Holme Green
The Coombes
Arborfield Cross
Barkham Manor
Barkham
Eve Idon Fm.
Barkham Square
Gardener's Green
Honeyhill
Langley Common
The Throat
B3430
BRK0119
CALIFORNIA
Barkham Common
Arborfield Garrison
Farley Castle (Sch.)
BRK7102
Ravenswood Village
Long Moor
Wick Hill

Applicationo	Name & Address
TL/2000/2874	John D Read 235 Reading Road Winnersh RG41 1HS
TL/2000/2874	D Kingsford 14 Arnwood Old Forest road Wokingham RG41 1HU
TL/2000/2874	G Salathiel 14 Lenham Close Winnersh RG41 1HR
TL/2000/2874	G R & R Watson 3 Lenham Close Winnersh RG41 1HR
TL/2000/2874	Mr M Cachia 25 Lenham Close Winnersh RG41 1HR
TL/2000/2874	Mr T Takeuchi 16 Lenham close Winnersh RG41 1HR
TL/2000/2874	A Gough 27 Lenham Close Winnersh RG41 1HR
TL/2000/2874	Mr & Mrs I Jones 46 Lenham close Winnersh RG41 1HR
TL/2000/2874	Mr & Mrs R Prior 22 Lenham Close Winnersh RG41 1HR
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TL/2000/2874	Mr & Mrs Symons 232 Reading Road Wokingham RG41 1HT

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TL/2000/2874	N & E Knight 236 Reading Road Winnersh RG41 5AA
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TL/2000/2874	Mrs R V Miles 9 Lenham Close Winnersh RG41 1HR
TL/2000/2874	W Cooper 248 Reading Road Winnersh RG41 5AA
TL/2000/2874	Mr & Mrs Page 23 Lenham Close Winnersh RG41 1HR
TL/2000/2874	Mr & Mrs Abnett 231 Reading Road Winnersh RG41 1HS
TL/2000/2874	E Gaskell 7 Arnwood Old Forest Road RG41 1HU
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TL/2000/2874	S P Meilton 11 Arnwood Old Forest road RG41 1HU
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TL/2000/2874	B Waistell 242 Reading Road Winnersh RG41 5AA
TL/2000/2874	Mrs J Barley 3 Arnwood Old Forest Road Wokingham RG41 1HU
TL/2000/2874	J Lynch 210 Reading Road Wokingham RG41 1LH
TL/2000/2874	J Dudman Chelledon Old Forest Road Wokingham RG41 1HY
TL/2000/2874	Mr & Mrs B Panesar 6 Lenham Close Wokingham RG41 1HR
TL/2000/2874	Mr & Mrs T Cooper & Mrs Crockett 4 Lenham Close Winnersh RG41 1HR
TL/2000/2874	J S Harley 204 Reading Road Wokingham RG41 1LH
TL/2000/2874	Mrs J Marchant 32 Lenham Close Winnersh RG41 1HR

TL/2000/2874

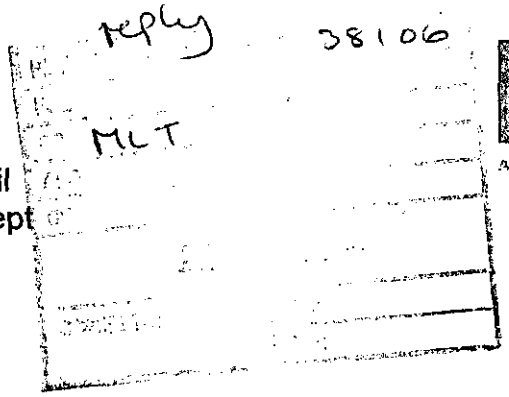
V & B Harris
5 Simons Lane
Wokingham
RG41 3HG

TL/2000/2874

R & E Higson
202 Reading Road
Wokingham
RG41 1LH

App. refused
Letter sent 16/01/01

Mrs E Turton
37 Lenham Close
Winnersh
Wokingham
Berks
RG41 1HR



Patrick Farfan
ASSOCIATES LIMITED

Unit C Quay West
Salamander Quay
Park Lane Harefield
Middlesex
UB9 6NZ

Tel 01895 823700
Fax 01895 821214
email-frog@farfan.demon.co.uk

Mike Thorp
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

21st December 2000

Dear Mr Thorp

RE: TL/2000/2874

Further to your letter dated 8th December, I write regarding the planning application referenced above.

Orange consider that the reason given in your correspondence for requiring prior approval for this application as 'ultra-vires'.

Unless valid reasons for requiring prior approval are received before the end of the 42 day period, Orange will consider this application approved and proceed to build the installation.

I look forward to hearing from you,

Yours sincerely,

P. Fitzgerald

Paul Fitzgerald

INVESTOR IN PEOPLE

Head office Manchester: Tel 0161 877 7007. Offices throughout the UK and Europe.

Registered in England Company Reg No 2875575 VAT Reg No GB 628944109

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 8 December 2000
My ref: EXC/TL/2000/2873
Your ref: Microcell site BRK7036

Paul Fitzgerald
Acquisition Consultant
Patrick Farfan
Unit C Quay West
Salamander Quay
Park Lane
Harefield
Middlesex
UB9 6NZ

Environmental Services Department
Planning Services
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Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Fitzgerald

PROPOSED ERECTION OF AN EIGHT METRE HIGH TELECOMMUNICATIONS POLE AND THREE DIRECTIONAL ANTENNA ON LAND OUTSIDE AT THE JUNCTION OF READING ROAD AND OLD FOREST ROAD, WINNERSH – APPLICATION NO TL/2000/2874

With regard to the above telecommunications development, I write to inform you that the Council requires prior approval of the proposal, due to the proximity to dwellings.

Please notify me in writing during the next 14 days if you are able to revise the scheme to overcome these concerns.

Yours sincerely

pp M L Thorp
Principal Development Control Officer

Tel. (0118) 974 6448 (Direct Line)
Date. October 23, 2001
My ref: TL2000/2874
Your ref:

Mrs E Turton
37 Lenham Close
Winnersh
Wokingham
Berks
RG41 1HR

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 Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: Orange PCS Ltd
SITE: Junction of Reading Rd & Old Forest Rd,Winnersh
PROPOSAL: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae & equipment cabinet.

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As your interests may be affected, this is to give you notice of the Hearing in order that you may attend and, at the Inspector's discretion, take part in the discussion.

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Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Orange PCS Ltd
SITE: Land at junction of Reading Rd & Old Forest Rd, Winnersh
APPLICATION NO.: 2874
PROPOSAL: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae & equipment cabinet

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Winnersh

Mrs P Bray

Mrs E Siggery

Mr R Turner

Clerk(s) of Parish / Town Council of Winnersh

Mrs J Harlin, Winnersh Community Centre, New Rd, Sindlesham, Wokingham Berks RG41 5DU

Environmental Services Department, Engineering Services, Wokingham District Council,
PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

Environmental Health, WDC
-FAO Tom Payne

Property Department, WDC
-FAO Sarah Hunter

Applicationo	Name & Address
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TL/2000/2874	D Kingsford 14 Arnwood Old Forest road Wokingham RG41 1HU
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TL/2000/2874

V & B Harris
5 Simons Lane
Wokingham
RG41 3HG

TL/2000/2874

R & E Higson
202 Reading Road
Wokingham
RG41 1LH

App. refused
Letter sent 16/01/01

Mrs E Turton
37 Lenham Close
Winnersh
Wokingham
Berks
RG41 1HR

APPENDIX 15

Appeal Decision

Hearing held on 11 October 2001

by Phillip Ware BSc(Hons) DipTP MRTPI

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

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

05 NOV 2001

Appeal Ref: APP/X0360/A/01/1068471
Land adjoining Duffield Bridge, Duffield Road, Woodley

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval of the siting and appearance of telecommunications development under the prior approval procedures in Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
- The appeal is made by Orange PCS Ltd against the decision of Wokingham District Council.
- The application (ref: TL/2000/2871), dated 29 November 2000, was refused by notice dated 5 January 2001.
- The proposal is the erection of an 8 metre high telecommunications mast with three directional antennae and an equipment cabinet.

Summary of Decision: The appeal is allowed.

Main issue

1. The Council's reason for refusal stated that the proposal would be unacceptably close to residential properties. It was confirmed at the Hearing that the Council did not oppose the development on health grounds, but that it supported resident's concerns over the effect on public health. On that basis, I consider that there is one main issue in this case, namely whether public concern about the health risks arising from the installation of the proposed equipment represents a justifiable reason for dismissing the appeal.

The development plan and planning guidance

1. The development plan comprises the Berkshire Structure Plan (SP) 1991-2006, adopted in 1995, and the Loddon Area Local Plan 1995. I must determine this appeal in accordance with the development plan unless material considerations indicate otherwise. No policies from the Local Plan were drawn to my attention. I was also referred to the draft Wokingham District Local Plan (DLP) 1997 (as proposed to be modified) but, whilst this plan is a material consideration, it clearly does not have the same force as an adopted plan.

2. SP Policy TC1 states that planning permission will normally be granted for telecommunications development. Where there is a potential conflict with environmental objectives, telecommunications development will be allowed subject to certain criteria. This is reflected at DLP Policy WIC14, which also provides that, before permission is granted, applicants will be required to show that no alternative less visually intrusive site is available or technically feasible.

Reasons - public concern about health risks

3. The appeal site is located on the north side of Duffield Road, on a triangular area of land bounded by a railway cutting, the road, and the curtilage of a residential property. The surrounding area on the south side of the railway cutting is overwhelmingly residential in nature, with dwellings fronting Duffield Road and two other roads (Copse Mead and Highcliffe Close) running to the east and west.

4. It was agreed that the proposed installation would be some 20 metres from the nearest dwelling and about 11 metres from the garden of that property. In addition to the effect on the residents of that house and others in the area, concern was also expressed by the public regarding the effect of the proposal on the health of pedestrians using the railway bridge, including schoolchildren who apparently often linger to look at the trains below.

5. This type of public concern about the possible health effects associated with telecommunications base stations resulted in the Government asking the National Radiological Protection Board (NRPB) to set up an Independent Expert Group on Mobile Phones, chaired by Sir William Stewart. The Group's report (the Stewart Report) explained that base stations emit radiofrequency radiation, and referred to the 1993 NRPB national guidelines which control maximum levels of exposure. Further guidelines were published in 1998 by the International Commission on NonIonizing Radiation Protection (ICNIRP), which set more stringent exposure levels for members of the public. These were incorporated into a European Council Recommendation in 1999.

6. The Stewart Report concluded that the balance of evidence indicated that there is no general risk to the health of people living near to base stations, as exposures are expected to be a small fraction of the guidelines. However, it also referred to the possibility of indirect adverse effects in some cases. As a result, it recommended that a precautionary approach be taken to the use of mobile phone technologies until more detailed and scientifically robust information on any health effects becomes available. The Government accepted this approach, which is limited to the specific recommendations in the report, including the need to meet the stringent ICNIRP guidelines for public exposure to electromagnetic fields. The Government acknowledged that most existing base stations already meet these guidelines, and that all new base stations will do so. In this case, uncontested evidence was put forward to demonstrate that the proposed installation would be well within the guidelines.

7. National planning guidance on telecommunications proposals is contained in Planning Policy Guidance note 8 (PPG8) 2001. In particular, PPG8 states that, as all new proposals will meet the ICNIRP guidelines, it should not be necessary for a planning authority to consider health effects further. PPG8 also states that the planning system is not the appropriate mechanism for determining health safeguards, and I consider that this advice is directly relevant to the current appeal.

8. In considering the appeal, I am conscious that there is a Railtrack transmitting facility close to the location of the proposed mast. However, no evidence was put forward regarding the emissions from this site and it was stated for the appellants that this operated on a different frequency, and that there would be no cumulative effect from the two installations. This was not contested by the Council.

9. In summary, there is no evidence before me to indicate that the proposal would conflict with the aim of safeguarding neighbours from any harmful effects of the development. I have been made well aware of the strength of local concern about health matters which has been expressed both in letters of representation and at the Hearing, and I fully accept that such concerns are a material consideration in determination of this appeal. However, these concerns do not provide a sufficiently strong basis to outweigh the technical advice and very recently published national policy, as set out above. Particularly in the absence of any suggestion by the Council that the proposal would conflict with any local or national policy, I therefore conclude that public concern about the health risks arising from the installation of the proposed equipment is not a justifiable reason for dismissing the appeal.

Other material considerations and conclusion

10. Further support for the proposal is provided by the need for the development. The appellant stated that the proposal is intended to provide enhanced coverage for the residential area around the site, particularly within buildings, and coverage for trains using the railway cutting. This is not contested by the Council, although residents have suggested that the need for coverage in the railway cutting is the main reason for the proposal, and it was suggested that the level of service in the surrounding area is adequate. In any event, PPG8 advises that planning authorities should not question the need for the service, and all parties agree that there is no signal in the railway cutting.

11. The appellant has set out the constraints on the search for alternative sites, and the reasons why certain sites were rejected, and I have no reason to doubt this evidence. In particular, the golf course to the north of the cutting was rejected by the landowner, and other sites further to the north, along the A4, were agreed to be too distant to provide coverage. The possibility of an installation mounted on the bridge or within the cutting to give coverage to those on trains was discussed, but the appellant stated that Railtrack had rejected this option which, in any event, would not provide enhanced coverage for the surrounding area.

12. No evidence of other possible alternative sites, potential for using existing buildings or other methods of achieving the coverage have been put before me. I therefore consider that the requirement of DLP Policy WIC14 relating to alternative sites has been met.

13. I have also considered the effect of the proposal on the streetscene. I consider that the proposal would be viewed in the context of other items of street furniture in Duffield Road, and would make no significant difference to the appearance of the area, especially given the slimline nature of the design and the backdrop of mature trees.

14. I have considered the conditions discussed at the Hearing in the light of the advice in Circular 11/95. I consider that, in the interests of the streetscene, the details of the colour of the mast should be the subject of approval by the Council. The equipment cabinet is shown as being painted green, and I do not see any need for this condition to relate to the cabinet.

15. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal decision

16. In exercise of the powers transferred to me, I allow the appeal and approve the siting and appearance of the development proposed in application ref. TL/2000/2871, dated 29 November 2000, in accordance with the submitted plan, under the provisions of Part 24 of Schedule 2 to the Town and Country (General Permitted Development) Order 1995 (as amended), subject to the following condition:

> No development shall take place until details of the external finish and colour of the mast have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Information

17. This decision only grants prior approval under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995. It does not give any other approval or consent that may be required.

18. An applicant for any approval required by a condition attached to this decision has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.



Inspector

APPENDIX 14

Appeal Decision

29 OCT 2001

Site visit made on 15 October 2001 BY: .....

by Paul Graham DMA FCIS Solicitor and Legal Associate RTPI
an Inspector appointed by the Secretary of State for Local Government, Transport and the Regions

The Planning Inspectorate
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Date

23 OCT 01

Appeal Ref: APP/X0360/A/01/1068472
Grass verge, north west corner of Old Forest Road at its junction with Reading Road

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to approve siting and appearance.
- The appeal is made by Orange PCS Ltd against the decision of Wokingham District Council.
- The application (Ref.TL/2000/2873), undated, was refused by notice dated 8 January 2001.
- The development proposed is the erection of an 8m high telecommunication telegraph pole with 3 directional antennae and equipment cabinet.

Summary of Decision: Appeal allowed and approval granted.

Issues

1. The Council does not identify any harm in its refusal reason, which merely states that the equipment would be "unacceptably close to residential properties and places of employment". However from my reading of the various representations and my inspection of the site I consider the main issues to be the impact that the proposal would have upon:

   (1) the character and appearance of the area;

   (2) the safety of people resorting to the area.

Planning Policy

2. The development plan for the area is the Berkshire Structure Plan 1991-2006. Policy TC1 states that telecommunications development will be permitted where it is sited and designed to avoid adverse visual impact and there are no satisfactory alternative sites. Policy WIC14 of the draft Wokingham District Local Plan is in much the same terms. Advice contained in Planning Policy Guidance No.8 (Telecommunications) (PPG8) will also be relevant.

First Issue

3. The proposed site for the equipment is a grassed and landscaped island of public amenity space, containing a single oak tree and a number of smaller trees and shrubs, that is situated between King Street Lane and a service road, adjacent to the traffic light controlled junction with Reading Road (A329). The service road is abutted by, amongst other premises, two office buildings – which it serves – and the side boundary of a service station that has access onto Reading Road. On the south eastern side of King Street Lane is a supermarket and car park. Residential property in the immediate area is limited, although there are dwellings some 70m away from the proposed site on the north-eastern side of Reading Road, and further south along King Street Lane.

4. Apart from the traffic lights, there is a considerable amount of vertical street furniture in the area. In particular there are six or so high level lighting columns illuminating the junction

and several shorter ones serving the supermarket car park. There is also a tall and prominent CCTV mast located on a refuge in the centre of Reading Road and a significant number of telegraph and, what appear to be power line, poles dotted along King Street Lane. Additionally there is a pair of telephone kiosks on the island, 10m or so to the north east of the site for the new mast. In an area that is already so cluttered with street furnishings, the new mast would in my view be barely noticeable. Consequently I have no difficulty in concluding that the aims of local policies would be met.

The Second Issue

5. The safety implications of telecommunications installations was raised by a third party. However, as PPG8 indicates, it is not for the planning system to replicate controls that already exist under the health and safety regime. Furthermore, the Government has recently accepted the Stewart Group recommendation that emissions from base stations should now meet ICNIRP guidelines for public exposure. The proposal in this case does satisfy that requirement.

Conclusion

6. I conclude therefore that there are no material factors that should stand in the way of this scheme proceeding, and I shall allow the appeal.

Formal Decision

7. In exercise of the powers transferred to me, I hereby allow this appeal and approve the siting and appearance of an 8m high telecommunication telegraph pole with 3 directional antennae and equipment cabinet on the grass verge, north west corner of Old Forest Road at its junction with Reading Road, in accordance with the submitted drawings.

Information

8. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

9. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.



Inspector

Costs Decision

Hearing held on 07 November 2001

by Chris Gossop BSc MA PhD MRTPI

an Inspector appointed by the Secretary of State for the Department for Transport, Local Government and the Regions

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Date
06 DEC 2001

Costs application in relation to Appeal Ref: APP/X0360/A/01/1068473
Land at the junction of Reading Road and Old Forest Road, Winnersh

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6 and the Local Government Act 1972, section 250(5).
- The application is made by Orange PCS Ltd for a full award of costs against Wokingham District Council.
- The hearing was in connection with an appeal against a refusal to grant approval for the siting and appearance of an 8m high telecommunications pole with three directional antennae and equipment cabin.

Summary of Decision: The application is allowed in part in the terms set out below in the Formal Decision and Costs Order.

The Submissions for Orange PCS Ltd

1. The application was based on the unreasonable behaviour of the local planning authority. First, the authority had failed to provide evidence on planning grounds to substantiate each of its reasons for refusal and those reasons had not been accompanied by an explanation of the harm that would result from the development. Secondly, it had not indicated in its statement why it had disregarded the Government guidance of PPG1 and PPG8. Thirdly, it had acted in a misleading manner by stating that `a more relaxed approach was taken in the countryside' when there were no policies to support this or evidence of sites that would be supported. Fourth, the reasons for refusal had failed to refer to any policies. While two had been provided with the Questionnaire, new policies had been introduced in the authority's hearing statement. Moreover, the authority had initially indicated that appearance was not an issue but had subsequently argued that it was. Finally, it had asserted that alternative sites would meet the appellant's requirements without investigating whether this would be the case.

2. Because of the Council's inadequacies, the appellant had had to do substantial unnecessary work and this resulted in unnecessary expense.

The Response by Wokingham District Council

3. On the first point, the Council had substantiated its reasons for refusal. On the second, it would have been clear from the hearing that the Council was acquainted with the guidance of PPG8 and it had been under no obligation to refer to those national policies in its statement. On the third, the Council's letter of 2 May 2001 had set out the approach that was being taken to telecommunications development; this date was well in advance of the submission of the appeal. On the fourth point, the additional policies cited were supportive only and not of primary importance to the Council's case. On the final point, the Council

ATTENDANCE LIST AT INFORMAL HEARING

Appellant: Orange PCS Ltd **Application number:** 2874

Site: Land at junction of Reading Rd & Old Forest Rd, Winnersh

Proposal: Proposed erection of an 8 metre high telecommunications pole with 3 directional antennae & equipment cabinet

Name	Address
Emy Circuit BA MSc	Wokingham District Council
MIKE THORP BA MSc MRTPI MCIT	Wokingham District Council
[illegible]	10 Lenham Close Winnersh
[illegible]	10 Lenham Close Winnersh
G Walshe D. Phil	7 LENHAM CLOSE WINNERSH
ANTHEA WEST MA	" " " "
Anne Crabbe	8 Lenham Close "
Wendy Townsend	240, READING RD.
JIM SYMONS	232, READING ROAD.
MIKE PAGE	23 LENHAM CLOSE
AVIS PAGE	23 LENHAM CLOSE
PRUE BRAY (Councillor)	c/o Wokingham District Council
GRAHAM RHODES	21 LENHAM CLOSE
ROGER PRIOR	22 LENHAM CLOSE.
B.Eng in Electrical & Electronic Eng. MSc in Telecommunications BHUPINDER PANESAR	6 LENHAM CLOSE
B.Eng Electrical and Electrical Engineering M. Sc in Telecomms LORNA PANESAR	6 LENHAM CLOSE
JEEVAN PANESAR	6 LENHAM CLOSE
JAMIE PHILLIPS	PATRICK FARFAN ASSOCIATESS LTD.
BOB FRANCIS B.A.	ORANGE
DAVID LEWIS DipE.P., DipT.P., MRTPI	HERITAGE PLANNING, HERITAGE HOUSE, OLD COACH ROAD, COLCHESTER, ESSEX CO4 2TH
GAYLE WATSON	3 LENHAM CLOSE

P.T.O.

S. Dave. Wokingham Times, 44. Denmark St.

MR. M. CARTHA 25 LENHAM CLOSE WOKINGHAM BERKS

22 ocr resolved to update ✓

Appeal by Orange PCS Ltd – ref: APP/X0360/A/01/1068473)

Site at junction of Reading Road and Old Forest Road, Winnersh

Hearing – 7 November 2001

Agenda for discussion

earlier policies geared to macro rather than micro stations

① MT 1. ✓ The policy base:

- the development plan – ST + LP.
- the emerging Local Plan relevant but not comprehensive.
- other local policies rule of thumb, lesser level of SPG guidance, indication of where may be acceptable, not normative
- PPG8 and other national guidance +ve guidance

expands policies still cover relevant aspects but scope now wider
1999 scope to proximity to resid properties
2001

MT 2. ✓ Matter 1 - Need:

- Coverage requirements under the Act 10% rationality + reasonable needs of customers
- Strategies for Wokingham microcells better way to achieve localised improvements to service
- The extent of the deficiency at the appeal site

② ✱ 3. ✓ Matter 2 – Visual Impact

- Effect upon the street scene/ Green Route
- Effect upon neighbouring properties

Swap out – Join lamp & monopole.

③ MT 4. ✓ Matter 3 – Health impacts

- Emission levels at nearby properties
- The advice of PPG8

-75 neg. level for inside house for acceptable success rate
- 92 for outside (including in car)

④ ✱ 5. ✓ Matter 4 – Highway Safety

Accidents.

+ 6. Matter 5 - Alternatives?

- Vodafone diff frequency with twice the range.
- Alternative sites
- Mast sharing

line of sight signals
trees ⇒ diminish signal ⇒ need in this location

7. Closing submissions

after 2min call should have 95% success rate

8. Other matters/ arrangements for site visit.

range 3-400m

CJG 6/11/01

guidance - facilitate network, no indication of preference for macro/micro cells.

macrocell handset c 3x microcell output fluctuates depending on level of use at given time

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	**Orange PCS Ltd**
APPEAL SITE:	**Land at the junction of Reading Road and Old Forest Road, Winnersh**
REASON FOR APPEAL:	**Appeal against refusal of prior approval for the erection of an 8 metre high telecommunications pole with 3 directional antennae and equipment cabinet.**

LOCAL PLANNING AUTHORITY REFERENCE : TL/2000/2874

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/01/1068473

1.00 LOCATION AND SITE DESCRIPTION

1.01 The appeal site is located on the north-western corner of the junction of Reading Road and Old Forest Road, in a predominantly residential area within the Identified Settlement of Winnersh. There is a wide verge on the corner, divided by footpaths. Well established vegetation screens the rear gardens of the houses in Lenham Close, which lie to the north-west, backing onto the appeal site, and there are two mature oak trees in the verge. On the opposite side of Old Forest Road is Arnwood, a block of 13 flats and there are also dwellings on the south side of Reading Road.

A site location plan at scale 1:1250 is contained in Appendix 1.

2.00 RELEVANT PLANNING HISTORY

2.01 In March 2001 an application for prior approval of an 8 metre high telecommunications pole with three sector antennas and an equipment cabinet was refused due to concerns relating to the proximity to dwellings. In November 2000 an identical application for prior approval was received. This was refused, on 8 January 2001, for the following reasons:

1. *The proposed telecommunications equipment would be unacceptably close to residential properties.*
2. *The proposed telecommunications equipment would be unacceptably close to the junction of Reading Road and Old Forest Road and hence detrimental to highway safety.*
3. *The proposed telecommunications equipment would be unacceptably prominent in the streetscene.*

3.00 POLICY BACKGROUND

3.01 The development plan for the area comprises of the Berkshire Structure Plan and the Loddon Area Local Plan. There is also an emerging district wide local plan.

3.02 The BSP (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area.

3.03 The following policy is relevant to this appeal and a copy of it is contained in Appendix 2.

TC1, Assessment of proposals for telecommunications development

3.04 The Loddon Area Local Plan (LALP) was adopted on 5th May 1995 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee, at their meeting on 21st November 1996, resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision". This plan does not contain any policies relating specifically to telecommunications development.

3.05 The emerging local plan is the Wokingham District Local Plan Deposit Draft (WDLPDD). Berkshire County Council issued a statement of general conformity with the structure plan in May 1997 and the plan was placed on deposit between 21 October and 2 December 1997. It has formed the basis for development control decisions since 21 October 1997. The Inspector's report on the local plan inquiry is not expected until late 2001 (with the exception of policy WSM1).

3.06 The following policies are relevant to this appeal and a copy of them is contained in Appendix 3.

WIC14, Assessment of proposals for telecommunications development
WBE12, Green Routes

4.00 THE COUNCIL'S CASE

4.01 The three main issues, with regard to the proposed siting of the telecommunications equipment, are the proximity to dwellings, the impact of the proposal on the visual amenity of the area and highway safety.

Proximity to dwellings

4.02 Paragraph 12 of DETR Circular 04/99 Policy establishes that the siting of telecommunications equipment in relation to residential property is a relevant consideration. WIC14 of the Wokingham District Local Plan (Deposit Draft) states that the Council in will exercise its option to require prior approval in areas within 200 metres of any building regularly used by people.' This does not mean that any such proposals will automatically be refused on such grounds. Wokingham District Council often approves masts located less than 200 m away from buildings regularly used by people. However, because of the level of public interest in telecommunications development, a distance of 200m from buildings regularly used by the public has been set as benchmark in within which the Local Planning Authority will take special regard of the circumstances of the case.

4.03 In this case the equipment would be sited approximately 20 metres from the nearest dwelling and 10 metres from the boundary with its garden and there is considerable public concern regarding the proposal and a perception that erection of a mast in this location would be harmful to the quality of the local environment. This is demonstrated by the thirty-six letters of objection that have been received from local residents.

4.04 In the light of such concerns, if the planning process is to retain the trust and confidence of the public, the proposed mast should be treated as being unacceptable due to its proximity to residential properties.

4.05 The Local Planning Authority tries to facilitate telecommunications development in a manner that is acceptable to the local population. It has achieved this by having a relaxed approach to mono-pole masts in the countryside, provided that adequate landscaping of any compound is provided. This is a reasonable way to achieve comprehensive mobile telecommunications in the District, as the area of Wokingham District typically comprises islands of urban development in a sea of surrounding countryside.

4.06 It is submitted that this Council's approach is worthy of support, as its decisions have effectively nullified telecommunication development as

a 'hot' political issue. The telecommunication companies have been able to develop their network (about half of all such applications are approved) whilst local residents see the local authority democratically listening to their views, and refusing proposals which are totally unacceptable to the local community.

4.07 This appeal case is an example of a proposal which is totally unacceptable to the local community. This is illustrated by the exceptionally high level of local opposition to the appeal development. The appeal proposal is also an example of a case where an alternative acceptable to the local community could be achieved. At its nearest, the countryside is within 110 metres of the proposal, whilst the M4 runs through countryside some 300 metres from the appeal site.

4.08 Thus an acceptable alternative to the appeal proposal does exist to the north-west, though it is accepted that this may necessitate a taller mast, which in itself is not seen as objectionable. To the west and north-west two sites both about 1.2 kilometres from the appeal site are approved telecommunication sites where site sharing would be feasible.

Impact upon the visual amenity of the area

4.09 The area around the junction of Reading Road and Old Forest Road provides a small open space within the built up area, which, with the trees and shrubs around it, contributes positively to the character of Reading Road. Reading Road is designated as a Green Route Enhancement Area in the emerging local plan (WDLPDD policy WBE12).

4.10 The applicants 1:250 site plan on drawing 30/BRK7039/01 Rev 0 is slightly misleading as it appears that the hedge at the rear of the properties in Lenham Close extends to the edge of the footpath. This is not in fact the case as there is an approximately 2 metre strip of grass between the hedge and footpath, which accommodates a brick built gas governor. There are also two lampposts and road signs located on this corner of the junction but these are positioned near to the road. Thus, the existing street furniture is located around the edges

of the space. The proposed siting of the telecommunications equipment would be to the south-eastern side of the footpath. It would be more centrally located in the space, causing it to be prominent in the streetscene and would contribute to a proliferation of street furniture that would give a cluttered appearance to the area around the junction.

Highway Safety

4.11 The appeal site is located at the junction of the A329 Reading Road/Old Forest Road. Old Forest Road is an unclassified road serving a substantial number of residential dwellings and an element of industrial/business uses. It has a speed limit of 40 mph and has an overall width of 13 metres comprising a 5.5 metre carriageway with a 1.70 metre footway and a 2.0 metre verge to both the north and south sides. Reading Road is a busy Primary Distributor road and is also subject to a 40mph speed limit.

The Reading Road/Old Forest Road junction is identified within the Loddon Area Local Plan (LALP) policy LT4, and the Wokingham District Local Plan (deposit draft 1997) policy WT16 as a junction requiring improvements. It is a busy junction that does not operate satisfactorily, particularly during the morning and evening peak periods when queues extend past the appeal site. There have also been two recorded personal injury accidents in the vicinity of the junction over a three year period (see appendix 4).

The Highway Authority is primarily concerned that the proposed apparatus would result in site operative's vehicles parking on or near the busy junction for the duration of the construction period. After this period the apparatus will undoubtedly require servicing and maintenance whenever the need arises. As there is no satisfactory parking area nearby, this would mean that service vehicles would be likely to park on or close to this busy junction, creating a potential hazard for road users. Therefore, an introduction of parked vehicles on or around the junction would clearly not be in the interests of highway safety and would adversely affect the free flow of traffic.

5.00 CONCLUSION

5.01 In conclusion, it is submitted that the proposed mast is unacceptable due to its proximity to residential properties, visual prominence, which would be harmful to the character of the Green Route and on grounds of highway safety. The proposed location of the mast 20 metres away from the closest dwelling has resulted in a significant level of public concern and alarm, when there are feasible countryside locations acceptable to the Local Planning Authority.

5.02 As such the proposed telecommunications mast and associated equipment is contrary to Policy TC1 of the Berkshire Structure Plan and policy WIC14 of the Wokingham District Local Plan (Deposit Draft).

5.03 The Local Planning Authority's approach to such development, which largely meets the industries aspirations whilst genuinely taking into account the concerns of local residents is a model approach which is worthy of support and emulation. If the community's voice is disregarded in cases such as this, then the democratic basis of the planning appeals system would be increasingly questioned.

5.04 For the above reasons, the Inspector is respectfully requested to dismiss this appeal.

LIST OF APPENDICES

1. Location plan at 1:1250.

2. Extract from the Berkshire Structure Plan.

3. Extract from the Wokingham District Local Plan Deposit Draft.

4. Details of personal injury accidents in the vicinity of the Reading Road/Old Forest Road junction.

LIST OF APPENDICES

1. Location plan at 1:1250.

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5. Details of personal injury accidents in the vicinity of the Reading Road/Old Forest Road junction.

APPENDIX 1 -
Location plan at 1:1250.



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

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APPENDIX 2 –

Extract from the Berkshire Structure Plan.

11 TELECOMMUNICATIONS AND RENEWABLE ENERGY

11.1 This chapter deals with two subject areas, telecommunications and renewable energy, which are covered in Government guidance contained in Planning Policy Guidance Notes 8 'Telecommunications' and 22 'Renewable Energy'.

11.2 PPG8 sets out the benefits of telecommunications and advises that the Government's general policy is 'to facilitate the growth of new and existing systems' while maintaining commitment to environmental objectives. It provides guidance on the form and particular requirements of telecommunications development, and Policy TC1 below takes account of the growth and characteristics of modern telecommunications.

11.3 The benefits of providing energy from renewable sources are emphasised in Government advice (PPG22). In Chapter 3 of this Plan, the importance of resource conservation is stressed, being a key element of a sustainable approach to development. Renewable energy sources play an important role in conserving non-renewable resources and reducing harm to the global environment.

Telecommunications Development

11.4 Telecommunications developments include radio relay stations, base stations, antennas and masts. The technology continues to develop, and can generate environmental benefits; for instance, they can help to reduce the need to travel, both in terms of journeys to work and the transfer of information. However, telecommunications equipment can itself be environmentally intrusive, especially if it is poorly sited.

11.5 A balance will be sought between the growth of telecommunications developments and their impact on the environment. The aim is to respond positively to telecommunications development proposals, in line with government guidance, whilst taking account of technical considerations, other policies designed to preserve and enhance the environment, and the environmental benefits that may accrue.

Assessment of Proposals for Telecommunications Development

Policy TC1 **Planning permission will normally be granted for telecommunication development. Where there is potential conflict with environmental objectives telecommunications development will be allowed provided:**

i) **it is sited and designed so as not to result in significant adverse visual impact, subject to operational and technical requirements;**

ii) **there are no satisfactory alternative sites for telecommunications available;**

iii) **there is no reasonable possibility of sharing existing facilities; and**

iv) **in the case of radio antenna and masts there is no reasonable possibility of erecting antennae on an existing building or other structure.**

11.6 In considering the acceptability of a proposal in relation to these criteria, the following factors will be relevant:

- the need to protect the best and most sensitive environments, in particular within the North Wessex Downs AONB and Areas of Special Landscape Importance;
- the significance of the proposed development as part of a national network, and the implications for subsequent network development;
- the need to minimise visual impact.

Renewable Energy

11.7 Renewable energy refers to those "energy flows that occur naturally and repeatedly in the environment - from the sun, wind and oceans, and from plants and the fall of water. It also refers to energy available in wastes and from within the earth itself" (ETSU[1]). Renewable energy can be derived from schemes involving : wind power; landfill gas; hydro-electric power; energy from crops and forestry; solar; and waste combustion.

11.8 There are many advantages to using these renewable energy sources, since for the most part the energy generated causes no harmful gaseous emissions. In addition, using renewable energy can assist in reducing the demand for fossil fuels such as coal, gas and oil, and thereby reduce the potential for pollution. For example, passive solar gain in residential developments can, through good design and layout, reduce conventional fuel demand by 12%.

11.9 For these reasons renewable energy is being given increasingly serious consideration as an alternative energy source, with Government policy encouraging such schemes, providing they are economically attractive and environmentally acceptable. This encouragement includes the Non-Fossil Fuel Obligation (NFFO) introduced by the 1989 Electricity Act. The NFFO requires regional electricity companies to purchase a proportion of their electricity from non-fossil fuel sources.

11.10 Given the environmental constraints in Berkshire, the opportunities for developing some renewable energy schemes may well be limited. For example, the physical development associated with renewable energy schemes such as wind farms and waste to energy processes have a potentially serious environmental impact. Therefore a balance has to be achieved between the benefits of harnessing renewable energy and the impact on the Berkshire environment.

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1 *ETSU manage the Government's new and renewable energy programme on behalf of the Department of Trade and Industry*

APPENDIX 3 –
Extract from the Loddon Area Local Plan

areas. At peak times traffic spills out from the main routes onto 'rat runs'. This results in a decrease in the quality of the environment in those areas through increased noise and fumes. In addition it also leads to a decrease in safety for pedestrians and cyclists, particularly along narrow country lanes where footpaths often do not exist, but also in residential areas where young children are at play. It is desirable to reduce this conflict by the introduction of traffic management measures where appropriate.

❖ LT1 TRAFFIC IN RESIDENTIAL AREAS AND VILLAGE AND TOWN CENTRES

THE DISTRICT COUNCIL, IN CONSULTATION WITH THE HIGHWAY AUTHORITY, WILL ASSIST IN THE IDENTIFICATION AND PROMOTE THE AMELIORATION OF, PROBLEMS ASSOCIATED WITH RAT-RUNNING AND HEAVY TRAFFIC IN RESIDENTIAL AREAS, VILLAGE AND TOWN CENTRES, AND OTHER SENSITIVE AREAS BY TRAFFIC MANAGEMENT MEASURES AND ASSOCIATED ENVIRONMENTAL IMPROVEMENTS. THE DISTRICT COUNCIL WILL ENCOURAGE THE EFFECTIVE MONITORING OF THE IMPACT OF SUCH SCHEMES.

1.8.07 The heavily trafficked roads in the area can have serious consequences for environmentally sensitive areas. The A321 north-south route from Henley to Wokingham passes through Wargrave, Twyford and Hurst. It carries substantial amounts of through traffic and is identified in the Replacement Structure Plan as "an important County road". This is to the detriment of the environment of Hurst, Twyford and Wargrave. In Twyford and Wargrave the A321 passes through the existing conservation areas. The road is also fronted by buildings of architectural and historic interest. The volume of traffic is detrimental to their setting and environment. The heavy flows of through traffic combined with the lack of off-street parking cause problems for the free flow of traffic in a number of locations. It is therefore desirable to reduce the volume of through traffic on the A321, particularly through settlements, for traffic and environmental reasons.

❖ LT2 THE A321

THE DISTRICT COUNCIL WILL, IN CONSULTATIO WITH THE HIGHWAY AUTHORITY, SEEK T REDUCE THE VOLUME OF THROUGH TRAFF ON THE A321 IN PARTICULAR WHERE IT PASS THROUGH SETTLEMENTS.

1.8.08 The B478 is also heavily trafficked sinc the Sonning bridge provides one of only thre crossing points in the Reading area. This is to th detriment of the environment of Sonning, which i an important conservation area and beauty spo The road is fronted by numerous buildings architectural and historic interest and the volume traffic is detrimental to their setting an environment. The volume of traffic and the narrow and winding nature of the road and narrow bridge cause problems for the free flow of traffic and th volume of traffic also presents a danger to visitor and residents since pavements are inadequate an at times non-existent. Therefore it is desirable t reduce traffic on the B478 for environmental an safety reasons, and the provision of a Third Thames Bridge at Reading and related improvements to the A329(M) may provide that opportunity.

❖ LT3 THE B478 SONNING

THE DISTRICT COUNCIL WILL, IN CONSULTATION WITH THE HIGHWAY AUTHORITY, SEEK TO REDUCE THE VOLUME OF THROUGH TRAFFIC ON THE B478 WHERE IT PASSES THROUGH SONNING.

1.8.09 The District Council will support road and junction improvements within the plan area to improve road safety and ease traffic flows and local conditions where considered necessary, and where localised or accumulative adverse environmental side effects will not ensue.

❖ LT4 NEW ROADS AND JUNCTION IMPROVEMENTS

THE DISTRICT COUNCIL IN CONJUNCTION WITH THE COUNTY COUNCIL WILL SEEK TO SECURE IMPROVEMENTS TO THE HIGHWAY NETWORK

REQUIRED AS A RESULT OF NEW DEVELOPMENTS, SUBJECT TO THERE BEING NO SIGNIFICANT ADVERSE ENVIRONMENTAL EFFECT. ELSEWHERE IN THE PLAN AREA THE DISTRICT COUNCIL WILL SUPPORT ROAD AND JUNCTION IMPROVEMENTS WHERE CONSIDERED NECESSARY, AND WHERE LOCALISED OR RESULTANT ADVERSE ENVIRONMENTAL EFFECTS WILL NOT OCCUR.

THE FOLLOWING MAY BE SUBJECT TO IMPROVEMENT WORKS:

A329/FOREST ROAD: Junction improvement
BETCHWORTH ROAD/WILDERNESS ROAD, EARLEY: Junction improvement
LODDON BRIDGE ROAD/CROCKHAMWELL ROAD, WOODLEY: Junction improvement
LODDON BRIDGE ROAD/HEADLEY ROAD: Modification to roundabout
A329 WOKINGHAM ROAD/WILDERNESS ROAD: Junction improvement
SONNING LANE/A4 BATH ROAD: Junction improvement
WINNERSH CROSSROADS: Improvement
ARBORFIELD CROSS: Junction improvements with A327
BUTTS HILL ROAD BRIDGE OVER RAILWAY: Provision of footbridge
B3349 BARKHAM BRIDGE: New bridge with road realignment
ELM ROAD, EARLEY: Realignment
ELM ROAD/PEPPER LANE: Roundabout improvement
A327 GREENSWARD LANE: Improved alignment.

❖ LT5 ROAD SAFETY

THE DISTRICT COUNCIL WILL URGE THE HIGHWAY AUTHORITY TO TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING :

A) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS;

B) GIVING HIGH PRIORITY TO HIGHWAY IMPROVEMENTS THAT WILL REDUCE ACCIDENTS;

C) ENSURING THAT ALL HIGHWAY INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY;

D) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT.

CAR AND MOTORCYCLE PARKING

1.8.10 The increase in the number of cars in the area through growth and high car ownership rates has lead to an increase in demand for parking spaces in shopping centres in the area placing existing facilities under pressure. The District Council recognises the need for car parking in order to maintain the viability of some centres. However new public car parking has environmental implications and may not be acceptable in some more sensitive areas particularly if it is decked.



❖ LT6 PARKING PROVISION

THE DISTRICT COUNCIL WILL SEEK THE PROVISION OF APPROPRIATELY LOCATED PARKING FACILITIES AND CAR PARKING IN ACCORDANCE WITH THE DISTRICT COUNCIL'S ADOPTED STANDARDS, TO BE PROVIDED EITHER IN CONJUNCTION WITH NEW DEVELOPMENT OR BY OBTAINING AN APPROPRIATE LEVEL OF COMMUTED PAYMENT WHERE THERE IS AN INTENTION TO PROVIDE, OR AN IDENTIFIED NEED FOR, PUBLIC PROVISION.

Note 1: The sum required per parking space by way of a commuted payment will be regularly reviewed.

APPENDIX 4 –
Extract from the Wokingham District Local Plan (Deposit Draft).

UTILITIES INFRASTRUCTURE

11.28 Public utility services include infrastructure works for electricity, gas, water supply, sewerage and telecommunications services. All these services are provided by private sector companies and the Council has a limited control over their activities. Development for operational needs will generally be supported. The local planning authority has also liaised with services providers in respect of the plan's policies that could help service provision.

POLICY WIC13: PUBLIC UTILITIES

PROPOSALS FOR DEVELOPMENT REQUIRED FOR THE OPERATIONAL NEEDS OF PUBLIC UTILITIES WILL BE SUPPORTED SUBJECT TO THEIR ACCEPTABILITY ON ENVIRONMENTAL AND AMENITY GROUNDS IN ACCORDANCE WITH OTHER RELEVANT POLICIES AND PROVISIONS OF THE PLAN. IN CONSIDERING PROPOSALS THE COUNCIL WILL TAKE INTO ACCOUNT EXISTING LEVELS OF INFRASTRUCTURE, TECHNICAL AND OPERATIONAL REQUIREMENTS *AND* **(PA 11/9)** THE OPPORTUNITIES FOR SHARING FACILITIES ~~AND APPROPRIATE PHASING OF DEVELOPMENT~~. **(PA 11/9)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Telecommunications

11.29 PPG 8 *Telecommunications* states that local planning authorities should respond positively to telecommunications development proposals. However where possible existing masts and equipment should be used in order to avoid impact on amenities.

11.30 Telecommunications are being promoted as being important and therefore interference as a result of development must be minimised. Large structures can result in physical obstruction, or reflection, of above ground signals and therefore interference to existing networks can be a material consideration in determining a planning application.

11.31 On major new developments developers will be encouraged to allow for the future telecommunications needs of occupants and make provision for necessary equipment. Communal provision will be expected on larger developments to reduce the proliferation of aerials. In addition operators will be encouraged to remove telecommunications structures that have become redundant.

POLICY WIC14: ASSESSMENT OF PROPOSALS FOR TELECOMMUNICATIONS DEVELOPMENT

PLANNING PERMISSION WILL BE GRANTED FOR TELECOMMUNICATIONS DEVELOPMENT PROVIDED THAT IT IS IN ACCORDANCE WITH POLICY TC1 OF THE BERKSHIRE STRUCTURE PLAN 1991 – 2006. ~~IN ADDITION THE COUNCIL WILL CONSIDER 'PRIOR NOTIFICATION' SUBMISSIONS IN ACCORDANCE WITH POLICY WOS3~~ **(PA 11/10)** AND OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. THE COUNCIL WILL ALSO SEEK TO SECURE THE REMOVAL OF ANY TELECOMMUNICATIONS APPARATUS THAT IS NO LONGER REQUIRED FOR ITS ORIGINAL PURPOSE.

BEFORE PERMISSION IS GRANTED, APPLICANTS WILL BE REQUIRED TO SHOW THAT NO ALTERNATIVE LESS VISUALLY INTRUSIVE SITE IS AVAILABLE OR TECHNICALLY FEASIBLE. CONDITIONS MAY BE IMPOSED TO REQUIRE PROVISION OF A SUITABLE SCREEN TO MITIGATE THE VISUAL IMPACT OF THE APPARATUS.

Cont.

THE COUNCIL WILL EXERCISE ITS OPTION TO REQUIRE PRIOR APPROVAL IN AREAS DESIGNATED IN THIS PLAN AS BEING ENVIRONMENTALLY SENSITIVE, WITHIN 200 METRES OF ANY BUILDING REGULARLY USED BY PEOPLE AND IN OPEN COUNTRYSIDE WHERE IT WOULD APPEAR ABOVE THE SKYLINE. **(PA 11/11)**

Implementation: Through the development control process.

Monitoring: Planning applications and prior notifications determined.

11.31A FOR THE PURPOSES OF POLICY WIC 14 THE AREAS WHICH ARE DESIGNATED AS BEING ENVIRONMENTALLY SENSITIVE ARE AREAS OF SPECIAL LANDSCAPE IMPORTANCE, THE THAMES VALLEY, SITES OF URBAN LANDSCAPE VALUE, LOCAL NATURE RESERVES, WILDLIFE HERITAGE SITES, THE GREEN BELT, CONSERVATION AREAS, AREAS OF SPECIAL CHARACTER, HISTORIC PARKS AND GARDENS, LISTED BUILDINGS, ARCHAEOLOGICAL SITES, ANCIENT MONUMENTS, GREENWAYS, GREEN ROUTES AND AREAS WHICH FORM THE SETTING OF THESE AREAS. **(PA 11/12)**

Recycling

11.32 Recycling and Sustainable Development are important issues and the Government recognises that the planning system has a role to play in weighing the interests of economic development and environmental protection. The Council has a recycling plan (approved by the Department of the Environment in 1992). It aims to achieve a 25% recycling target of all household waste generated in this District by the year 2000. The County Council adopted a *Waste Management Plan for Berkshire* in 1995. Its strategy is based on waste minimisation, re-use and recycling, and the treatment of waste to produce useful products. In addition to this the County Council has produced a *Waste Local Plan*, which is a land use plan setting out policies and proposals for new waste facilities that seek to ensure minimal harm to the environment and the public. The Berkshire Structure Plan 1991 - 2006 contains a policy that seeks provision of recycling facilities on site or a contribution to them elsewhere as is appropriate to the development proposed. Development proposals will be expected to take account of recycling policies contained within the Berkshire Structure Plan 1991 - 2006 and the Waste Local Plan.

WATER AND SEWERAGE

Water Quality

11.33 The quality of water is an increasingly important area of concern. Deteriorating water quality can affect the supply of water for domestic, industrial and agricultural uses and general amenity. The Council should therefore restrict development that would threaten surface and ground water quality. The Environment Agency has published ground water vulnerability maps, which identify areas requiring protection from potentially polluting activities.

POLICY WIC15: SURFACE AND GROUND WATER PROTECTION

THE COUNCIL WILL (FOLLOWING CONSULTATION WITH THE ENVIRONMENT AGENCY) RESIST DEVELOPMENT THAT COULD ADVERSELY AFFECT THE QUALITY OF SURFACE AND GROUND WATER AS A RESULT OF THE NATURE OF SURFACE OR WASTE WATER DISCHARGE, OR GIVE RISE TO POLLUTION PROBLEMS AS A RESULT OF DISTURBANCE TO CONTAMINATED LAND.

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined.

4.21 Many of the routes into Wokingham and other settlements are lined with trees and other vegetation that make a significant contribution to environmental character. It is the Council's intention that these 'green' routes should be maintained and enhanced wherever possible. This is to be achieved through protecting the existing trees, managing the trees and other vegetation, resisting inappropriate development, and ensuring a high quality streetscape including trees, hard and soft landscaping, and well-designed signage. In addition, certain stretches of road that have the potential to be green routes, particularly sections running between existing green routes, will be enhanced.

POLICY WBE12: GREEN ROUTES

THE APPEARANCE OF THE GREEN ROUTES AS DEFINED ON THE PROPOSALS MAP WILL BE PROTECTED BY SERVING TREE PRESERVATION ORDERS AND RESISTING DEVELOPMENT THAT WOULD DETRACT FROM THE VISUAL QUALITY OF THESE ROUTES.

THE COUNCIL WILL SEEK TO IMPROVE THOSE SECTIONS OF GREEN ROUTES IDENTIFIED ON THE PROPOSALS MAPS WHERE IMPROVEMENT IS CONSIDERED NECESSARY THROUGH A PROGRAMME OF ENVIRONMENTAL ENHANCEMENT AND OTHER APPROPRIATE MEASURES.

WHERE DEVELOPMENT IS ALLOWED, APPROPRIATE LANDSCAPE AND PLANTING SCHEMES, *IN ACCORDANCE WITH POLICY WBE10*, **(PA 4/7)** WILL BE REQUIRED.

Implementation: Through the capital programme and the development control process.

Monitoring: Through quality of the environment surveys.

4.22 The Council would like to see tree cover in the District, particularly on routes that are well used, further improved. It will therefore encourage additional planting of appropriate species in suitable locations.

POLICY WBE13: STREET TREE PLANTING

THE COUNCIL WILL ENCOURAGE STREET TREE PLANTING WHERE APPROPRIATE, PARTICULARLY WHERE DEVELOPMENT FRONTS ONTO IMPORTANT PUBLIC ROUTES. IN CONSIDERING TREE PLANTING SCHEMES THE COUNCIL WILL WISH TO ENSURE THAT THE SIZE, FORM AND SPECIES ARE APPROPRIATE TO THE CHARACTER OF THE STREET SCENE.

Implementation: Through the development control process, including use of section E of the Planning Guidelines and through highway management and improvement schemes.

Monitoring: Check quantity of new planting.

THE RESIDENTIAL ENVIRONMENT

4.23 The Council is in a good position to bring together landowners, public bodies and other interested parties to implement environmental improvements. A full list of the schemes that the Council currently has under consideration is available separately from this document.

POLICY WBE14: ENVIRONMENTAL ENHANCEMENTS

THE COUNCIL WILL SEEK TO IMPLEMENT SCHEMES OF ENVIRONMENTAL ENHANCEMENT, WHERE APPROPRIATE, THROUGHOUT THE PLAN AREA. WHERE DEVELOPMENT ADJACENT TO THE AREA IS IDENTIFIED BY THE COUNCIL AS HAVING AN EFFECT ON THE ENHANCEMENT SCHEME THE COUNCIL WILL SEEK SUPPORT FOR THE SCHEME FROM THE DEVELOPER.

Cont.

10.60 In addition to these major schemes there are several smaller schemes. As noted above in para. 10.3, not all the schemes that will be undertaken are listed in the policies. *IN ADDITION TO THESE MAJOR SCHEMES, THERE ARE A NUMBER OF SMALLER SCHEMES THAT WILL BE UNDERTAKEN WHICH ARE NOT LISTED IN THE POLICIES.* {T/27} Generally, those costing in excess of about £100,000 are included. Within the framework of the plan other schemes are likely to come forward, particularly in the light of regular analysis of the most recent road safety statistics.

10.61 Whilst bringing benefits there has been concern about the impact of the design of highway improvement schemes on the character of the immediate surroundings. There is a balance

to be struck between safety standards and the impact on amenities. In preparing the named and other schemes careful consideration will be given to issues of amenity and character, especially in rural areas.

POLICY WT16: HIGHWAY IMPROVEMENT, TRAFFIC MANAGEMENT AND SAFETY SCHEMES

THE COUNCIL WILL SEEK HIGHWAY IMPROVEMENT, TRAFFIC MANAGEMENT AND SAFETY SCHEMES IN THE PLAN PERIOD TO AMELIORATE MAJOR ENVIRONMENTAL AND SAFETY PROBLEMS AND TO SUPPORT NEW DEVELOPMENT. THESE WILL INCLUDE:

a) EASTHAMPSTEAD ROAD/OLD WOKINGHAM ROAD: JUNCTION IMPROVEMENT
b) B3430 NINE MILE RIDE/OLD WOKINGHAM ROAD: CONSTRUCTION OF A ROUNDABOUT
c) B3430 NINE MILE RIDE/HEATHLANDS ROAD: JUNCTION IMPROVEMENT
d) A321 FINCHAMPSTEAD ROAD/EVENDONS LANE: JUNCTION IMPROVEMENT
e) WATERLOO ROAD/EASTHAMPSTEAD ROAD, WOKINGHAM: SQUEEZE LANE
f) MOLLY MILLARS LANE/B3349 BARKHAM ROAD: JUNCTION IMPROVEMENT
g) B3349 BARKHAM ROAD/BEARWOOD ROAD: JUNCTION IMPROVEMENT
h) BEARWOOD ROAD/NEW ROAD, SINDLESHAM: JUNCTION IMPROVEMENT
i) A329 READING ROAD/OLD FOREST ROAD: JUNCTION IMPROVEMENT
j) A321/FOREST ROAD, BILL HILL: JUNCTION IMPROVEMENT
k) EARLEY AREA SCHEME: SMALL ROUNDABOUTS ON RUSHEY WAY AT CARSHALTON WAY AND BOTH ENDS OF KILNSEA DRIVE
l) BUTTS HILL ROAD AT BRIDGE OVER RAILWAY, WOODLEY: PROVISION OF FOOTBRIDGE
m) A327/NEW MILL ROAD: VISIBILITY IMPROVEMENT
n) A327/B3030/B3349 ARBORFIELD CROSS: JUNCTION IMPROVEMENT
o) A4 ~~OLD~~ *NEW* **(PA 10/13)** BATH ROAD/B3032 LONDON ROAD, HARE HATCH: CONSTRUCTION OF A ROUNDABOUT
p) RUSCOMBE CROSSROADS: IMPROVEMENTS
q) A321/A4130, REMENHAM: JUNCTION IMPROVEMENT
r) FOOT/CYCLE BRIDGE ACROSS THAMES AT WARGRAVE
s) SONNING VILLAGE: ENVIRONMENTAL ENHANCEMENTS
t) *B3349 BARKHAM- BRIDGE- WIDENING*
u) *A321 CONWAYS BRIDGE, WARGRAVE-IMPROVEMENT*
v) *GYPSY LANE/ RUSHEY WAY, EARLEY -ROUNDABOUT*
w) *RUSHEY WAY/ EARLEY WAY NORTH, SINDLESHAM –JUNCTION IMPROVEMENT*
x) *TWYFORD CROSS ROADS – JUNCTION IMPROVEMENTS*
y) *A329 READING ROAD/ B3030 WINNERSH CROSS-ROADS –JUNCTION IMPROVEMENTS*
z) *ELM LANE/ ELM ROAD JUNCTION, EARLEY–JUNCTION IMPROVEMENTS*
aa) *DUFFIELD ROAD, WOODLEY- BRIDGE IMPROVEMENTS* **(PA 10/14)**

Wokingham Low-Cost Package Schemes

a) RANCES LANE/ LONDON ROAD: JUNCTION IMPROVEMENT
b) EMMBROOK AREA: TRAFFIC CALMING (REMAINING PARTS)
c) WATERLOO ROAD: TRAFFIC CALMING
d) LANGBOROUGH ROAD/ MURDOCH ROAD: TRAFFIC CALMING
e) MOLLY MILLARS LANE/ A321 FINCHAMPSTEAD ROAD: JUNCTION IMPROVEMENT, INCLUDING PROVISION OF BUS PRIORITY.

SUBJECT TO COMPLIANCE WITH TECHNICAL STANDARDS ALL SCHEMES WILL BE DESIGNED SO AS TO PROTECT THE CHARACTER OF THE SURROUNDINGS.

Cont.

Implementation: Through the annual capital programme of transport investment.

Monitoring: Through state of the environment surveys, road safety statistics and the Transport Policy and Programme.

10.62 In addition, environmental improvements will be carried out in Wokingham Town Centre, particularly Peach Street, Broad Street, Rose Street and Market Place in accordance with Policy WSH30, chapter 8, Shopping and Town Centres.

ROADSIDE SERVICE AREAS

10.63 Annex A of PPG 13 recognises the need to provide for roadside service areas. Criteria are required to achieve appropriate siting. These criteria are in addition to those in the overall strategy. A Motorway Service Area has been provided recently on the M4 between junctions 11 and 12. Therefore it is considered there is no need for such a facility on the M4 or the A329(M) within the District.

POLICY WT17: ROADSIDE SERVICE AREAS

ANY PROPOSAL FOR ROADSIDE SERVICE FACILITIES WILL ONLY BE ACCEPTABLE WHERE IT COMPLIES WITH THE FOLLOWING CRITERIA:

a) IS ESSENTIAL FOR THE PROVISION OF SERVICES TO MEET THE NEEDS OF HIGHWAY USERS ON ROADS OF MORE THAN LOCAL IMPORTANCE

b) IS OUTSIDE THE GREEN BELT

c) HAS REGARD TO THE LEVEL OF EXISTING PROVISION AND COMMITMENTS TO DEVELOPMENT THAT SERVE THE NEEDS OF HIGHWAY USERS

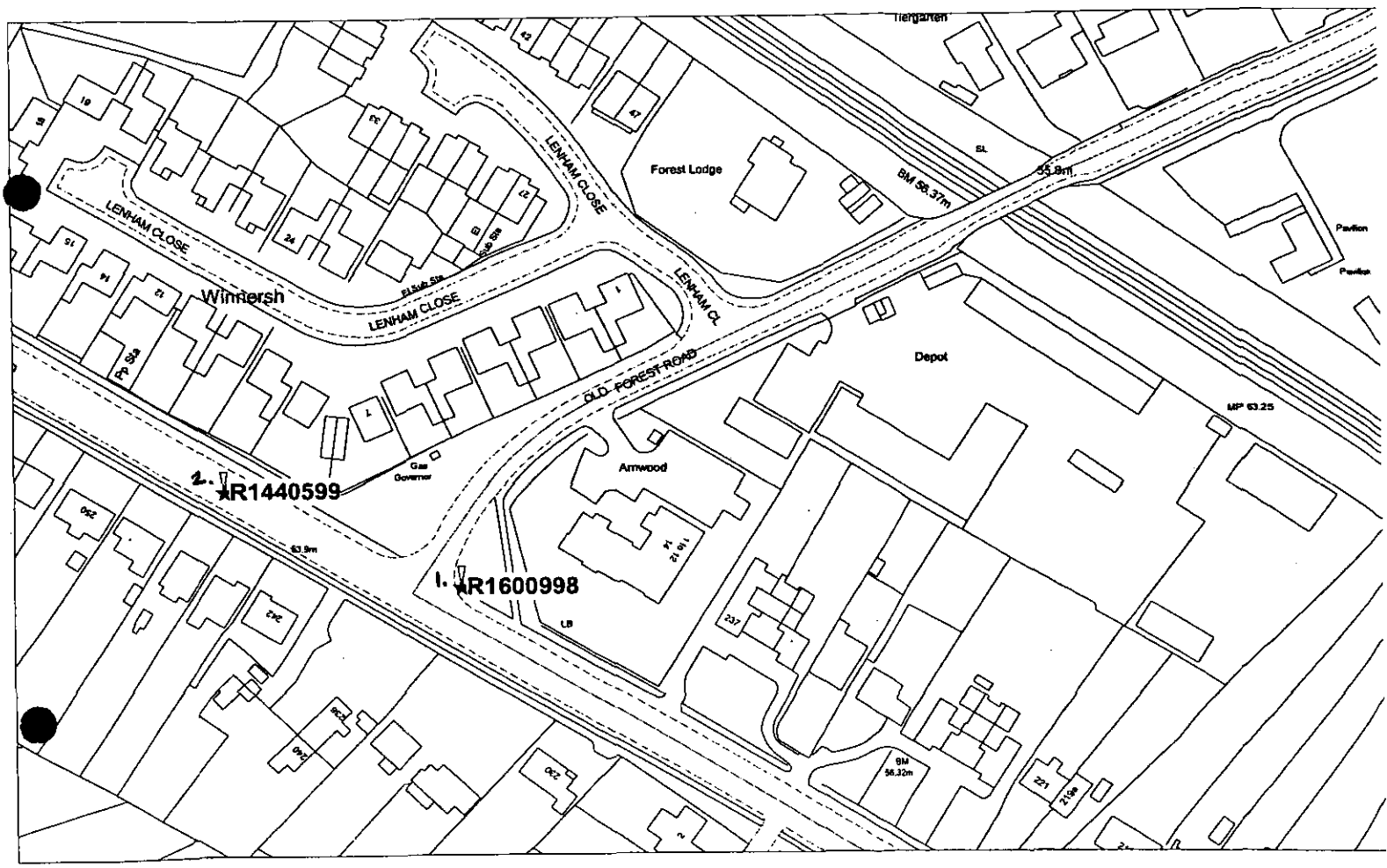
d) DOES NOT INCLUDE FACILITIES OF A SCALE OR TYPE THAT MAY CAUSE THE SERVICE AREA TO BECOME A DESTINATION IN ITS OWN RIGHT

e) SITING AND BUILT FORM HAS REGARD TO THE LANDFORM AND NATURAL FEATURES OF THE AREA AND RESPECTS VIEWS AND VISTAS TO AND FROM ADJOINING LAND AND COUNTRYSIDE

f) DOES NOT CAUSE DETRIMENT TO THE AMENITIES OF NEARBY PROPERTIES BY REASON OF NOISE, GENERAL DISTURBANCE, FUMES OR EXTERNAL LIGHTING.

Implementation: Through development control having regard to the provisions of PPG 13 Annex A.

Monitoring: Through the annual commercial monitoring which gives details of the location of development.


Tiergarten
Forest Lodge
LENHAM CLOSE
LENHAM CLOSE
LENHAM CLOSE
LENHAM CL
Winnersh
OLD FOREST ROAD
Depot
Amwood
Gas Governor
2. R1440599
1. R1600998
BM 56.37m
55.8m
MP 63.25
Pavilion
Pavilion
63.9m
BM 56.32m

TRAFFMAP — INTERPRETED LISTING — Run on: 28/ 08/2001

AccsMap - Accident Analysis System

Accidents between dates 01/07/1997 and 30/06/2000 (36 months)

Selected by: Info Tool

R1600998 14/09/1998 Time 0728 Vehicles 3 Casualties 1 Slight
E: 479100 N: 169920 First Road: A 329 Road Type Single carriageway - 2 lanes Road2: U 7514
Speed limit: 40 Junction Detail: T or staggered junction Control: Give way
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: street lights present Fine without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: DETR Special Projects:
Contributory factors:
MC2 TRAV SE SWRVD TO AVOID C1 TRNG RT FROM NE TO NW. MC2 MASKED BY C3 TRNG LT FROM NW TO NE. RIDER MC2 FELL OFF
Occurred on READING RD JNC FOREST RD WOKINGHAM

Vehicle Reference 1 Car
Vehicle movement from NE to NW
Not restricted lane
Location at impact Did not impact
Hit object in road None
Did not leave carriageway
Parts damaged: None
Breath test Not requested

Turning right
No tow or articulation
No skidding, jack-knifing or overturning
First impact Did not impact
Off road: None
Entering the main road
Hit vehicle: 0
Age of Driver 40 Male
Not hit and run

Vehicle Reference 2 Motor Cycle > 125 cc
Vehicle movement from NW to SE
Not restricted lane
Location at impact Middle of junction
Hit object in road None
Did not leave carriageway
Parts damaged: Nearside
Breath test Not requested

Going ahead
No tow or articulation
Skidded
First impact
Off road: None
Nearside
On the main road
Hit vehicle: 0
Age of Driver 33 Male
Nearside
Not hit and run

Casualty Reference: 1 Vehicle: 2 Age: 33 Male Driver/rider Severity: Slight
Not a school pupil

Vehicle Reference 3 Car
Vehicle movement from NE to SE
Not restricted lane
Location at impact Did not impact
Hit object in road None
Did not leave carriageway
Parts damaged: None
Breath test Driver not contacted

Turning left
No tow or articulation
No skidding, jack-knifing or overturning
First impact Did not impact
Off road: None
Leaving the main road
Hit vehicle: 0
Age of Driver 99
Non-stop, not hit

Accidents between dates 01/07/1997 and 30/06/2000 (36 months)
Selected by: Info Tool

2. R1440599 12/05/1999 Time 0750 Vehicles 3 Casualties 2 Serious
E: 479044 N: 169944 First Road: A 329 Road Type Single carriageway - 2 lanes
Speed limit: 40 Junction Detail: Private drive Control: None
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: street lights present Fine without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: At scene DETR Special Projects:
Contributory factors: 14
C1 TRNG RT SW TO SE FROM PTE ENT HIT MC2 (NORTON) TRAV NW & OVTKNG STAT TRAFF
Occurred on A329 READING RD APP 50M N W FOREST ROAD. WINNERSH

Vehicle Reference 1 Car Turning right
Vehicle movement from S to SE No tow or articulation Entering the main road
Not restricted lane No skidding, jack-knifing or overturning
Location at impact Middle of junction First impact Offside Hit vehicle: 2
Hit object in road None Off road: None
Did not leave carriageway Age of Driver 40 Male
Parts damaged: Offside Offside Offside Not hit and run
Breath test Not requested

Casualty Reference: 1 Vehicle: 1 Age: 40 Male Driver/rider Severity: Slight
Not a school pupil

Vehicle Reference 2 Motor Cycle > 125 cc Overtaking stat. vehicle offside
Vehicle movement from SE to NW No tow or articulation On the main road
Not restricted lane No skidding, jack-knifing or overturning
Location at impact Middle of junction First impact Front Hit vehicle: 1
Hit object in road None Off road: None
Did not leave carriageway Age of Driver 32 Male
Parts damaged: Front Front Front Not hit and run
Breath test Not requested

Casualty Reference: 2 Vehicle: 2 Age: 32 Male Driver/rider Severity: Serious
Not a school pupil

Vehicle Reference 3 Car Waiting to go ahead but held up
Vehicle movement from SE to NW No tow or articulation On the main road
Not restricted lane No skidding, jack-knifing or overturning
Location at impact Did not impact First impact Did not impact Hit vehicle: 0
Hit object in road None Off road: None
Did not leave carriageway Age of Driver 99
Parts damaged: None Not hit and run
Breath test Not requested

5 JUN 2002
57096

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

→ Dan Gambrell

FROM:	Colin Lawley Principal Solicitor	**MY REF:** **EXT.**	CJL/cma 6524
TO:	**Trevor Watson** Planning & Transportation	**DATE:**	29th May, 2002

AWARD OF COSTS IN FAVOUR OF ORANGE PCS LTD.
PLANNING APPEALS AT LOWER EARLEY AND OLD FOREST ROAD

* Attached is a copy of a letter from Heritage Planning relating to an award of costs.

We usually get expert advice from outside solicitors (Sharpe Pritchard). This usually results in the amounts being reduced.

I need to send a copy of Council's statement and the appellants statement in both appeals to Sharpe Pritchard. I would be grateful if you would please arrange for 2 copies of each statement to be passed to me.

Please let me know if you wish to discuss further.

CJ.L.

Colin Lawley

* See TL/2001/3667

The Planning Inspectorate

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Temple Quay House
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Bristol BS1 6PN
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GTN 1371-6117

PLANNING SERVICES
HPT
POL
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ENF
APP
CS DG
GTN
18 DEC 2001
COPIES TO
ACK
S0742

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: TL/2000/2874

Our Ref: APP/X0360/A/01/1068473

Date: 6 December 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY ORANGE P C S LTD
SITE AT JUNCTION OF, READING ROAD & OLD FOREST ROAD, WINNERSH

I enclose a copy of our Inspector's decision on the above appeal together with a copy of the decision on an application for an award of costs.

Please note that there is no statutory provision for a challenge to a decision on an application for an award of costs. The procedure is to make an application for judicial review. This must be done promptly.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 8139

E-mail: Complaints@pins.gsi.gov.uk

Yours faithfully

Mr Darren Cryer

COVERDL2

DG 48226

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728778
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8778

28 SEP 2001
ACKNO.
FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: TL/2000/2874

Our Ref: APP/X0360/A/01/1068473

Date: 26 September 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY ORANGE P C S LTD
SITE AT JUNCTION OF, READING ROAD & OLD FOREST ROAD, WINNERSH

NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Mr Bob Marshall LLB DipTP MRTPI.

You have already been given notice of the arrangements for this hearing.

Yours faithfully

Miss Emily Pears

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

206C

Tel. (0118) 974 6448 (Direct Line)
Date: August 28, 2001
My ref: TL/2001/2874
Your ref: APP/X0360/A/01/1068473

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Miss Groves

APPEAL BY: Orange PCS Ltd
SITE: Land at junction of Reading Rd, & OldForest Rd, Winnersh

With reference to this appeal, I enclose 2 copies of the Council's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: TL/2000/0494

YOUR REF: TL/2000/0494

TO: Emy Circuit, Planning

DATE: 28th August 2001

CC: Tom Callaghan, Highways

PLANNING APPLICATION TL/2000/0494
PROPOSED ERECTION OF 8M HIGH TELECOMMUNICATIONS POLE WITH 3 DIRECTIONAL ANTENNAE AND EQUIPMENT CABINET
JUNCTION OF READING ROAD/LAND AT OLD FOREST ROAD, WINNERSH, WOKINGHAM

Emy,

Please find attached the following comments to be included in your appeal statement:

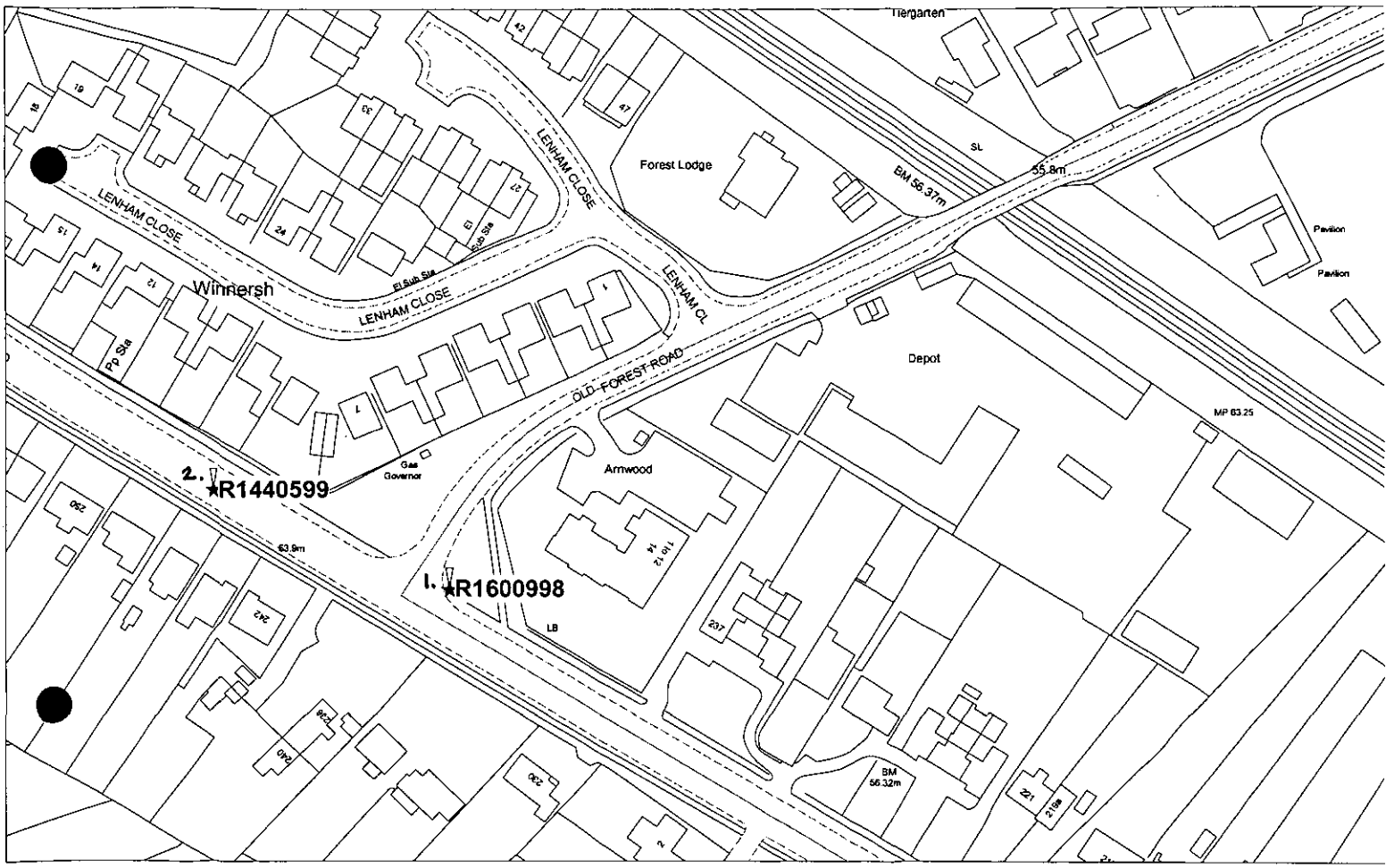
'The appeal site is located at the junction of the A329 Reading Road/Old Forest Road. Old Forest Road is an unclassified road serving a substantial number of residential dwellings and an element of industrial/business uses. It has a speed limit of 40 mph and has an overall width of 13 metres comprising a 5.5 metre carriageway with a 1.70 metre footway and a 2.0 metre verge to both the north and south sides. Reading Road is a busy Primary Distributor road and is also subject to a 40mph speed limit.

The Reading Road/Old Forest Road junction is identified within the Loddon Area Local Plan (LALP) policy LT4, and the Wokingham District Local Plan (deposit draft 1997) policy WT16 as a junction requiring improvements. It is a busy junction that does not operate satisfactorily, particularly during the AM and PM peak periods when queues extend past the appeal site. There have also been 2 recorded personal injury accidents in the vicinity of the junction over a 3-year period (see appendix 1).

The Highway Authority is primarily concerned that the proposed apparatus would result in site operative's vehicles parking on or near the busy junction for the duration of the construction period. After this period the apparatus will undoubtedly require servicing and maintenance whenever the need arises. As there is no satisfactory parking area nearby, this would mean that service vehicles would be likely to park on or close to this busy junction, creating a potential hazard for road users. Therefore, an introduction of parked vehicles on or around the junction would clearly not be in the interests of highway safety and would adversely affect the free flow of traffic.'

Regards,

Adam Coggins
HIGHWAYS OFFICER


Tiergarten
Forest Lodge
SL
55.8m
BM 56.37m
LENHAM CLOSE
LENHAM CLOSE
LENHAM CLOSE
LENHAM CL
El Sub Sta
El Sub Sta
Pp Sta
Winnersh
OLD FOREST ROAD
Depot
MP 63.25
Pavilion
Pavilion
Gas Governor
2. ★R1440599
Arnwood
63.9m
1. ★R1600998
LB
BM 56.32m

Accidents between dates 01/07/1997 and 30/06/2000 (36 months)
Selected by: Info Tool

R1600998 14/09/1998 Time 0728 Vehicles 3 Casualties 1 Slight
E: 479100 N: 169920 First Road: A 329 Road Type Single carriageway - 2 lanes
Speed limit: 40 Junction Detail: T or staggered junction Control: Give way Road2: U 7514
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: street lights present Fine without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: DETR Special Projects:
Contributory factors:
MC2 TRAV SE SWRVD TO AVOID C1 TRNG RT FROM NE TO NW. MC2 MASKED BY C3 TRNG LT FROM NW TO NE. RIDER MC2 FELL OFF
Occurred on READING RD JNC FOREST RD WOKINGHAM

Vehicle Reference 1 Car Turning right
Vehicle movement from NE to NW No tow or articulation Entering the main road
Not restricted lane No skidding, jack-knifing or overturning
Location at impact Did not impact First impact Did not impact Hit vehicle: 0
Hit object in road None Off road: None
Did not leave carriageway Age of Driver 40 Male
Parts damaged: None Not hit and run
Breath test Not requested

Vehicle Reference 2 Motor Cycle > 125 cc Going ahead
Vehicle movement from NW to SE No tow or articulation On the main road
Not restricted lane Skidded
Location at impact Middle of junction First impact Hit vehicle: 0
Hit object in road None Off road: None
Did not leave carriageway Age of Driver 33 Male
Parts damaged: Nearside Nearside Nearside Not hit and run
Breath test Not requested

Casualty Reference: 1 Vehicle: 2 Age: 33 Male Driver/rider Severity: Slight
Not a school pupil

Vehicle Reference 3 Car Turning left
Vehicle movement from NE to SE No tow or articulation Leaving the main road
Not restricted lane No skidding, jack-knifing or overturning
Location at impact Did not impact First impact Did not impact Hit vehicle: 0
Hit object in road None Off road: None
Did not leave carriageway Age of Driver 99
Parts damaged: None Non-stop, not hit
Breath test Driver not contacted

Accidents between dates 01/07/1997 and 30/06/2000 (36 months)
Selected by: Info Tool

2. R1440599 12/05/1999 Time 0750 Vehicles 3 Casualties 2 Serious
E: 479044 N: 169944 First Road: A 329 Road Type Single carriageway - 2 lanes
Speed limit: 40 Junction Detail: Private drive Control: None
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: street lights present Fine without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: At scene DETR Special Projects:
Contributory factors: 14
C1 TRNG RT SW TO SE FROM PTE ENT HIT MC2 (NORTON) TRAV NW & OVTKNG STAT TRAFF
Occurred on A329 READING RD APP 50M N W FOREST ROAD. WINNERSH

Vehicle Reference 1 Car Turning right
Vehicle movement from S to SE No tow or articulation Entering the main road
Not restricted lane No skidding, jack-knifing or overturning
Location at impact Middle of junction First impact Offside Hit vehicle: 2
Hit object in road None Off road: None
Did not leave carriageway Age of Driver 40 Male
Parts damaged: Offside Offside Offside Not hit and run
Breath test Not requested

Casualty Reference: 1 Vehicle: 1 Age: 40 Male *Driver/rider* *Severity: Slight*
Not a school pupil

Vehicle Reference 2 Motor Cycle > 125 cc Overtaking stat. vehicle offside
Vehicle movement from SE to NW No tow or articulation On the main road
Not restricted lane No skidding, jack-knifing or overturning
Location at impact Middle of junction First impact Front Hit vehicle: 1
Hit object in road None Off road: None
Did not leave carriageway Age of Driver 32 Male
Parts damaged: Front Front Front Not hit and run
Breath test Not requested

Casualty Reference: 2 Vehicle: 2 Age: 32 Male Driver/rider Severity: Serious
Not a school pupil

Vehicle Reference 3 Car Waiting to go ahead but held up
Vehicle movement from SE to NW No tow or articulation On the main road
Not restricted lane No skidding, jack-knifing or overturning
Location at impact Did not impact First impact Did not impact Hit vehicle: 0
Hit object in road None Off road: None
Did not leave carriageway Age of Driver 99
Parts damaged: None Not hit and run
Breath test Not requested

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728775
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8775

D-G 46428

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

PLANNING SERVICES
POE | Your Ref: TL/2000/2874
DC | EIF
APP | Our Ref: APP/X0360/A/01/1068473
CS
Date: 0 6 AUG 2001 | 3 August 2001
COPIES TO: | ACK:
FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY ORANGE P C S LTD
SITE AT JUNCTION OF, READING ROAD & OLD FOREST ROAD, WINNERSH

I am writing to confirm that the hearing into this appeal will start at 10:00 on Wednesday 7/11/2001 at Council Offices, Shute End, Wokingham. Please arrange a car-parking space for the Inspector. Could you send the details, together with a location plan of the venue, to the case officer quoting our appeal reference number.

We will confirm the Inspector to you at a later date.

The hearing date has been imposed upon Heritage Planning Ltd.

Please write to those persons you consider appropriate, telling them about the hearing details at least 2 weeks before the hearing date. Your letter should cover:

- An Inspector has been appointed by the Secretary of State for the Environment, Transport and the Regions to determine this appeal;
- the location of the site and a description of the appeal proposals;
- the hearing details;
- where your, and the appellant's statements, and future comments can be inspected;
- that they may attend the hearing, and at the Inspector's discretion, give their views;
- that we will send a copy of the decision letter only to those who ask for one in writing;
- what facilities are available for people with disabilities e.g. parking spaces, access, seating arrangements etc.

If you have not already done so, please send 2 copies of your written statement to the case officer and one copy to any statutory party. We must receive it within 6 weeks of the starting date.

If you consider it appropriate, please notify the press of the hearing. Please also note that people with disabilities who may be concerned about facilities at the hearing venue have been advised to write to, or contact your Council to confirm that proper provisions are in place.

We aim to issue decisions within 7 weeks of the close of the hearing. If there is likely to be significant delay, we will let you know.

Yours faithfully



Miss K Hallett

206J(BPR)

Tel: (0118) 974 6448 (Direct Line)
Fax: (0118) 974 6484
Date: August 7, 2001
My ref: TL/2000/2874
Your ref: APP/X0360/A/01/1068473

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

Mr S Campbell
The Planning Inspectorate
Room 3/03
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Mr Campbell

APPEAL BY: Orange PCS Ltd

SITE: Land at junction of Reading Rd & Old Forest Rd, Winnersh

HEARING DATE: WEDNESDAY 7TH NOVEMBER 2001

Enclosed with this letter is a leaflet showing the venue for the Hearing & the car park recommended for the Inspector's use. Both are circled in red.

Please forward this letter & the leaflet to the Inspector concerned.

I hope this is helpful, and that the Inspector finds a parking space without a problem.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant
Enc.

Tel. (0118) 974 6448 (Direct Line)
Date: July 27, 2001
My ref: TL/2000/2874
Your ref: APP/X0360/A/01/068473

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

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

APPEAL BY: Orange PCS Ltd
SITE: Junction of Reading Rd & Old Forest Rd, Winnersh

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent a copy to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. July 27, 2001
My ref: TL/2000/2874
Your ref: BRK 7039

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

Heritage Planning Ltd
Heritage House
Old Coach Road
Colchester
Essex
CO2 2TH

Dear Sirs

APPEAL BY: **Orange PCS Ltd**
SITE: **Junction of Reading Rd & Old Forest Rd, Winnersh**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728460
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8460

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: TL/2000/2874

Our Ref: APP/X0360/A/01/1068473

Date: 23 July 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY ORANGE P C S LTD
SITE AT JUNCTION OF, READING ROAD & OLD FOREST ROAD, WINNERSH

I am writing to tell you that we propose to hold a hearing into this appeal at 10:00 on Wednesday 7 November 2001 at a venue to be arranged.

It is now our policy to allow only one refusal of a hearing date, before we fix a date, time and place for a hearing. If you refuse the date offered you should give a good reason for doing so.

If you cannot accept the date offered you may agree a reasonable alternative with the other party. The availability of the Inspector is a crucial factor in this process. We will let you know whether we can supply an Inspector for any date you agree between yourselves, but it must meet with our general aim of deciding appeals quickly.

You can reply to me by telephone or letter. If I do not hear from you by 1 August 2001, I will assume that the proposed hearing date is acceptable, and that you are not intending to negotiate an alternative hearing date with the other party.

You should not assume that the hearing date offered here is the one that will eventually go ahead. We will write to you again to confirm final arrangements.

Yours faithfully

DG 460 30

Miss H Langridge

NB: You should only send letters about the hearing date to the above room. You should send all other correspondence to the case officer mentioned in the initial letter.

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: TL/2000/2874

Our Ref: APP/X0360/A/01/1068473

Date: 17 July 2001

PLANNING SERVICES
REF 45860
POL. TLG
DC ENF
APP
CS DG
19 JUL 2001
COPIES TO: ACC:
FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY ORANGE P C S LTD
SITE AT JUNCTION OF, READING ROAD & OLD FOREST ROAD, WINNERSH

Following your request that a hearing be held into this appeal, we acknowledge your request and we will now arrange a date.

I am the case officer and, if you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The date of this letter is the **starting date** for the appeal.

You must **submit** the following documents within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.

ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and

iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire and supporting documents, including relevant development plan policies to the appellant and me.

Within 6 weeks from the starting date -

You and the appellant must submit 2 copies of your hearing statement to me. I will send a copy of your hearing statement to the appellant and send you a copy of their hearing statement. You and the appellant must send a copy of your hearing statements to any statutory parties. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement. I will forward the appellant's final comments to you at the appropriate time.

You **must keep to the timetable** set out above and ensure that your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. As I have given details of the timetable, I will not send you reminders.

Withdrawing the appeal

If you hear that the appeal is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

Further information about the terms we use in this letter and appeal procedures is on the attached sheet.

Yours faithfully

pp Susan Campbell

Miss A Groves

H4B(BPR)

Questionnaire

The appeal questionnaire must be sent complete with copies of all necessary documents referred to in it. It is particularly essential to us that details of all relevant development plan policies are included with the questionnaire at this early stage.

Hearing Statement

In your hearing statement you will need to give full details of the case which you will put forward at the hearing. You must include any documents, including maps and plans, to which you intend to refer. Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. The format of a statement for hearing cases is in Annex 2(i) of DETR Circular 05/2000.

Statutory parties

'Statutory parties' are owners or tenants of the appeal site who made comments within the time limit on the application or appeal. You must give details of any statutory parties at application stage in reply to question 15e of the questionnaire. I will tell you about any statutory parties at appeal stage, before your hearing statement is due.

Late Representations

Comments or representations received after any of the time limits will normally be disregarded and we will send them back. Late representations will only be considered in extraordinary circumstances.

Costs

Costs can be awarded in hearing cases. If a hearing is subsequently adjourned because of the submission of late evidence, there is the possibility of a successful claim of costs. DOE Circular 8/93 gives more advice.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, a final draft must be submitted at least 5 working days before the date of a hearing. Obligations should be completed by the close of a hearing. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Tel. (0118) 974 6448 (Direct Line)
Date: July 11, 2001
My refs: TL/2000/2874
TL/2000/3667
TL/2000/2871
Your refs: APP/X0360/A/01/1068473
APP/X0360/A/01/1068474
APP/X0360/A/01/1068471

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

Mr S Campbell
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Mr Campbell

APPEALS BY: Orange PCS Ltd
SITES: Junction of Reading Rd & Old Forest Rd, Winnersh; Chalfont Way, Earley; Duffield Rd, Woodley.

With reference to these appeals, the Council requests that the procedure be changed to Informal Hearings.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

cc Heritage Planning

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

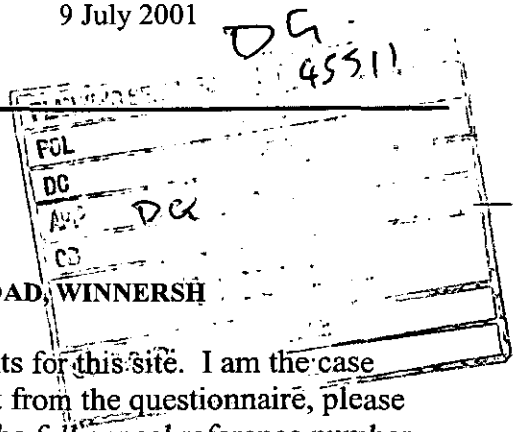
Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: TL/2000/2874

Our Ref: APP/X0360/A/01/1068473

Date: 9 July 2001

DG - 45511



Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY ORANGE P C S LTD
SITE AT JUNCTION OF, READING ROAD & OLD FOREST ROAD, WINNERSH

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

You must **submit** the following documents within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that: -

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.* Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, you must submit a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

G. Nally

pp Miss A Groves

102(BPR)

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 8939.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name: Orange PCS Ltd

Address: Black Arrow House, 2-3rd Floor
2 Chandos Road, London

Postcode: NW10 6NF

Daytime phone no:

Fax no:

E-mail address:

B. AGENT DETAILS (if any)

Name: Heritage Planning Ltd

Address: Heritage House, Old Coach Road
Colchester, Essex

Postcode: CO1 2TH

Your reference: BRK 7039

Daytime phone no: 01206 792448

Fax no: 01206 860116

E-mail address: heritage.planning@aspects.net

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA: Wokingham District Council

LPA's application reference no: TL/2000/2874

Date of the planning application: 29 November 2000

Date of LPA's decision notice (if issued): 8/01/2001

D. APPEAL SITE ADDRESS

Address Junction of Reading Road and Old Forest Road, Winnersh

Postcode RG41 5AA

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box. ☑

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed with the LPA)

Erection of an 8m high telecommunications pole with three directional antennae and equipment cabinet.

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse prior approval for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions to which you object. ☐
3. Refuse approval of details required by a previous outline planning permission. ☐
4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or

6. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING ☐

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY ☐

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

GROUNDS OF APPEAL

1. The appellant is a telecommunications code system operator and is required under the terms of its licence to establish a Personal Communications Network throughout the country.

2. The cellular system used by the Company imposes technical constraints on siting. In general, sites have to be located at regular intervals and in high positions to allow the equipment to work effectively. Microcells are designed to meet a localised deficiency and have a maximum range of 300-400 metres. This restricts the area of search for such a facility.

3. The company needs to bring forward the proposed facility in order to introduce a new cell to provide adequate coverage where there is a gap in the network.

4. In using this facility, the company can meet its operational criteria, whilst at the same time paying adequate regard to environmental considerations, particularly visual amenity.

5. The proposals are consistent with PPG8, which urges authorities to be alive to the special requirements of telecommunication operators which necessitate sites within urban and rural areas.

Contrary to site sitings

6. PPG8 also clearly recognises the benefits of modern telecommunication such as the system being established by the Company.

7. The site is a good choice of location and will have a minimal impact on the area due to the following factors:-

   (i) The modern sleek design and appearance of the column which is of the latest type of mast, purposely designed to blend with existing street furniture and to be located within sensitive locations such as Conservation Areas, Town Centres and Residential Areas.

   (ii) The siting of the column and cabinet in an area where there is a very wide verge and public footpath, associated with other items of street furniture and signage.

   (iii) The siting of the proposed column and cabinet where there are a number of mature trees and landscape features.

   (iv) The avoidance of need for a lattice mast or roof-mounted stub tower to achieve coverage within the same area.

   (v) The proposed development has a low power output when compared with macro base stations and has been designed to comply with the ICNIRP guidelines and ~~will not adversely affect the health of nearby residents.~~

8. The location has been agreed with the local highway authority.
9. The LPA have not indicated any conflict with the Local Plan Policies relevant to the decision.
10. The first reason for refusal is unclear and imprecise, failing to indicate the nature or degree of harm caused if the development were to proceed.
11. The second reason for refusal is unfounded, having no impact on sight line requirements nor likely to be a distraction to motorists or other road users.
12. Reason three is subjective and it is evident that the proposal would be no more prominent than the Local Authority's own street furniture, or that of other statutory undertakers.
13. In conclusion, the proposals have only been brought forward only after proper consideration of both environmental and operational criteria, in accordance with the Company's licence requirements and national and local policy. The site therefore strikes a proper balance between environmental and operational considerations.
14. The Inspector is therefore requested to support these proposals and to allow this appeal at the earliest possible date.

Orange BRK/7039
June 2001

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box only* ✔

CERTIFICATE A ☐

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B ☑

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served
Wokingham District Council	c/o Graham Barnwell	29 June 2001
	Highways Dept., Shute End	
	Wokingham, RG40 1WR	

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.** ✔

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☑

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

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

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

✔

1. A copy of the original ~~planning~~ prior approval **application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). N/A ☐
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
5. Copies of all **plans, drawings and documents** sent to the LPA as part of the application. ☑
6. Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☐

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ☐

8. Any relevant **correspondence** with the LPA. ☑
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission; ☐
10. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
11. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

This is one of four appeals submitted concurrently for telecommunications microcells in Wokingham. The others are as follows:

Orange Ref:	LPA Ref:	Site:
BRK 7033	TL/2000/2871	Adjoining Duffield Bridge, Duffield Rd. Woodley
BRK 7036	TL/2000/2873	Outside 2 King Street Lane, Winnersh
BRK 7085	TL/2000/3667	Land adjacent to The Square, Chalfont Way, Earley.

PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not, your appeal will not normally be accepted).*
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature _____ (on behalf of) Orange PCS Ltd

Name (in capitals) DAVID G. LEWIS Date 29 June 2001

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Customer Support Section
  Temple Quay House
  2 The Square
  Temple Quay
  BRISTOL
  BS1 6PN

  We do not currently accept appeals by e-mail or fax.

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid and who is dealing with it.
2) Tell you and the LPA the procedure for your appeal.
3) Tell you the timetable for us receiving further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are received late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

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