

PD TELECOMMUNICATIONS 56 DAYS
DRAFT DECISION NOTICE



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date: 19 December 2025

Application Number: 252206

Location: Land At Rushton Farm, Warren House Road, Berkshire, RG40 5RG

Proposal: Prior approval submission for the removal of an existing 17m monopole and associated compound, and the installation of 1no. monopole sharable mast (height 25m), antennas to be installed on headframes, operator cabinets, multi-user electrical cabinet.

Recommendation: Prior Approval Approval

Conditions and/or Reasons

1. Timescale

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

Reason: In pursuance to Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) Order 2015.

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered:

- 100 Issue E - Location Plan (received 16/09/2025)
- 201 Issue E - Proposed Site Layout (received 16/09/2025)
- 301 Issue E - Proposed Site Elevation (received 16/09/2025)
- 400 Issue E - Proposed Antenna Layout (received 16/09/2025)
- Declaration of ICNIRP Conformity (received 16/09/2025)
- Supplementary Information (received 16/09/2025)
- 25007072_PLN_SPA_1.1 - Swept Path Analysis Plan (received 11/12/2025)
- 25007072_PLN_SPA_1.2 - Swept Path Analysis Plan (received 11/12/2025)
- 25007072_PLN_SPA_3.1 - Swept Path Analysis Plan (received 11/12/2025)
- 25007072_PLN_SPA_3.2 - Swept Path Analysis Plan (received 11/12/2025)
- 25007072_PLN_SPA_4.1 - Swept Path Analysis Plan (received 11/12/2025)
- 25007072_PLN_SPA_4.2 - Swept Path Analysis Plan (received 11/12/2025)
- 25007072_PLN_SPA_5.1 - Swept Path Analysis Plan (received 11/12/2025)
- 25007072_PLN_SPA_5.2 - Swept Path Analysis Plan (received 11/12/2025)

The development shall be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Materials

The development hereby permitted shall not be carried out other than in accordance with the approved materials highlight in the submitted Supplementary Information document, namely:

- Monopole - RAL7035 (Light Grey)

Reason: To ensure that the external appearance of the development is satisfactory.

4. Removal of equipment

In the event that the equipment hereby permitted ceases to be operational the local planning authority shall be notified in writing within one month and all of the equipment shall be removed within 3 months of it ceasing to be operational unless a minor variation of the said 3 month deadline for removal is agreed in writing with the Local Planning Authority after the date of this permission.

Reason: In the interests of visual amenity.

Informatics

1. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to large vehicle turning and highway safety.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:



Date: 16/12/25

REMEMBER - The earliest date for a decision on this application is: **10 October 2025**