REFUSED

APPLICATION NO:

TL/2001/3298

LOCATION:

Reading Cricket& Hockey Club Sonning Lane, Sonning Reading.

APPLICANT:

Vodafone Ltd C/O Vodafone Ltd

PROPOSAL:

Proposed erection of freestanding tubular telecommunications mast 15 metres high with 6 cross-polar directional antennas and 1 dish antenna.

EARLIEST DATE FOR DECISION: **05/03/2001**

APPLICATION WILL HAVE EXPIRED ON:

15/03/2001 12/3

CASE OFFICER: **Joss Miller**

Refused -

Appeal Decision

Site visit made on 7 August 2001

by Bridget M Campbell BA(Hons) MRTPI

an Inspector appointed by the Secretary of State 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 21 AUG 2001

Appeal Ref: APP/X0360/A/01/1064152
Land at Reading Cricket and Hockey Club, Sonning Lane,

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required by a development order.
- The appeal is made by Vodafone Limited against the decision of Wokingham District Council.
- The application (Ref.TL/2001/3298), dated 30 January 2001, was refused by notice dated 14 March 2001.
- The development proposed is the erection of a freestanding tubular telecommunications mast maximum 15 metres in height, on top of which 6 cross-polar directional antennas and 1 no. dish antenna will be installed. An equipment cabinet will be installed next to the base of the mast with a cubic capacity exceeding 2.5 cubic metres but not exceeding 90 cubic metres.

Summary of Decision: The appeal is allowed and approval given as set out in the Formal Decision below.

Preliminary Matters

1. The proposed telecommunications equipment would be located within a rectangular compound some 9m by 3.9m secured by 1.8m high chain link fencing and 3 strands of barbed wire. The cabin, about 3.7m x 2.5m and 2.8m high, would be finished in green whilst the 15m monopole mast would be grey galvanised steel. The mast would support 6 cross polar antennas and a 300mm microwave dish.

Main Issues

2. I consider that there are 2 main issues in this appeal. The first is the effect of the development on the character and appearance of the area. The second is whether public concern about health risks arising from the installation of the telecommunications equipment is a justifiable reason to dismiss the appeal.

Planning Policy

3. The Development Plan for the Area comprises the Berkshire Structure Plan 1991-2006 Incorporating Alterations Adopted in August 1997 and the Loddon Area Local Plan 1995. Policy TC1 of the Structure Plan permits telecommunications development subject to compliance with a number of criteria which seek to avoid a significant adverse visual impact and to ensure that no satisfactory alternatives exist, including the possibility of sharing existing facilities or utilising existing buildings or other structures. There is no relevant telecommunications policy in the Local Plan.

4. There is also a deposit draft of the Wokingham District Local Plan with Proposed Amendments February 2000 but this does not carry the same weight as the adopted Development Plan. Nonetheless, policy WIC14 makes reference to Structure Plan policy TC1 in considering whether telecommunications development is likely to be acceptable.

Reasons

The First Main Issue

5. Reading Cricket and Hockey Club comprises a sports ground in an area which has a concentration of recreational open spaces, playing fields and sports grounds. The area is designated as a Green Gap separating the village of Sonning to the north from the built up outskirts of Reading to the south. The Club lies on the east side of Sonning Lane and the appeal site is situated in the northernmost corner separated from the road by a raised tree and bush lined bank. Immediately to the south is the overflow car park for the Club, some 30m to the south east is a floodlit all-weather hockey pitch, whilst to the north a line of young trees and bushes mark the boundary with an adjoining sports ground.

6. From close quarters, within the grounds of the Club, the development would be clearly visible but set against the backdrop of existing vegetation. The proposed slim-line single pole mast would be of the same height as, and of a similar appearance to, the nearby floodlight columns on the hockey pitch, and it would also be located along the same plane as the 4 northernmost columns. Whilst the antennas would add to the height, these would be arranged in a closely spaced cluster to minimise their impact. I consider that the development would be discretely tucked into a relatively secluded corner of the site. It would be seen in a treed setting, and in the same context as the substantial all weather pitch with 8 floodlight poles which, to my mind, would ensure that it did not appear unduly conspicuous. In addition, the Appellant has indicated that there would be sufficient room for additional planting which would help to assimilate the low-level equipment within the enclosed compound into its surroundings.

7. Looking from Sonning Lane, I found that the raised bank and the line of trees and understorey planting forms a significant screen to the grounds of the Club. I appreciate that this would be reduced in winter when the trees are without leaf. Nonetheless, even then, the development is unlikely to significantly intrude upon the Sonning Lane street scene as views would be filtered by the network of tree trunks and branches of the near continuous line of trees and bushes in the foreground.

8. From more distant locations, I believe that the greater part of the development would not be especially noticeable as it would be seen with the existing floodlight columns and either set against a backdrop of trees or with trees in the foreground. I am aware of the need for telecommunications signals to clear trees and thus the requirement for the antennas to protrude above them. However, the trees are not of a uniform height and, in my opinion, the modest headframe would not appear unduly intrusive when seen against this irregular skyline.

9. Overall I believe that the proposal has been carefully planned to ensure that it meets the requirement of criterion i) of policy TC1 of the Structure Plan that the development is sited and designed so as not to result in significant adverse visual impact. I conclude on the first main issue that the proposal would have no material effect on the character or appearance of the area. Furthermore I consider the site to be visually well separated from the historic village of Sonning to the north so as to have no effect on the setting of that village.

The Second Main Issue

10. Growing 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.

11. The Group's report (the Stewart Report) explains that base stations emit radiofrequency radiation and that national guidelines were published in 1993 by the NRPB to control maximum levels of exposure. Further guidelines were published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP) which set more stringent exposure levels for members of the public. These were incorporated into a European Council Recommendation on 12 July 1999.

12. The Stewart Report concludes that the balance of evidence indicates that there is no general risk to the health of people near to base stations as exposure levels 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 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 of Summary and Recommendations refers).* The Government has 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 also acknowledges that most base stations already meet these guidelines and that all new base stations will do so.

13. In the light of recent developments, including the Stewart Report, national guidance in Planning Policy Guidance 8 *Telecommunications* (PPG8) is under review. In the meantime, the Government has confirmed that applications for telecommunications development should continue to be dealt with on the basis of current legislative arrangements and policy guidance. If a proposal meets the ICNIRP guidelines, it should not be necessary for the planning authority to consider the health effects further. In this case the Appellant has confirmed that the proposal would be ICNIRP compliant.

14. Other aspects of national policy lend support to the proposal. In this respect, paragraph 1 of PPG8 states that modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy. In addition, paragraph 37 of the guidance says that radiation safety is a matter for the Health and Safety Executive (HSE). As part of the licensing procedures, applicants are made aware of the safety requirements and details of radio sites are passed to the HSE.

15. There is no evidence before me to indicate that the proposal would conflict with the aim of safeguarding people from any harmful effects of the appeal development. I am well aware of the strength of local concern about health expressed in the letters of representation and I fully accept that such concerns are a material consideration in the determination of this appeal. However, these concerns do not provide a sufficiently strong basis to outweigh recent technical advice and current national policy set out above. I therefore conclude that public concern about the health risks arising from the installation of the equipment is not a justifiable reason for dismissing this appeal.

Other Matters

16. The Appellant has indicated that there is a need for the development in order to meet the license obligations imposed on Code Systems Operators. The Council does not dispute this need and paragraph 6 of PPG8 says that the need for the service should not be questioned. Paragraph 5 of PPG8 states that the Government's general policy on telecommunications is to facilitate the growth of new and existing systems and local authorities are advised to respond positively to telecommunications proposals.

17. The area within which the telecommunications equipment could be sited is tightly constrained by technical and operational requirements. The Appellant has, however, provided information to illustrate that other options were explored but discounted as being unsuitable for technical or environmental reasons. In the light of this it seems to me that there is unlikely to be a more suitable alternative to the appeal site available, that would meet the needs of the service whilst minimising the environmental impact. The Council has not suggested otherwise. I therefore find no conflict with criteria ii), iii) or iv) of policy TC1 of the Structure Plan.

Conditions

18. With regard to the Council's suggested condition, I have already found a need for planting to help integrate the low level equipment with the surroundings. However, as the appeal site appears only to include the enclosed compound, I have reworded the condition to ensure the protection of existing trees adjoining the site.

Conclusions

19. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

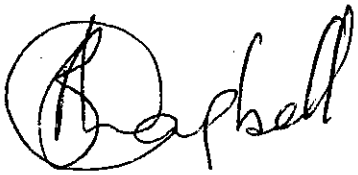
20. In exercise of the powers transferred to me, I allow the appeal and grant approval for the siting and appearance of the development proposed in application reference TL/2001/3298 dated 30 January 2001, and the plans submitted therewith, under the provisions of Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The development proposed (as clarified in paragraph 1 of this decision) is the erection of a freestanding tubular telecommunications mast maximum 15 metres in height, on top of which 6 cross-polar directional antennas and 1 no. dish antenna will be installed, and an equipment cabinet installed next to the base of the mast with a cubic capacity exceeding 2.5 cubic metres but not exceeding 90 cubic metres on land at Reading Cricket and Hockey Club, Sonning Lane, Reading. The permission is subject to the following condition:

    1) No development shall take place until a scheme of landscaping, which shall include measures for the protection of trees and bushes to the north and west of the site during the course of construction, has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details and in accordance with a timetable agreed in writing with the local planning authority.

Information

21. 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.

22. This decision only grants approval under Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended). It does not give any other consent or approval that might be required.



INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

REFUSAL OF PRIOR APPROVAL OF TELECOMMUNICATIONS NOTIFICATION

Mr J Seward
Vodafone Ltd
The Courtyard
2–3 London road
Newbury
Berkshire
RG14 1JX

Notification No: TL/2001/3298

Parish: Sonning

Proposal: Proposed erection of 15 metres high free-standing telecommunications mast with six cross polar directional antennas and one dish antenna.

Location: Reading Cricket and Hockey Club, Sonning Lane, Sonning.

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

1. The proposal is unacceptable in view of its proximity to playing fields.

Date: 14 March 2001

Development Control Manager

01.FEB.2001 * 3298
TL/2001/3298
1.2.01

vodafone

SUPPORTING INFORMATION: VODAFONE CELLULAR TELECOMMUNICATIONS NETWORK INSTALLATIONS

The following background information and notes will be of assistance to you in your determination of our GPDO application which is submitted in accordance with Vodafone's obligations under the Telecommunications Act 1984 as a licensed "code system operator". The notes also comply with the requirement of The Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 24 as amended by The Town and Country Planning (General Permitted Development) (Amendment) Order 1999. It is also in accordance with the Telecommunications Prior Approval Procedures, Code of Best Practice March 1996 Part 2.1(ii).

VODAFONE'S CELLULAR NETWORK

Vodafone Ltd was granted a licence by the Government in 1983 to build and operate a radio public service telecommunications network. The network plan consisted of dividing the country geographically into "cells" each served by a radio base station installation, hence the term "cellular network". The technology available at that time was the analogue type commonly referred to as "TACS" or "ETACS" operating at 900 MHz in the radio spectrum.

Early base stations were typically located on high ground consisting of either lattice masts or building roof top installations at 20m-40m a.g.l. with an array of 9/12 antennas and a large equipment room. These sites were designed to serve the then more powerful and heavier generation of car based mobile phones and would cover a radius of between 3 and 8kms depending on terrain height, topography and the numbers of users demanding access to the system. The principle benefit at this time was the transmit power on the car based phones which enabled them to be used at greater distances from the radio base stations. Therefore less radio base stations were required to cover the country. Approximately 900 of these "Macro" sites were installed which provided signal coverage to 90% of the population.

VODAFONE'S DIGITAL NETWORK

The success of the service and consequent customer demand on the network meant that the original analogue technology soon became overloaded and unable to support demand and future growth. New digital technology was therefore developed to operate within the same radio spectrum (900 MHz) enabling the capacity of each radio base station to be considerably increased. This digital technology is often referred to as GSM (Global System for Mobile Communications) which is the common European operating standard enabling phones to inter-connect to other networks throughout Europe and internationally. Vodafone's digital network is designed to enable domestic and local business customers to access mobile telecommunications at an affordable price.

RADIO SYSTEM PLANNING - GSM

Designing the GSM network involved dividing the country geographically into cells which would link into our existing analogue cell plan. Each of the new cells is served by a radio base station typically operating at a height of 15-20m a.g.l. The equipment consists of either a lightweight and visually unobtrusive pole, a lightweight lattice mast or a roof top installation designed to conform with the current requirements of General Permitted Development Order. The standard installation consists of the support structure with 1 - 6 antennas depending on the coverage and capacity requirements of the installation. The equipment cabins are usually located close to the base of the support structure and have a cubic capacity of up to 30cu.m. The enclosed elevation drawings submitted as part of this application are indicative of a GSM installation, which will typically serve a radius of between 2-4km. The frequencies at which our equipment operates will not interfere with local TV/radio reception or any other local radio transmissions.

01.FEB.2001* 3298

DEVELOPMENT CONTROL POLICY AND PROCEDURES

Policy

Government policy contained in PPG8 (1992) seeks to facilitate the growth of modern telecommunications which is a beneficial element in the life of the local community and national economy. With specific reference to development control PPG 8 advises the following:

"*Permitted development rights should not be withdrawn unless there is a real and specific threat to the locality in which the development is to take place*" (Paragraph 19)

"*The authority may not prevent a development in principle - but it can require changes to siting and appearance with the aim of protecting amenity. For example, it may be appropriate to shield radio equipment housing through landscaping or planting. In exercising this power, local planning authorities should take into account the obligations on the code system operators to provide a telecommunication service, and the severe constraints on siting and appearance imposed by the nature of the technology and the telecommunications network. The development may proceed as originally proposed or in accordance with any details agreed in the meantime, unless the authority has served its decision to refuse approval of the details on the operator within 28 days* of receiving the operator's application. The Secretaries of State believe that there should not be much occasion for such intervention and that this power should not be used unless there was a serious risk to amenity; the details of these developments will best be resolved in negotiations between the operator and the local planning authority within the 28 day* period.*" (Paragraphs 22).

*Please note that the prior approval period for ground based masts is amended to 42 days under The Town and Country Planning (General Permitted Development) (Amendment) Order 1999.

Procedures

The development control procedures are set out in the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 24 as amended by The Town and Country Planning (General Permitted Development) (Amendment) Order 1999, together with the DETR Planning for Telecommunications Circular 4/99, Appendices A & B (18th June 1999). Further guidance for local planning authorities and telecommunications code system operators is set out in the *"Telecommunications Prior Approval Procedures - Code of Best Practice" (March 1996)*.

SITE IDENTIFICATION PROCEDURES

Vodafone Radio System Planning Engineers identify a requirement for a radio base station where the existing radio signal strength is insufficient to support "in building" use of hand portable phones or where demand on the system requires additional radio channels to cope with increased capacity. The location of each radio base station is determined principally by the following factors:-

i. the proximity of adjacent radio base stations and the signal coverage from them.
ii. the terrain height of the target area and surrounding topography.
iii. the height and density of the buildings and structures within the target area.
iv. the potential subscriber demand for network access within the target area.

SITE SELECTION PROCEDURES

The following site selection procedures apply to each installation :-

01.FEB.2001 * 3298

1. Our Engineers identify a requirement using the above parameters and working with a computerised geographic information modelling tool (GIS) which shows every site on our existing network and identifies those areas where insufficient signal level or capacity exists.

2. Our Engineers then undertake a desk top "search" looking for existing masts as notified to us by local planning authorities or other public domain lists such as the OPD database, NTL, CTI, British Gas, etc., located within or close to the search area in order to establish whether site sharing in these positions may produce the required coverage.

3. Our Engineers define a specific search area which is then issued to the Property Surveyor who undertake a detailed ground search for suitable options.

4. The possible options are short-listed according to those which combine the following: - location within or close to tolerance of the search area, a willing landlord, planning and environmental sensitivity. Informal discussions are undertaken with the local planning authority to consider local policies and any designated protected areas.

5. The short-listed options are then returned to our Radio Engineers for a second computer modelling assessment, taking into account the ground height, potential available antenna height and surrounding obstructions.

6. The results of final assessment as to which of the sites will provide an acceptable level of coverage are then completed and a multi-skilled site visit is undertaken to provide a full structural/build analysis on site including identifying power routes and how the site will be linked into the network. Terms with the landlord are then finalised, plans prepared and a GPDO application for determination or full planning application as appropriate is submitted to the local authority.

Details of Vodafone's site selection procedures are as set out in our Environmental Handbook for Radio Site Selection which is used by all personnel involved in the acquisition process. A copy of this document has been recently forwarded to all Chief Planning Officers (30th October 1998) and Development Control Managers (26th April 1999). Additional copies are available on request.

SITE / MAST SHARING

On average, the minimum operating height for radio telecommunications is 15m a.g.l. to clear surrounding obstructions and trees. When local planning authorities wish telecommunications operators to share existing 15m support structures they should be aware of the technical requirements of vertical separation between the antenna systems and the effect that this will have on the height and size of the modified structure. For example an existing 15m lattice mast may require a height raise of approximately 6m to accommodate a second operator's equipment. This could result in a modified structure of 22/23m. Often the preferred option in environmental terms may be to consider a second 15m pole or lightweight lattice mast located alongside the original installation taking advantage of existing tree or building screening. (Figure 6 on Page 17 of Telecommunications Prior Approval Procedures - Code of Best Practice refers).

We trust the above answers your main queries regarding our planned installations and their relationship to the overall project. However, should you require further information or clarification please contact us.

For further details please contact: -
Daniel Mitchell
Environmental & Planning Co-ordinator
Tel: Direct Line 01635 676457

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 22 March 2002

Location:	Reading Cricket & Hockey Club, Sonning Lane, Sonning
Proposal:	Proposed erection of freestanding tubular telecommunications mast 15 high with 6 cross-polar directional antennas and 1 dish antenna.
Application Number:	TL/2001/3298

In response to your consultation dated 20 February 2002 for the above application, the landscape comments are as follows:

The applicant will need to provide an explanation of what works are required for the re-grading of the embankment, as this may damage the rooting zones of existing trees growing on the embankment. These are the very trees that the inspector said provided a significant vegetative screen from Sonning Lane and therefore should be protected as such.

The protective fencing should be at least 4m from the centre of the trees of this size, to be in accordance with BS 5837. The details as provided on drawing no. 22112B-T5 are not in accordance with this and therefore should be amended but also should be considered in relation to any re-grading works. If any of the trees are damaged during construction of the compound then they will need to be replaced by the applicant.

There are several existing trees on the northern side of the compound, however these are not particularly large with little or no vegetation at a lower level to help screen views of the compound from the north. As the site is within a countryside location additional shrub planting will be required on the northern boundary as well as in the location shown on drawing no. 22112B-T5 and will need to be of native species (Portuguese Laurel is not native and therefore not acceptable). The suggested planting distance of 1.5m is also not acceptable, as the plants are too far apart to establish a reasonably dense vegetative screen around the compound in a reasonable time period. I would suggest that planting distances should be similar to that of hedge planting, i.e. a double staggered row, 50 cm between each plant and 50 cm between each row.

The applicant will need to resubmit a landscape plan taking into account the above comments.

Catherine Brimble

Catherine Brimble
Landscape Architect

APP DG	
CS OBS	
22 MAY 2001	
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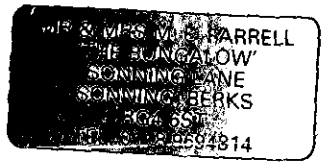
	FILE:



REF- APP/X0360/A/01/1064152.

21-5-01

Dear Sir/Madam

I still strongly object to the erection of this freestanding Mast.

My comments are the same as my previous letter - this being the Mast will only be 150 mtrs from my front door.

I cannot understand that this is even being considered as this will be situated in a Sports Centre and opposite a school.

Hoping that this will be the last we hear of this decision.

2001/3298
JKM.

Yours faithfully
M.E. Farrell

3298

Tel. (0118) 974 6448 (Direct Line)
Date: May 22, 2001
My ref: TL/2001/3298
Your ref: APP/X0360/A/01/1064152

Copy

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: Vodafone Ltd
SITE: Reading Cricket & Hockey Club, Sonning Lane,

With reference to this appeal, I enclose 2 copies of third party correspondence.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Vodafone Ltd
SITE: Reading Cricket & Hockey Club, Sonning Lane, Sonning
APPLICATION NO.: 3298
PROPOSAL: Proposed erection of freestanding tubular telecommunications mast 15 metres high with 6 cross- polar directional antennae & 1 dish antenna.

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Sonning

Mr N D Rose

Clerk(s) of Parish / Town Council of Sonning

Mrs L Bates, Council Office, Pearson Rd, Sonning, Berks. RG6 4UL

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

Environmental Health WDC
-FAO Joanne Ellis

Property Dept WDC
-FAO Sarah Hunter

Applicationo	Name & Address
TL/2001/3298	Mrs H Lee May Tree Cottage Sonning Lane Sonning RG4 6ST
TL/2001/3298	R Lim Timbers South Drive Sonning RG4 6GB
TL/2001/3298	Mr & Mrs D Howes Uplands Sonning Lane Sonning RG4 6ST
TL/2001/3298	The Owner/Occupier Molaris 10 South Drive Sonning RG4 6GB
TL/2001/3298	Mrs D B Teasdale 11 South Drive Sonning Berks RG4 6GB
TL/2001/3298	Mr & Mrs Farrell The Bungalow Sonning Lane Sonning RG4 6ST
TL/2001/3298	"Royal Country Of Berks Sports & Social Club" R Gill Sonning Lane Sonning Reading
TL/2001/3298	R J Newton Homelea Sonning Lane Sonning Berks RG4 6ST

CLLR NIGEL D ROSE MA CEng MIMechE MIMgt
Wokingham District Councillor for Sonning
SPINNEY SIDE
HOLME PARK FARM LANE
SONNING-ON-THAMES
READING RG4 6SX
HomeTel/Fax: 0118-969-3195 Mobile: 07967-227542
E-mail: Nigel.Rose@ukgateway.net

4th June 2001

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 Vodafone Ltd: Site: Reading Cricket & Hockey Club, Sonning Lane, Sonning
Your Ref: APP/X0360/A/01/1064152: LA Ref- TL/2001/3298

I represent Sonning Ward on Wokingham District Council and on behalf of the residents who have expressed concerns to me, I ask you to dismiss this appeal by Vodafone Ltd.

The appellant states that "proximity to playing fields" is not a valid reason for refusal by the local authority, but this misses the reasoning behind this judgement. The concern of local people about these masts relates to the health risks and the need to adopt the precautionary principle in all dealings with this new technology, when faced with reports of problems across the world, and in particular where young people are involved. The Stewart Report, when discussing the phones themselves, makes a particular point about the risks of exposure to children as their brains are developing. I found it most disturbing a number of years ago, well before the Stewart committee was set up, that an employee of Vodafone, whilst making a presentation to officers and members, made the comment that phones should not be used for more than 2 minutes at a time. At that time there was nothing in the public domain to that effect, nor were there warnings on the packaging of hand sets. The logic of the much earlier private comment has been borne out by the subsequent precautionary approach of Stewart. Wokingham, amongst a number of authorities, driven by the concerns of residents and following on from some tragic cases of leukaemia occurring to children living close to masts, has adopted the approach of refusing such masts in locations where there is significant human presence – residential areas, schools and playing fields. The Reading Cricket & Hockey Club falls into this category, where there would be much human activity very close to the proposed mast. Local residents have expressed this concern to me in a number of letters and phone calls.

It might be argued that the Club can choose its own destiny for its members and the latter can be free to cease membership if they are concerned. However, public authorities have a duty of care for all activities within their area, whether on private or public land, and to the neighbours of that activity, including other Sports Clubs. In their evidence the appellants acknowledge the opposition

of the Berkshire Sports and Social Club, whose site is right adjacent to the proposed location and whose members would be affected by any radiation from the mast when using their fields.

I object most strongly to the arguments about the need for a signal when users are driving through the area. It is acknowledged by all safety experts that the use of phones when driving, whether using hands free equipment or not, will increase the risk of motor accidents. My residents are quite happy with the current state of signal and see no reason to have a possible risk to health imposed on them, when the so-called need is for others who should not be using the equipment anyway.

In para. 4.03, it is unfortunate that the appellant cites the wording of the appeal relating to the floodlighting. As often in these sorts of cases, adding more such structures is argued on the basis of precedent. Two wrongs can never make a right. In my view the inspector was wrong to describe Sonning village as a substantial urban area – it is a historic village and conservation area and the plonking of such lighting on its outskirts has substantially changed the character of its approaches. That is no justification for further such carbuncles.

In summary: there is significant concern amongst the residents I represent about the health risk from these masts, when close to people's activities, and the structure will add further to the desecration of the appearance of the approach to the village and the conservation area. The residents are happy with the current signal and see no reason to be put at risk on behalf of drivers passing through the area, who should not be using the phones anyway.

I urge you to dismiss the appeal.

Yours sincerely,

Nigel Rose
WDC Member for Sonning

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/2001/3298

Our Ref: APP/X0360/A/01/1064152

Date: 22 June 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY VODAFONE LTD
SITE AT READING CRICKET & HOCKEY CLUB, SONNING LANE, SONNING

I enclose third party correspondence relating to the above appeal.

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. -12/07/01

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CS DC
25 JUN 2001
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Yours faithfully

pp Simon Campbell
Miss A Groves

211AL(BPR)

APP DG	
CS OBS	
22 MAY 2001	
COPIES TO:	ACK: ✓
	FILE:

MR & MRS M. E. FARRELL
THE BUNGALOW
SONNING LANE
SONNING, BERKS
RG4 6ST
TEL: 0118 9694814

REF- APP/X0360/A/01/1064152

21-5-01

Dear Sir/Madam

I still strongly object to the erection of this free standing Mast.

My comments are the same as my previous letter - this being the Mast will only be 150 mtrs from my front door.

I cannot understand that this is even being considered as this will be situated in a Sports Centre and opposite a school.

Hoping that this will be the last we hear of this decision.

2001/3298
JKM.

Yours faithfully
M. E. Farrell

The Planning Inspectorate
Room 3/03, Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6PN

Uplands
Sonning Lane
Sonning
Berks
RG4 6ST

For the Attention of: Miss A Groves

Ref: APP/X0360/A/01/1064152

Dear Sirs

Referring to the above application by Vodaphone Limited for the erection of a telecommunications mast at the Reading Cricket & Hockey Club.

We request to go on record as strongly opposing this application for health and environmental risks.

There are two schools and four social clubs in close proximity to this proposed mast and outdoor sports are the foundation of this area.

As a house owner in Sonning Lane we have appropriate anxiety and foreboding for the long term effects of living within close proximity to these antennas and feel the justification for them to be located away from populated areas.

We express our thanks for allowing us to record our concerns.

Yours faithfully

Mr & Mrs D Howes

CLLR NIGEL D ROSE MA CEng MIMechE MIMgt
Wokingham District Councillor for Sonning
SPINNEY SIDE
HOLME PARK FARM LANE
SONNING-ON-THAMES
READING RG4 6SX
HomeTel/Fax: 0118-969-3195 Mobile: 07967-227542
E-mail: Nigel.Rose@ukgateway.net

4th June 2001

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 Vodafone Ltd: Site: Reading Cricket & Hockey Club, Sonning Lane, Sonning
Your Ref: APP/X0360/A/01/1064152: LA Ref- TL/2001/3298

I represent Sonning Ward on Wokingham District Council and on behalf of the residents who have expressed concerns to me, I ask you to dismiss this appeal by Vodafone Ltd.

The appellant states that "proximity to playing fields" is not a valid reason for refusal by the local authority, but this misses the reasoning behind this judgement. The concern of local people about these masts relates to the health risks and the need to adopt the precautionary principle in all dealings with this new technology, when faced with reports of problems across the world, and in particular where young people are involved. The Stewart Report, when discussing the phones themselves, makes a particular point about the risks of exposure to children as their brains are developing. I found it most disturbing a number of years ago, well before the Stewart committee was set up, that an employee of Vodafone, whilst making a presentation to officers and members, made the comment that phones should not be used for more than 2 minutes at a time. At that time there was nothing in the public domain to that effect, nor were there warnings on the packaging of hand sets. The logic of the much earlier private comment has been borne out by the subsequent precautionary approach of Stewart. Wokingham, amongst a number of authorities, driven by the concerns of residents and following on from some tragic cases of leukaemia occurring to children living close to masts, has adopted the approach of refusing such masts in locations where there is significant human presence – residential areas, schools and playing fields. The Reading Cricket & Hockey Club falls into this category, where there would be much human activity very close to the proposed mast. Local residents have expressed this concern to me in a number of letters and phone calls.

It might be argued that the Club can choose its own destiny for its members and the latter can be free to cease membership if they are concerned. However, public authorities have a duty of care for all activities within their area, whether on private or public land, and to the neighbours of that activity, including other Sports Clubs. In their evidence the appellants acknowledge the opposition

of the Berkshire Sports and Social Club, whose site is right adjacent to the proposed location and whose members would be affected by any radiation from the mast when using their fields.

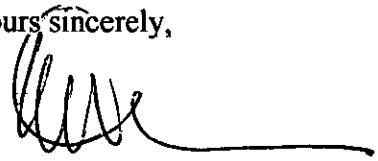
I object most strongly to the arguments about the need for a signal when users are driving through the area. It is acknowledged by all safety experts that the use of phones when driving, whether using hands free equipment or not, will increase the risk of motor accidents. My residents are quite happy with the current state of signal and see no reason to have a possible risk to health imposed on them, when the so-called need is for others who should not be using the equipment anyway.

In para. 4.03, it is unfortunate that the appellant cites the wording of the appeal relating to the floodlighting. As often in these sorts of cases, adding more such structures is argued on the basis of precedent. Two wrongs can never make a right. In my view the inspector was wrong to describe Sonning village as a substantial urban area – it is a historic village and conservation area and the plonking of such lighting on its outskirts has substantially changed the character of its approaches. That is no justification for further such carbuncles.

In summary: there is significant concern amongst the residents I represent about the health risk from these masts, when close to people's activities, and the structure will add further to the desecration of the appearance of the approach to the village and the conservation area. The residents are happy with the current signal and see no reason to be put at risk on behalf of drivers passing through the area, who should not be using the phones anyway.

I urge you to dismiss the appeal.

Yours sincerely,



Nigel Rose
WDC Member for Sonning

(0118) 969 3369

Molaris
10 South Drive
Sonning
Berks.
RG4 6GB

31.5.01

Dear Madam,

Ref. APP/X0360/A/01/1064152
Vodafone Ltd - Reading Cricket Club

I write with my comments regarding the above appeal. At present the health risks of these telecommunications masts are unknown. This site is in very close proximity to an infants school and also a sports field used by young people. This alone should make it a most unsuitable place to erect such a mast.

In addition I also feel this is another blot on the landscape of what once was a really beautiful village. Several homes also look out onto this site & are in very close proximity

Yours faithfully,

J M [illegible]

(Mrs)

10, Holmemoor Drive.
Sonning on Thames,
Reading. Berkshire. RG4 6TE

13th. June 2001

Miss A Groves,
Planning Inspectorate,
Room 3/03, Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay. BS1 6PN

Dear Madam -

APP/X0360/A/01/1064152
Site: Reading Cricket + Hockey Club.

I wrote to Wokingham District Council in early January objecting to the proposed erection of a telecommunications mast at the above mentioned site. In response I was informed that the application had been unsuccessful. Now I learn that Vodafone wish to appeal against this decision.

Again, I write to stress that I am still against the installation of this mast and antennae plus dish - UNTIL IT CAN BE PROVEN that there is absolutely NO DANGER TO HEALTH these installations should not be sited in heavily populated areas - The Reading Cricket + Hockey Club is in constant use for training, coaching and matches both during the week and at weekends. The surrounding sports fields are similarly used for Soccer and Rugby etc. Three Schools are adjacent (Blue Coat, Sonning Primary and Inglewood Nursery - the health of all these school children, plus the sportsmen and women plus the health of local residents should be the prime consideration at this time.

As the long term effects are not known please reject this appeal.

Yours sincerely.

A. M. Wilkins (Mrs)

Sonning Parish Council

CHAIRMAN
Mr M G Butler
Tel. 0118 9690767
Fax. 0118 9448488
E-mail MGButler@compuserve.com

CLERK
Mrs L A Bates
Tel. & Fax. 0118 9697753

COUNCIL OFFICE
Pearson Road
Sonning RG4 6UL

Miss A Groves
The Planning Inspectorate
Room 3/03
Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

31 May 2001

Dear Miss Groves,

APP/X0360/A/01/1064152

The Parish Council wishes to say that they support Wokingham District Council's decision to refuse this application and can see no reason to allow this appeal.

The Parish Council is entirely opposed to the construction of such structures in and around the Conservation Area. Although some distance from the village the site is very prominent and adjacent to one of the main approach roads leading to the Conservation Area.

The proposed structure is exceptionally high and overbearing and will be clearly visible from the surrounding area and the adjoining houses in particular. Such a structure is totally out of keeping and detrimental to the appearance in or adjacent to a Conservation Area.

The Reading Cricket and Hockey Club is used by a large number of sports men, women and children and attracts several hundred spectators and visitors during the year. Although the site is not an educational establishment many players and visitors are children and young people. The Council considers this to be sufficient reason to be concerned about the effect such a structure may have on health of these members of the community.

For these reasons, and those previously stated, the Parish Council urges the Inspector to dismiss this appeal.

Yours sincerely,

LABates

Lesley A Bates (Clerk to the Council).

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : Telecom Securicor Cellular Radio Ltd

APPEAL SITE : Glebe Farm, Doles Lane, Wokingham

REASON FOR APPEAL : Appeal against refusal of prior approval for the erection of one 15m telecommunications mast including 9 panel antennas, 2 dish antennas and one equipment cabin.

LOCAL PLANNING AUTHORITY REFERENCE : TL/2000/2409

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/01/1062267

1.0 LOCATION AND SITE DESCRIPTION

1.1 The appeal site, Glebe Farm, is located along Doles Lane within the Parish of Wokingham. The site is located outside the built up settlement boundary in an area designated as Countryside and Green Gap in the local development plan.

1.2 Doles Lane is an unmade road which links Blagrove Lane to the east of the appeal site to the main B3349 Barkham Road to the north west.

2.0 Planning History

2.1 There is no planning history relevant to the consideration of this appeal.

3.0 Policy Background

3.1 On 2nd November 2000 Wokingham District Council in pursuance of their powers under Part 24 of the Town and Country (General Permitted Development) Order 1998 refused prior approval for the erection of one 15m telecommunications mast including 9 panel antennas, 2 dish antennas and one equipment cabin at Glebe Farm, Doles Lane, due to the proximity to residential properties and the impact upon the visual amenity.

3.2 The Development Plan which applies to the area in which the appeal site is located comprises: Berkshire Structure Plan and the South East Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted South East Area Local Plan.

3.3 Berkshire Structure Plan

The Berkshire Structure Plan (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area.

3.4 The policy contained within the Berkshire Structure Plan relevant to the consideration of this appeal is:

TC1: Assessment of proposals for Telecommunication Development

3.5 South East Area Local Plan

The South East Area Local Plan was adopted on 15th April 1994 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21 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".

3.6 Draft Wokingham District Local Plan

The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced on 6th October 1998. The Inspector's report on the local plan inquiry is not expected until Summer 2001 (with the exception of policy WSM1).

3.7 The policy contained with the draft Wokingham District Local Plan relevant to the consideration of this appeal is:
WIC14: Assessment of proposals for Telecommunication Development

4.0 Case for the Local Planning Authority

4.1 It is considered that there are three issues relevant to the consideration of this appeal;

1. Siting
2. Impact upon the visual amenity of the area
3. Proximity to residential dwellings

4.2 Siting

The DETR Circular 'Planning for Telecommunications' (04/99) states that the government attaches considerable importance to keeping a minimum the number of radio masts and telecommunications masts, and of sites for such installations. Policy is to encourage mast and site sharing where that is appropriate. The circular goes on to explain that good use should be made of existing buildings and other structures for the siting of antennas. Policy TC1 of the Berkshire Structure Plan

supports this advice and states that in the case of radio masts the possibility of erecting antennae on an existing building or other structure should be investigated.

4.3 Planning guidance on telecommunications advises Local Planning Authorities that they may reasonably expect applicants to show evidence that they have explored the possibility of erecting antennas on an existing mast, building or other structure.

4.4 The circular explains that operators 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. This evidence should accompany any application made to the Local Planning Authority in respect of a telecommunications mast, be that a prior approval application under Part 24 of the General Permitted Development Order or an application for planning permission under Part 3 of the Town and Country Planning Act 1990.

4.5 The circular advises that if evidence regarding the consideration of such alternative sites is not considered satisfactory, the Planning Authority, or Secretary of State on Appeal may be justified in refusing prior approval or planning permission for the development.

4.6 The application for the prior approval determination was not accompanied by any such document explaining whether or not alternative structures had been investigated.

4.7 In this particular case the Local Planning Authority consider there to be a better site. It is this site that should be used.

4.8 As shown on plan 02A (see appendix 2), there is a high-tension power line and pylon east north east of the proposed site. Instead of introducing additional visual clutter into the Green Gap (rural area) the visual amenity of the area would be best served by this apparatus being sited on the existing pylon. It is known that certain telecom companies are willing to do so and BT Cellnet should do in this case.

4.9 Impact upon the visual amenity of the area

The area in which the appeal site is located is designated as Countryside and 'Green Gap' in the local development plan. The preamble to policy WCC2, 'Green Gaps and Wedges' explains that green gaps comprise open land which provides physical and visual separation between distinct identified settlements, in this case between the built up settlements of Barkham and Finchampstead.

4.10 Green gaps and wedges are important because of the character and sense of place that they can contribute to the settlements. It is therefore, important that any development that would affect or detract from the open or countryside appearance and character of these areas should be resisted.

4.11 It is considered that the proposed structure, although partially screened by vegetation will have an obvious visual presence in the area which is considered would have a negative impact upon the character of the surrounding countryside.

4.12 It is also considered that, given the close proximity of a large high-tension pylon to the appeal site, to add another telecommunications structure would cause unnecessary visual clutter in the area.

4.13 Proximity to residential dwellings

There is a public concern about this proposal as shown by the four letters of objection, which have been received. Relocating the proposed installation to the existing electricity pylon would mean it would be further away from the nearest residential property. It is considered that this would go some way to recognising and responding to public concern.

4.14 Policy 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.

5.0 Conclusion

5.1 The appeal site is located outside the built up settlement in an area designated as countryside and green gap. It is considered that the proposed telecommunications installation at Glebe Farm, Doles Lane is unnecessary development in this area that will visually intrusive and will have a negative impact upon the character of the area.

5.2 It is considered that no effort has been made to investigate utilisation of the existing high-tension electricity pylon, which is located within close proximity of the siting of the proposed mast. It is considered that instead of introducing additional visual clutter into the Green Gap (rural area) the visual amenity of the area would be best served by this apparatus being sited on the existing pylon.

5.3 As can be seen from the four letters of objection received in relation to this application there is a level of public concern. It is considered that the relocation of the proposed apparatus to the existing high-tension pylon would move it further away from the nearest dwelling which would go some way to recognising and responding to public concern.

5.4 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).

5.5 The Inspector is respectfully requested to dismiss this appeal.

Elaine Connor
29/05/01

Appendices

Appendix 1: Site Plan

Appendix 2: Elevation plans

Appendix 3: Extract from the Berkshire Structure Plan

Appendix 4: Extract from the Wokingham District Local Plan (Deposit Draft)

Appendix 1: Site Plan

Appendix 2: Elevation plans

Appendix 3: Extract from the Berkshire Structure Plan



Appendix 4: Extract from the Wokingham District Local Plan (Deposit Draft)

01.FEB.2001 3298

THIS SUPPLEMENTARY INFORMATION SUPPORTS AN APPLICATION FOR PRIOR APPROVAL DETERMINATION UNDER PART 24 OF THE GPDO IN RESPECT OF PERMITTED DEVELOPMENT BY A TELECOMMUNICATIONS CODE SYSTEM OPERATOR AS SPECIFIED IN THE **CODE OF BEST PRACTICE PART 2.1.(ii)**

1. *PRE-APPLICATION CONSULTATION WITH LOCAL PLANNING AUTHORITY*

(i) Licence notification i.e. pre rollout of network	Date
Name of LPA contact	

(ii) On sites in specific cell(s)	22112	Date	24th January 2001
Name of LPA contact	Joss Miller		

2A. *NAME AND ADDRESS OF APPLICANT*

Name	Vodafone Ltd
Address	The Courtyard 2-4 London Road Newbury Berkshire
Postcode	RG14 1JX
Tel	01635 503208

2B. *AGENT'S NAME, ADDRESS AND CONTACT*

Name	
Address	As above
Postcode	
Tel	

2C. *LOCATION OF PROPOSAL*

Location	Land at Reading Cricket and Hockey Club, Sonning Lane, Reading, Berkshire.

2D *O.S. SHEET/GRID REFERENCE*

Sheet and six figure grid reference of proposed development	
Sheet	SU
Grid Reference	475535 174800

01.FEB.2001* 3298

3. *PURPOSE OF DEVELOPMENT*

To provide improved GSM mobile phone coverage and capacity to Sonning and the surrounding area (see attached coverage plots). The installation will also be capable of providing future UMTS coverage. This installation plan forms an integral part of Vodafone's network plan for the Reading/Wokingham area.

4. *THE PROPOSED STRUCTURE* (Please 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)

15 metre slimline monopole as shown on the attached drawings.

Overall height 15 metres

Height of existing building (where applicable) N/A metres

(ii) *Equipment housing*

length: 3.7 metres Width: 2.5 metres height: 2.8 metres

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

Mono pole: Galvanised steel - grey colour

Equipment housing:- type of material and external colour

Cabin in prefabricated steel with GRP panelling, colour BS 4800 Moorland Green 12 B 21

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

Nearest residential or commercial property is a house more than 160 metres away on the west side of Sonning Lane.

5. *DISTANCE FROM AIRFIELD OR AERODROME*
Please tick as appropriate

Will the structure be within 3km of an aerodrome or airfield?	YES		NO	√
Has the Civil Aviation Authority or Secretary of State for Defence (as appropriate) been notified?	YES		NO	√

Signed .....

Date .....30TH JANUARY 2001.....

On behalf of .....VODAFONE LTD.....

01.FEB.2001* 3298

BY RECORDED DELIVERY

vodafone

TO: The District Planning Officer, Environmental Services Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire RG40 1WR.

1. **THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (SCHEDULE 2 PART 24) AS AMENDED BY THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) ORDER 1999.**

2. **SCHEDULE 4 OF THE LICENCE GRANTED TO VODAFONE LIMITED UNDER SECTION 7 OF THE TELECOMMUNICATIONS ACT 1984.**

VODAFONE LIMITED hereby give notice as required under Schedule 4 of our Licence and make application pursuant to Part 24, Class A, Condition A.2(4) of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) Order 1999 in respect of the following development:-

The erection of a freestanding tubular telecommunications mast maximum 15 metres in height, on top of which 6 cross-polar directional antennas and 1 no. dish antenna will be installed.

In conjunction with the above mast, an equipment cabin will be installed next to the base of the mast, with a cubic capacity exceeding 2.5 cubic metres but not exceeding 90 cubic metres.

Enclosed are drawings illustrating the proposed installation with site and location plans.

AT: Land at Reading Cricket and Hockey Club, Sonning Lane, Reading, Berkshire.

OS Grid Ref: 475535 174800

Enclosures: Telecommunications Code of Practice Information incl. location plans (4 copies)
Drawing Nos. 22112B-M1A, T1D, T2B, including site layout plan (4 copies)
Directional antenna specification and equipment cabin sketch
Copy of Site Notice
Prescribed Fee - Value £35.00
Explanatory Notes
Business Reply Postcard

All communications about this NOTICE should be made IN WRITING to:

Vodafone Limited
The Courtyard
2-4 London Road
NEWBURY
Berks. RG14 1JX

FAX NO: 01635 233626

Quoting reference JS/22112 and marked "For the attention of J Seward".

ENQUIRIES TEL NO: 01635 676927

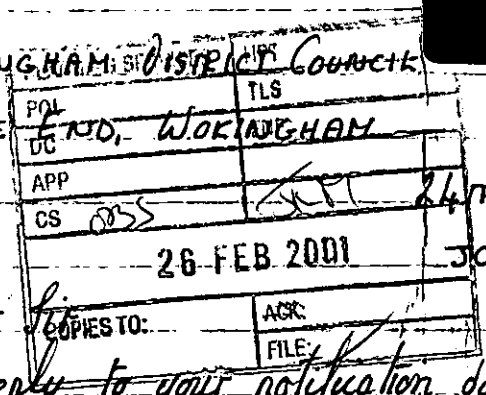
DATED THIS 30TH DAY OF JANUARY 2001

Signed .....

FOR AND ON BEHALF OF VODAFONE LIMITED

[redacted] FARRELL
[redacted] OW'
[redacted] NE
[redacted] RKS
[redacted] 4814

WOKINGHAM DISTRICT COUNCIL
SHUTE END, WOKINGHAM



24TH FEBRUARY 2001

JOSS MILLER

Dear Sir,
In reply to your notification dated
9th February 2001 - No. TL/2001/3298.
As Residence in Sonning Lane we object
to the VODAFONE MAST which is 15 METRES
high being erected.
We are absolutely against this EYE SORE
which is only 125 metres away from our
Bungalow.
Hoping that someone will take this
letter seriously

Yours faithfully
J.M. Farrell

11 South Drive
Sonning-on-Thames
Berkshire
RG4 6GB

Telephone: 01189 693056

20.2.01.

OBS

District Planning Officer
Environmental Services Dept
Wokingham District Council
Po Box 157.
Shute End
Wokingham

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	JM
CS	
21 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

Dear Sir

Ref. TL/2001/3298.

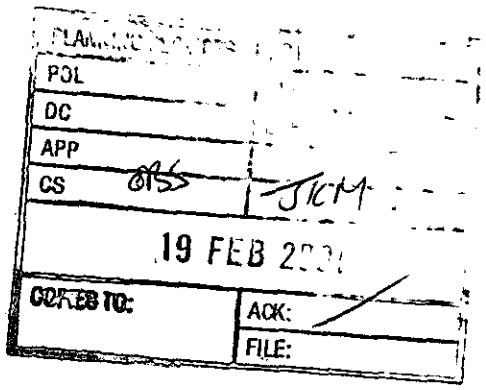
I am again writing to register my objection to a Vodafone Telecommunications mast 15m in height with equipment cabin at the Reading Sailing & Hockey club in Sonning Lane. Sonning

I am objecting on behalf of the residents of Sonning Lane who are friends of mine who will have their already spoiled view, made even worse by having this unsightly mast full in their sight. They already have to put up with the considerable traffic caused by the clubs activities - not to mention a possible health hazard.

Yours faithfully.

D B Teasdale
(MRS D. B. TEASDALE)

(0118) 969 3369



Molaris
10 South Drive
Sonning
Berks.
RG4 6GB

16.2.01

Dear Sir/Madam

Ref TH/2001/3298

Some weeks ago I wrote to you objecting to a proposal for a cellular phone mast for Orphium at Reading Cricket + Hockey Club in Sonning.

I now understand Vodaphone have applied for permission for a similar mast. My husband & I wish to object most strongly to this proposal on exactly the same grounds as previously, namely the health risks involved to those in close proximity to the equipment + also to the hideous eyesore this will present to this once beautiful village.

Yours faithfully,

T.M. James

Tel: 0118 974 6482 (Direct Line)
E-mail: heidi.lynch@wokingham.gov.uk

Date. 17 June, 2002

My ref. TL/2001/3298 & APP/X0360/A/01/1064152

Your ref.

Clive Snelling
Vodafone Ltd
The Courtyard, 2-4 London Road
Newbury
Berkshire
RG14 1JX

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

Dear Mr. Snelling,

RE: DISCHARGE OF CONDITIONS FOR READING CRICKET & HOCKEY CLUB, SONNING APPLICATION NO TL/2001/3298 & APP/X0360/A/01/1064152

I refer to your letters received on the 10th January 2002 and the 10th May 2002 and the Landscape plan no. 22112B-T5 Rev C. I apologise for the delay in replying to your original letter. The following letter deals with the discharge of the condition attached to the above appeal decision.

Condition 1

This condition deals with the submitting of a landscape scheme. The plan no.22112B-T5 Rev C is considered acceptable and the landscape condition can now be discharged.

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

Heidi Lynch
Planning Officer

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Heidi Lynch

DATE: 14 June 2002

Location:	Reading Cricket & Hockey Club, Sonning Lane, Sonning
Proposal:	Proposed erection of freestanding tubular telecommunications mast 15 high with 6 cross-polar directional antennas and 1 dish antenna.
Application Number:	TL/2001/3298

In response to your consultation dated 21 May 2002 for the above application, the landscape comments are as follows:

The extent of planting around the mast compound is now acceptable and the landscape condition can now be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

email
Fax response today also

→ clive.snelling@vf.vodafone.co.uk

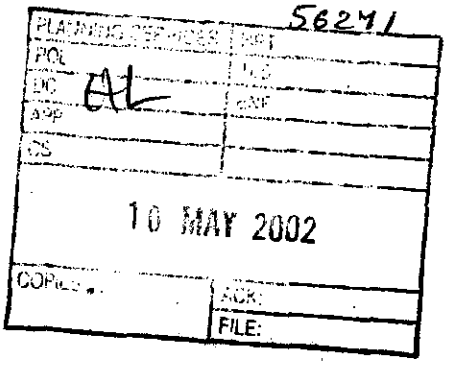
PLANS TO MEET CONDITIONS
3298

vodafone

8/5/02

CS/22112

Ms H Lynch
Environmental Services Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR



Dear Ms Lynch

Cell site no. 22112 – Reading Hockey Club

Further tour telephone conversation I enclose four copies of the revised drawings (Nos 22112B-T5 rev C) showing the revisions to the landscaping proposal.

These revisions have been agreed with your landscape officer Kathryn Brimble and I have sent a copy for her information.

Would you please confirm in writing that the council approves this planing scheme as soon as possible.

In the meantime I enclose a copy of our Environmental & Planning Handbook for your information.

Yours sincerely

Clive Snelling
Environmental & Planning Controller
Thames Valley Region

Tel.no. 01635 672423
Fax no. 01635 67233 652
Email. Clive.snelling@vodafone.co.uk

cc. Ms Kathryn Brimble Landscape officer
Richard Linden - Vodafone

Clive ph- 01635672423

vodafone

10th January 2002

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

PLANNING SERVICES	HP 51699
POL	TLS
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CS	
11 JAN 2002	
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	FILE:

Direct Line: 01635 676927
Mobile: 07767 330922
Fax: 01635 233626
e-mail: jonathan.seward@vf.vodafone.co.uk

Your ref: TL/2001/3298
Our ref: JS/22112

Dear Sir

RE: LAND AT READING CRICKET AND HOCKEY CLUB, SONNING LANE, READING PROPOSED VODAFONE INSTALLATION (LPA REF TL/2001/3298) – LANDSCAPING APPROVAL PURSUANT TO APPEAL DECISION REF: APP/X0360/A/01/1064152 DATED 21/08/01

With reference to condition 1 of the above approval please find attached drawing nos. 22112B-T1G and T5A detailing the proposed landscaping scheme and measures for the protection of existing trees and bushes during the course of construction.

The proposed species match those already in the immediate vicinity and planting will be carried out during the first planting season following construction of the installation.

I shall look forward to receiving written approval of the above but in the meantime please do not hesitate to contact me if you have any queries..

Yours faithfully

J Seward
Property Surveyor

Vodafone Limited
The Courtyard, 2-4 London Road, Newbury, Berkshire RG14 1JX
Telephone: +44 (0)1635 33251, Facsimile: +44 (0)1635 45713

Registered Office: The Courtyard, 2-4 London Road, Newbury, Berkshire, England. Registered in England No. 1471587

FS 12463 BS EN ISO 9001

WORK SHEET FOR : Joss Miller

Application Number : TL/2001/3298

Applicant : Vodafone Ltd C/O Vodafone Ltd.

Location : Reading Cricket& Hockey Club, Sonning Lane, Sonning, Reading.

Proposal : Proposed erection of freestanding tubular telecommunications mast 15 metres high with 6 cross-polar directional antennas and 1 dish antenna.

Site Notice Displayed ? :

YES	NO	DATE
✓		12/2/01

Date of Neighbour Notifications : 9&12/2/01

Date of Site Visit : 12/2/01

Date Registered : 01/02/2001

Earliest Date for Decision : 05/03/2001

Latest Consultation Date/Site Notice Expiry Date : 05/03/2001

This application will have expired on: 15/03/2001. 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 :

Property – No comment
Env. Health – No objection.
Residents – 7 letters of objection

Planning Issues :

Effect on street scene & neighbouring properties WBC1.
Rural area.

Application Number: TL/2001/3298

Appraisal :

This application is for the erection of a 18m high monopole.

Neighbours
All neighbours are at least 60m from the monopole, therefore any impact relating to them will be minimised. However the mast will be within 60m of the playing fields and this is considered too close to allow the application to be approved.

Street Scene.
The mast is a monopole & is set approx 12m from the highway. There is some screening by trees. The monopole is not sufficiently detrimental to the street scene, countryside or Green Gap to warrant a refusal.

Recomendation : Approval: ☐ **Refusal:** ☑
(tick appropriate box)

Application Number TL/2001/3298
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Refused due to proximity to playing fields

RECORD OF SITE VISIT

SITE ADDRESS: Reading Cricket& Hockey Club Sonning Lane Sonning Reading.

APPLICATION NUMBER: TL/2001/3298

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Rural area

3. DESCRIPTION OF SITE/BUILDING

fairly open except boundary - see below

4. RELATIONSHIP TO ADJOINING PROPERTIES

Surrounded by playing fields

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

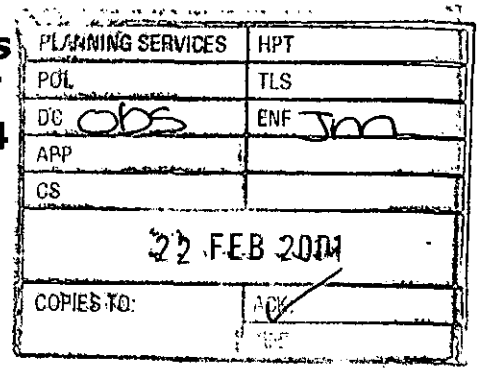
LEVELS 9/10 of site slightly raised

BOUNDARY TREATMENT 1.5m high boundary barn

OTHERS 3m trees/shrubery on boundary

Holmelea
Sonning Lane
Sonning-on-Thames
Berkshire RG4 6ST
Tel: 0118 969 0194

20 February 2001



To the District Planning Officer
Wokingham D C

Dear Sir

Ref TL/2001/3298

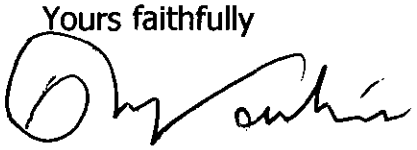
I understand that a further application has been made, this time by Vodaphone, for the erection of a tubular telecommunications mast at the premises of Reading Cricket & Hockey Club.

I am writing to re-state my objections to this application as follows;

- Such a mast is unsightly and completely out of character in semi-rural area like Sonning Lane.
- The mast is positioned very close to the Lane which is used by school children walking to attend Reading Blue Coat and Sonning Primary. Also the mast is almost directly opposite to a large nursery and significant numbers of infants are taken along Sonning Lane in wheel chairs.
- The mast is positioned close to an all weather pitch frequently used by young Hockey players. Also to the north of mast and on the other side of Sonning Lane are Football pitches which are used by young children.
- The health hazards of these masts have not been clearly ascertained and I understand that at least one County Council has banned them entirely. Given the large numbers of children in the area as outlined above it is ,in my opinion, totally unacceptable to have a mast in this location.
- The Hockey Club ,most of whose members do not live in the area, is seeking to inflict this mast on the local community, purely as a money making arrangement and with total disregard for environmental and health considerations.
- The proposed mast will be damaging to flora and fauna.

I trust that the Council will continue the responsible attitude adopted when dealing with the Dolphin application and will reject this and any future applications of a similar nature.

Yours faithfully



R J Newton

Royal County of Berkshire Sports & Social Club

Sonning Lane, Sonning. Reading, Berkshire, RG4 6ST
Phone 0118 969 1340
E-Mail: RCBSSC@Hotmail.com

18th February 2001

PLANNING SERVICES	HPT
POL	TLS
DC JM	ENF
APP	
CS	
21 FEB 2001	
COPIES TO:	ACK: ✓

Dear Sir,

Ref: TL/2000/3298

With reference to the above planning application at Reading Cricket and Hockey Club, I understand that Vodaphone now wish to erect an antenna and following your decision to reject the proposal TL/2000/3003 at the same premise I expect a similar decision to be made.

Should this not be so, I would be grateful if you would keep me informed in order I may appraise my Management Committee.

I attach a copy of my letter regarding the first such application for your information only.

Yours faithfully,

Roger Gill
Club secretary

President	A.L.Hutton	Secretary	R.P.Gill
Chairman	G.A.Rush	Treasurer	L. Norris
Vice-Chairman	J.Fleming	Membership	A.T.Currie
Sports Liaison	D.Norris	Club Manager	A.J.Hudson
Social Secretary	L.Little		

Royal County of Berkshire Sports & Social Club

Sonning Lane, Sonning. Reading, Berkshire, RG4 6ST
Phone 0118 969 1340
E-Mail: RCBSSC@Hotmail.com
9th January 2001

Dear Sir,

Ref: TL/2000/3003

With reference to the above planning application at reading Cricket and Hockey Club I have been instructed by my Management Committee to forward our concerns regarding the structure.

Whilst this is not a formal objection on the grounds of nuisance, noise etc, it is felt that by our silence we may be accused of silent acceptance or even complicity in the project.

Certainly, there does not appear to be enough agreement in the medical profession to negate the possibility of serious illness being caused by such a monopole and antennas, and until such health issues are conclusively resolved I would ask you to record our reservations bearing in mind the regular use of our grounds, particularly at weekends, by adults and children alike.

Yours faithfully,

Roger Gill
Club secretary

President	A.L.Hutton	Secretary	R.P.Gill
Chairman	G.A.Rush	Treasurer	L. Norris
Vice-Chairman	J.Fleming	Membership	A.T.Currie
Sports Liaison	D.Norris	Club Manager	A.J.Hudson
Social Secretary	L.Little		

01189 697753

PLANNING SERVICES | HPT 40700
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CS |
05 MAR 2001
COPIES TO: | ACK:
FILE:

FAX MESSAGE

FAX TO: JOSS MILLER

FAX NO: 0118 9746484

NO. OF SHEETS: 3 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

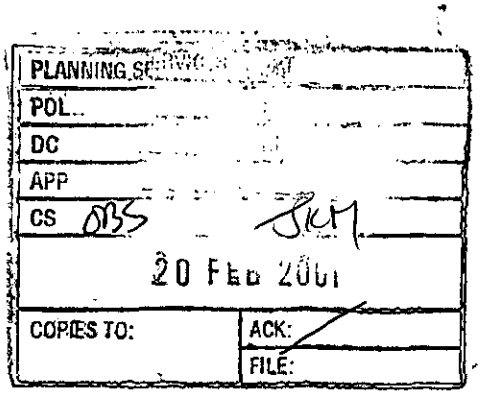
FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 3 MARCH 2001

Please find attached comments on application no. TL/2001/3298

LESLEY BATES (CLERK TO THE COUNCIL).

TIMBERS
South Drive
Sonning
BERKS
RG4 6GB



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

Monday 19th February 2001

Dear Sir

Re: TL/2001/3298

I am writing to register my objection to the above planning application on the following grounds:

- I previously (9/01/2001) registered my objections to the proposed planning application (TL/2000/3003) which was determined, and permission refused (25/01/2001). I find it incredulous that Vodaphone should now wish to make an application to erect a tubular telecommunications mast - not exceeding 15 metres in height with equipment cabin, etc. I fail to understand what has changed?
- I maintain that erection of the telecommunications mast in the grounds of Reading Hockey and Cricket Club will be an unpleasant eyesore, and will have a detrimental effect to the skyline of Sonning Parish - especially in the autumn and winter periods.
- The subsequent effect to the health and subsequently safety of those parishioners resident in the immediate vicinity of the telecommunications mast is not yet established, *notwithstanding* the likely decrease in the potential resale value of their properties.

We understand that the Council cannot prohibit the submission of such planning applications. However, surely there must be a process where intended applicants are advised that such submissions have previously been refused - thus saving the Council and the residents of Sonning Parish unintentional aggravation!

Thank you for considering my objections to the siting of the telecommunication mast.

Yours faithfully

Robert W Lim

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

PLANNING SERVICES	NPT
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APP	
CS 6875	JCM
20 FEB 2001	
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	FILE:

UPLANDS
Sonning Lane
Sonning
Berks RG4 6ST

17.02.01

Refernece TL/2001/3298

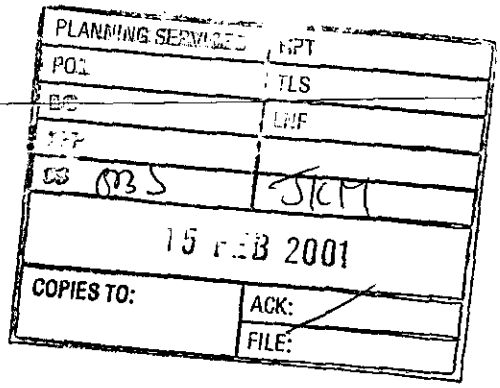
Dear Sir

It has come to our notice of an application by Vodaphone for the erection of a tubular telecommunications mast 15 metres in height with equipment cabin etc.., at the Reading Cricket and Hockey Club.

We are most anxious about this proposal being put forward, there is a school in the near vicinity and residents of Sonning Lane are very concerned for environmental and health reasons, it is to this end that we wish to go on record as strongly objecting to this proposition.

Yours faithfully

Mr & Mrs D Howes



Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 14 February 2001 20:07
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

OBJ
2001/3298
JM

****

NatureofEmail: Object
ApplicationNumber: TL/2001/3298
Correspondent_FullName: Mrs H. Lee
Correspondent_StreetAddress: May Tree Cottage
Correspondent_Address2: Sonning Lane
Correspondent_Town: Sonning
Correspondent_County: Berkshire
Correspondent_PostCode: RG4 6ST
Correspondent_Telephone:
Correspondent_Email:

Comments:

[redacted] wish to object to the proposal on the following grounds:

1. A mobile phone mast is inappropriate in an area which was described only a few years ago by a planning inspector as the "green belt" between Sonning and Woodley.

2. The monopole offers a possible health risk to residents. Although research is so far inconclusive, some laboratory experiments suggest that non-ionising radiation could have damaging biological effects, and the UK National Radiological Protection Board has so far only considered possible thermal effects. After the BSE crisis, surely a precautinary approach to a potential risk is sensible. It has been suggested that all mobile phone base transmitters should not be sited less than 500 metres away from sensitive areas such as schools and domestic residences, and this limit is being adopted in parts of America, New Zealand and Australia.

If permission is to be granted despite residents objections, perhaps the mast could still be sited on the boundary between the County Sports Club and the Cricket and Hockey Club, but equi-distant from Sonning Lane and the A4 (as opposed to being adjacent to Sonning Lane). This would mean the mast is as far away as possible from residential properties, and would have less environmental impact as it would not then dominate Sonning Lane.

[redacted]

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION

PLANNING SERVICES	HPT
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DC	ENF
APP	
CS	
05 MAR 2001	
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APPLICATION No. TL/2000/3298

Officer JOSS MILLER

Parish SONNING

Proposal ERECTION OF FREESTANDING TUBULAR TELECOMMUNICATIONS MAST, 15 METRE HIGH, WITH 6 CROSS-POLAR DIRECTIONAL ANTENNAS, AND 1 DISH ANTENNA.

Address READING CRICKET & HOCKEY CLUB SONNING LANE.

Applicant VODAPHONE Ltd C/O VODAPHONE Ltd.

The Parish Council has the following comments.

1. The Council finds it hard to believe that there is yet another application for a structure of this kind in this sensitive location, following as it does, so soon after a similar application was refused. The Council's strong objections to such structures in the Parish and surrounding areas are already on record. Proximity to residential properties, educational facilities and the impact such structures will have on the visual appearance of a Conservation village being the main objections.

2. It is understood that the proposed structure is over 60 metres, the criteria imposed by WDC on health grounds, from the closest residential property. It is still however very close to several properties in Sonning Lane and will be clearly visible from these properties. The mast is much higher than any surrounding trees, and two metres higher than the recently refused application. It will be clearly visible from surrounding residential areas and from the Conservation Area. Further the height stated in the application not the full height of the structure, which will rise to 18.5 metres above ground level when the antennas are in position. There is no way that this can be camouflaged or screened and the structure will have an overbearing impact on an otherwise semi-rural area and the Conservation Area.

3. It is stated that the application is for the erection of a freestanding telecommunications tower with various antennas. There is no mention of the accompanying cabin, which is shown on the drawings. Could this please be clarified. It is also not clear if the proposed floodlight tower is part of an existing permission or if it should form part of this application

01189 697753

4. Although not an educational establishment the tower is adjacent to the practice pitch which is used by Club members of all ages including young people. The Council wonders at the wisdom of positioning this structure, which could expose young members to a potential health hazard. No doubt the members will make their own concerns known to the Club.

5. For the above reasons the Parish Council urges Wokingham District Council to refuse this application.

L. A. Bates (Clerk to the Council). 3 MARCH 2001

Joss Miller

From: Nigel Rose [Nigel.Rose@ukgateway.net]
Sent: 14 February 2001 10:02
To: Joss Miller
Subject: TL/2001/3298 Proposed Mast at Reading Cricket & Hockey Clu[illegible]

Joss,

I have looked at the plans for this proposal. They appear to be at a similar location as the last application at the RC&HC for a mast.

It would be appropriate for it to be refused for exactly the same reasons as last time.

Kind regards,

Nigel Rose

The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Unless expressly authorised in writing, disclosure, copying, distribution and/or retention, in part or in whole, of this e-mail is prohibited and may be unlawful.

Nigel Rose cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer and, as such, is not liable for any damage that may be caused as a result.

Please delete this e-mail if it is not intended for you

facsimile

vodafone

To/Addressee	Company
MR M L THORP	WOKINGHAM D C
Facsimile Number	**Your reference**
0118 9746484	TL/2001/3298
From/Sender	**Direct telephone**
J SEWARD	01635 676927
Facsimile number	**Our reference**
01635 233626	JS/22112
Total number of pages	**Date/Time**
2	09/03/01

IMPORTANT: READ THIS FIRST: This facsimile is for the above-named addressee only. It may contain private and confidential information.
If you are not the above-named addressee of the facsimile please contact us immediately and arrange to return it to us by post. We will reimburse you for the cost of doing so. You should not read further, copy the facsimile, show it to anyone else, or do any other thing with it except return it to us. We appreciate your assistance in preserving the confidentiality of our correspondence.

Please see attached letter.

JM

PLANNING SERVICES | HPT 41007
POL | TLS
DC | ENF
PP |
CS |
12 MAR 2001
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FILE:

Reply req

Vodafone Limited
The Courtyard, 2-4 London Road, Newbury, Berkshire RG14 1JX, England
Telephone: (01635) 33251, Facsimile: (01635) 45713

9th March 2001

Direct Line: 01635 676927
Mobile: 07767 330922
Fax: 01635 503172
e-mail: jonathan.seward@vf.vodafone.co.uk

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

For the attention of Mr M L Thorp

Your ref: JM/MLT/TL/2001/3298
Our ref: JS/22112

By Fax and Post

Dear Mr Thorp

RE: READING CRICKET AND HOCKEY CLUB - PROPOSED VODAFONE INSTALLATION

I refer to your letter of 2nd March 2001 in which you advise me that prior approval is required for the scheme in view of it's proximity to a playing field.

We have reconsidered the matter but would advise you that we are unable to identify a site which would be significantly further away from playing fields, be far enough away from residential and have less visual impact than the present scheme, but still be able to meet our network requirements.

However, if you are able to make any suggestions to us as to possible locations we will gladly consider them.

Yours sincerely

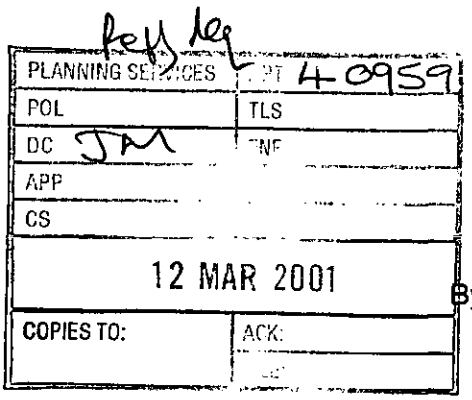
J Seward
Property Surveyor

vodafone

9th March 2001

Direct Line: 01635 676927
Mobile: 07767 330922
Fax: 01635 503172
e-mail: jonathan.seward@vf.vodafone.co.uk

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



For the attention of Mr M L Thorp

Your ref: JM/MLT/TL/2001/3298
Our ref: JS/22112

By Fax and Post

Dear Mr Thorp

RE: READING CRICKET AND HOCKEY CLUB - PROPOSED VODAFONE INSTALLATION

I refer to your letter of 2nd March 2001 in which you advise me that prior approval is required for the scheme in view of it's proximity to a playing field.

We have reconsidered the matter but would advise you that we are unable to identify a site which would be significantly further away from playing fields, be far enough away from residential and have less visual impact than the present scheme, but still be able to meet our network requirements.

However, if you are able to make any suggestions to us as to possible locations we will gladly consider them.

Yours sincerely

J Seward
Property Surveyor

* * * COMMUNICATION RESULT REPORT (2.MAR.2001 19:11) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
539	MEMORY TX		901635233626	OK	P. 2/2

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

FAX COVER SHEET

TO: Mr J Seward.

FROM: Mr M Thorp.

DESTINATION FAX No: 01635 233626

DATE: 2/3/01.

TIME: 5.30.

SUBJECT: TL/2001/3298.

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

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

Tel. 0118 974 6463 (Direct Line)

Date. 2 March, 2001

My ref. JM/MLT/TL/2001/3298

Your ref. JS/22112

Mr J Seward
Vodafone Ltd
The Courtyard
2-3 London Road
Newbury
Berkshire
RG14 1JX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Seward,

RE: PROPOSED ERECTION OF 15 METRE HIGH FREE STANDING TUBULAR TELECOMMUNICATIONS MAST WITH SIX CROSS POLAR DIRECTIONAL ANTENNAS AND ONE DISH ANTENNA AT READING CRICKET AND HOCKEY CLUB, SONNING LANE, SONNING. (TL/2001/3298)

I refer to your notification for the proposed erection of a telecommunications mast at the above location.

I am writing to inform you that this application requires prior approval of this scheme, in view of its proximity to a playing field.

I would be grateful if you could advise me in writing within ten days of the date of this letter, if you are able to revise this scheme and relocate it to a site which would be significantly further away from any sensitive issues.

Yours sincerely

M L THORP

Principal Development Control Officer

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 09 February 2001

Application Number: TL/2001/3298

Proposal: Proposed erection of freestanding tubular telecommunications mast 15 metres high with 6 cross-polar directional antennas and 1 dish antenna.

Parish: SONNING PARISH

Site Address:
Reading Cricket& Hockey Club, Sonning Lane, Sonning, Reading.

Applicant:
Vodafone Ltd C/O Vodafone 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).

NO HIGHWAYS OBJECTIONS

Signed: _____ **Print name:** Adam Coggins.

14/02/01

HIT 40085

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING TEAM

MEMORANDUM

APP
CS
19 FEB 2
COPIES TO:
FILE

From: Joanne Ellis
Environmental Health

My Ref: JPE/LMW/20004741

To: Joss Miller
Development Control

Your Ref: TL/2001/3298

Date. February 16, 2001

PROPOSED: ERECTION OF FREESTANDING TUBULAR TELECOMMUNICATIONS MAST 15 METRES HIGH WITH 6 CROSS-POLAR DIRECTIONAL ANTENNAS AND 1 DISH ANTENNA

LOCATION: READING CRICKET & HOCKEY CLUB, SONNING LANE, SONNING

These proposals have been evaluated and I have no environmental health objections to planning consent but have the following comments to make in relation to this proposal:

There have been questions raised as to the possibility of adverse health effects from electromagnetic radiation from telecommunication base stations and their positioning in relation to residential development and, in particular schools.

The Chartered Institute of Environmental Healths current policy states that;

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

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

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER

[redacted]
Property Dept

TO: [redacted]: Joss Miller



Date: 09 February 2001

Application Number: TL/2001/3298

Proposal: Proposed erection of freestanding tubular telecommunications mast 15 metres high with 6 cross-polar directional antennas and 1 dish antenna..

Site Address:
Reading Cricket& Hockey Club, Sonning Lane, Sonning, Reading.

Applicant:
Vodafone Ltd C/O Vodafone Ltd.

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

The Council is the freehold owner of the land to which this application relates, however the site was let to Reading Cricket and Hockey club for a term of 999 years in 1984. As the Council doesn't own any of the buildings on this site, and when consideration is given to the ~~[redacted]~~ length of the lease term, we would not be involved in the negotiations for this proposal.

Sarah Hunter
Property Section.

Received by Wokingham District Council

Application No: TL/2001/3298

Proposal:
Proposed erection of freestanding tubular telecommunications mast 15 metres high with 6 cross-polar directional antennas and 1 dish antenna.

Location:
Reading Cricket& Hockey Club, Sonning Lane, Sonning, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/03/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

09 February 2001

42 DAYS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	01 FEB 2001
Officer: JM	Application No. TL/2001/3298

Map No. 0.01 **Site** .....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(TL) PROPOSED ERECTION OF FREESTANDING TUBULAR TELECOMMUNICATIONS MAST 15M HIGH WITH 6 CROSS-POLAR DIRECTIONAL ANTENNAS AND 1 DISH ANTENNA

Location: READING CRICKET & HOCKEY CLUB, SONNING LANE

Parish: E SONNING Ward: Sonning
9.2.01 -3.

Applicant: VODAFONE LTD

Fee Received 35-00 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 : 9.2.01 TS. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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 map .....

01.FEB.2001* 3298

THIS SUPPLEMENTARY INFORMATION SUPPORTS AN APPLICATION FOR PRIOR APPROVAL DETERMINATION UNDER PART 24 OF THE GPDO IN RESPECT OF PERMITTED DEVELOPMENT BY A TELECOMMUNICATIONS CODE SYSTEM OPERATOR AS SPECIFIED IN THE **CODE OF BEST PRACTICE PART 2.1.(ii)**

1. *PRE-APPLICATION CONSULTATION WITH LOCAL PLANNING AUTHORITY*

(i) Licence notification i.e. pre rollout of network	Date
Name of LPA contact	

(ii) On sites in specific cell(s)	22112	Date	24th January 2001
Name of LPA contact	Joss Miller		

2A. *NAME AND ADDRESS OF APPLICANT*

Name	Vodafone Ltd
Address	The Courtyard 2-4 London Road Newbury Berkshire
Postcode	RG14 1JX
Tel	01635 503208

2B. *AGENT'S NAME, ADDRESS AND CONTACT*

Name	
Address	As above
Postcode	
Tel	

2C. *LOCATION OF PROPOSAL*

Location	Land at Reading Cricket and Hockey Club, Sonning Lane, Reading, Berkshire.

2D *O.S. SHEET/GRID REFERENCE*

Sheet and six figure grid reference of proposed development	
Sheet	SU
Grid Reference	475535 174800

3. *PURPOSE OF DEVELOPMENT*

To provide improved GSM mobile phone coverage and capacity to Sonning and the surrounding area (see attached coverage plots). The installation will also be capable of providing future UMTS coverage. This installation plan forms an integral part of Vodafone's network plan for the Reading/Wokingham area.

4. *THE PROPOSED STRUCTURE* (Please 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)

15 metre slimline monopole as shown on the attached drawings.

Overall height 15 metres

Height of existing building (where applicable) N/A metres

(ii) *Equipment housing*

length: 3.7 metres 2.5 metres height: 2.8 metres
Width:

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

Mono pole: Galvanised steel - grey colour

Equipment housing:- type of material and external colour

Cabin in prefabricated steel with GRP panelling, colour BS 4800 Moorland Green 12 B 21

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

Nearest residential or commercial property is a house more than 160 metres away on the west side of Sonning Lane.

5. *DISTANCE FROM AIRFIELD OR AERODROME*
Please tick as appropriate

Will the structure be within 3km of an aerodrome or airfield?	YES		NO	√
Has the Civil Aviation Authority or Secretary of State for Defence (as appropriate) been notified?	YES		NO	√

Signed .....

Date .....30TH JANUARY 2001.....

On behalf of .....VODAFONE LTD.....

01.FEB.2001* 3298 TK/2001/3297
+2.01

vodafone

SUPPORTING INFORMATION: VODAFONE CELLULAR TELECOMMUNICATIONS NETWORK INSTALLATIONS

The following background information and notes will be of assistance to you in your determination of our GPDO application which is submitted in accordance with Vodafone's obligations under the Telecommunications Act 1984 as a licensed "code system operator". The notes also comply with the requirement of The Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 24 as amended by The Town and Country Planning (General Permitted Development) (Amendment) Order 1999. It is also in accordance with the Telecommunications Prior Approval Procedures, Code of Best Practice March 1996 Part 2.1(ii).

VODAFONE'S CELLULAR NETWORK

Vodafone Ltd was granted a licence by the Government in 1983 to build and operate a radio public service telecommunications network. The network plan consisted of dividing the country geographically into "cells" each served by a radio base station installation, hence the term "cellular network". The technology available at that time was the analogue type commonly referred to as "TACS" or "ETACS" operating at 900 MHz in the radio spectrum.

Early base stations were typically located on high ground consisting of either lattice masts or building roof top installations at 20m-40m a.g.l. with an array of 9/12 antennas and a large equipment room. These sites were designed to serve the then more powerful and heavier generation of car based mobile phones and would cover a radius of between 3 and 8kms depending on terrain height, topography and the numbers of users demanding access to the system. The principle benefit at this time was the transmit power on the car based phones which enabled them to be used at greater distances from the radio base stations. Therefore less radio base stations were required to cover the country. Approximately 900 of these "Macro" sites were installed which provided signal coverage to 90% of the population.

VODAFONE'S DIGITAL NETWORK

The success of the service and consequent customer demand on the network meant that the original analogue technology soon became overloaded and unable to support demand and future growth. New digital technology was therefore developed to operate within the same radio spectrum (900 MHz) enabling the capacity of each radio base station to be considerably increased. This digital technology is often referred to as GSM (Global System for Mobile Communications) which is the common European operating standard enabling phones to inter-connect to other networks throughout Europe and internationally. Vodafone's digital network is designed to enable domestic and local business customers to access mobile telecommunications at an affordable price.

RADIO SYSTEM PLANNING - GSM

Designing the GSM network involved dividing the country geographically into cells which would link into our existing analogue cell plan. Each of the new cells is served by a radio base station typically operating at a height of 15-20m a.g.l. The equipment consists of either a lightweight and visually unobtrusive pole, a lightweight lattice mast or a roof top installation designed to conform with the current requirements of General Permitted Development Order. The standard installation consists of the support structure with 1 - 6 antennas depending on the coverage and capacity requirements of the installation. The equipment cabins are usually located close to the base of the support structure and have a cubic capacity of up to 30cu.m. The enclosed elevation drawings submitted as part of this application are indicative of a GSM installation, which will typically serve a radius of between 2-4km. The frequencies at which our equipment operates will not interfere with local TV/radio reception or any other local radio transmissions.

DEVELOPMENT CONTROL POLICY AND PROCEDURES

Policy

Government policy contained in PPG8 (1992) seeks to facilitate the growth of modern telecommunications which is a beneficial element in the life of the local community and national economy. With specific reference to development control PPG 8 advises the following:

"*Permitted development rights should not be withdrawn unless there is a real and specific threat to the locality in which the development is to take place*" (Paragraph 19)

"*The authority may not prevent a development in principle - but it can require changes to siting and appearance with the aim of protecting amenity. For example, it may be appropriate to shield radio equipment housing through landscaping or planting. In exercising this power, local planning authorities should take into account the obligations on the code system operators to provide a telecommunication service, and the severe constraints on siting and appearance imposed by the nature of the technology and the telecommunications network. The development may proceed as originally proposed or in accordance with any details agreed in the meantime, unless the authority has served its decision to refuse approval of the details on the operator within 28 days* of receiving the operator's application. The Secretaries of State believe that there should not be much occasion for such intervention and that this power should not be used unless there was a serious risk to amenity; the details of these developments will best be resolved in negotiations between the operator and the local planning authority within the 28 day* period.*" (Paragraphs 22).

*Please note that the prior approval period for ground based masts is amended to 42 days under The Town and Country Planning (General Permitted Development) (Amendment) Order 1999.

Procedures

The development control procedures are set out in the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 24 as amended by The Town and Country Planning (General Permitted Development) (Amendment) Order 1999, together with the DETR Planning for Telecommunications Circular 4/99, Appendices A & B (18th June 1999). Further guidance for local planning authorities and telecommunications code system operators is set out in the *"Telecommunications Prior Approval Procedures - Code of Best Practice" (March 1996)*.

SITE IDENTIFICATION PROCEDURES

Vodafone Radio System Planning Engineers identify a requirement for a radio base station where the existing radio signal strength is insufficient to support "in building" use of hand portable phones or where demand on the system requires additional radio channels to cope with increased capacity. The location of each radio base station is determined principally by the following factors:-

i. the proximity of adjacent radio base stations and the signal coverage from them.
ii. the terrain height of the target area and surrounding topography.
iii. the height and density of the buildings and structures within the target area.
iv. the potential subscriber demand for network access within the target area.

SITE SELECTION PROCEDURES

The following site selection procedures apply to each installation :-

1. Our Engineers identify a requirement using the above parameters and working with a computerised geographic information modelling tool (GIS) which shows every site on our existing network and identifies those areas where insufficient signal level or capacity exists.

2. Our Engineers then undertake a desk top "search" looking for existing masts as notified to us by local planning authorities or other public domain lists such as the OPD database, NTL, CTI, British Gas, etc., located within or close to the search area in order to establish whether site sharing in these positions may produce the required coverage.

3. Our Engineers define a specific search area which is then issued to the Property Surveyor who undertake a detailed ground search for suitable options.

4. The possible options are short-listed according to those which combine the following: - location within or close to tolerance of the search area, a willing landlord, planning and environmental sensitivity. Informal discussions are undertaken with the local planning authority to consider local policies and any designated protected areas.

5. The short-listed options are then returned to our Radio Engineers for a second computer modelling assessment, taking into account the ground height, potential available antenna height and surrounding obstructions.

6. The results of final assessment as to which of the sites will provide an acceptable level of coverage are then completed and a multi-skilled site visit is undertaken to provide a full structural/build analysis on site including identifying power routes and how the site will be linked into the network. Terms with the landlord are then finalised, plans prepared and a GPDO application for determination or full planning application as appropriate is submitted to the local authority.

Details of Vodafone's site selection procedures are as set out in our Environmental Handbook for Radio Site Selection which is used by all personnel involved in the acquisition process. A copy of this document has been recently forwarded to all Chief Planning Officers (30th October 1998) and Development Control Managers (26th April 1999). Additional copies are available on request.

SITE / MAST SHARING

On average, the minimum operating height for radio telecommunications is 15m a.g.l. to clear surrounding obstructions and trees. When local planning authorities wish telecommunications operators to share existing 15m support structures they should be aware of the technical requirements of vertical separation between the antenna systems and the effect that this will have on the height and size of the modified structure. For example an existing 15m lattice mast may require a height raise of approximately 6m to accommodate a second operator's equipment. This could result in a modified structure of 22/23m. Often the preferred option in environmental terms may be to consider a second 15m pole or lightweight lattice mast located alongside the original installation taking advantage of existing tree or building screening. (Figure 6 on Page 17 of Telecommunications Prior Approval Procedures - Code of Best Practice refers).

We trust the above answers your main queries regarding our planned installations and their relationship to the overall project. However, should you require further information or clarification please contact us.

For further details please contact: -
Daniel Mitchell
Environmental & Planning Co-ordinator
Tel: Direct Line 01635 676457

01.FEB.2001* 3298

BY RECORDED DELIVERY

vodafone

TO: The District Planning Officer, Environmental Services Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire RG40 1WR.

1. THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (SCHEDULE 2 PART 24) AS AMENDED BY THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) ORDER 1999.

2. SCHEDULE 4 OF THE LICENCE GRANTED TO VODAFONE LIMITED UNDER SECTION 7 OF THE TELECOMMUNICATIONS ACT 1984.

VODAFONE LIMITED hereby give notice as required under Schedule 4 of our Licence and make application pursuant to Part 24, Class A, Condition A.2(4) of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) Order 1999 in respect of the following development:-

The erection of a freestanding tubular telecommunications mast maximum 15 metres in height, on top of which 6 cross-polar directional antennas and 1 no. dish antenna will be installed.

In conjunction with the above mast, an equipment cabin will be installed next to the base of the mast, with a cubic capacity exceeding 2.5 cubic metres but not exceeding 90 cubic metres.

Enclosed are drawings illustrating the proposed installation with site and location plans.

AT: Land at Reading Cricket and Hockey Club, Sonning Lane, Reading, Berkshire.

OS Grid Ref: 475535 174800

Enclosures: Telecommunications Code of Practice Information incl. location plans (4 copies)
Drawing Nos. 22112B-M1A, T1D, T2B, including site layout plan (4 copies)
Directional antenna specification and equipment cabin sketch
Copy of Site Notice
Prescribed Fee - Value £35.00
Explanatory Notes
Business Reply Postcard

All communications about this NOTICE should be made IN WRITING to:

Vodafone Limited
The Courtyard
2-4 London Road
NEWBURY
Berks. RG14 1JX

FAX NO: 01635 233626

Quoting reference JS/22112 and marked "For the attention of J Seward".

ENQUIRIES TEL NO: 01635 676927

DATED THIS 30TH DAY OF JANUARY 2001

Signed .....

FOR AND ON BEHALF OF VODAFONE LIMITED

LAND TO S. OF SPORTS GROUND = READING CRICKET & HOCKEY CLUB

E

ADDRESS SONNING LANE / BATH ROAD PARISH SONNING

PLOT No. X B.CC ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19715 *	TRUSTEES READING CRICKET & HOCKEY CLUB	NEW SPORTS GROUND ETC.	25/8/83.	N/A. C/A.
BR24003	CREST HOMES	NEW PAVILION	30.1.85	APP N/A
23049 APPEAL (FLOODLIGHTING)	TRUSTEES READING CRICKET & HOCKEY CLUB	WITH "CARETAKER'S" FLAT OVER.	7.3.85	N/A C/A
24031	"	EQUIPMENT STORE	17.7.85	N/A C/A
BR25223	"	"	16.9.85	APP N/A
44896	"	HIRING OF PAVILION	23.10.95	REF
95/60987/F		FOR ED. TRAINING &		
		COMM. PURPOSES IN		
		ADD. TO LEISURE USE		
F/1999/0179	Reading Cricket & Hockey club	Extensions to pavilions &		
		new surface on car park + warm up area + new flood light		

DATE OF COMPLETION * Subject to Sec. State.

MINISTRY DECISION 19715/23049 - APPEALS GRANTED RE FLOODLIGHTING - 10.11.89

SPECIAL ORDERS

DRAINAGE

091074

01 FEB 2001

£35-00

vodafone

30th January 2001

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

Direct Line: 01635 676927
Mobile: 07767 330922
Fax: 01635 503172
e-mail: jonathan.seward@vf.vodafone.co.uk

Our ref: JS/22112

Dear Sir

RE: LAND AT READING CRICKET AND HOCKEY CLUB - PROPOSED VODAFONE INSTALLATION

Further to my recent telephone discussion with Joss Miller I now attach a Schedule 2/4 prior approval application and accompanying Code of Best Practice information for this proposed installation and in connection with which I would like to submit the following supporting information.

The requirement for the installation arises due to the need to provide improved cellular mobile phone coverage and network capacity to this part of Reading with particular need to provide improved in-building coverage for Vodafone users (see the coverage plots and accompanying key enclosed with the Code of Best Practice information). Vodafone's nearest existing installations are: CS 5707 Milestone Avenue, Charvil; CS 3052 St John's Ambulance, Woodley and CS 6669 Thames Valley Business Park.

The former Woodley Police Station site at Shepherds Hill has a mast which is intended to be relocated within the overall redevelopment of that site. Vodafone bidded for the replacement mast but was unsuccessful and the overall site disposal has still not taken place so that the availability of a replacement mast is still some time away; however, there are residential and commercial properties in close proximity to the site and even assuming that Vodafone could mount antennas near the top of the replacement mast this would still not be able to satisfy some of the requirements for which the Cricket and Hockey Club proposed mast is required. Unfortunately there are no other structures or buildings in the vicinity which can be utilised in order to provide the required coverage (this includes the Club's existing floodlight columns which unfortunately are not suitable for use as support structures for our antennas) and therefore we are reliant upon the erection of a new mast.

The installation will be adjacent to a practice circle and floodlight column which the Club proposes to construct and once again we have considered the possibility of a combined structure which is capable of supporting both the practice circle floodlights and our antennas; however, the design and operational difficulties are such that this has been discounted.

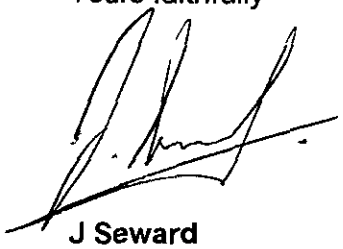
Cont'd/...

The installation will comprise a 15 metre tubular mast and equipment cabin within a fenced compound, the fence on one side of which will be shared with that of the proposed practice circle. Six back-to-back directional antennas will be mounted on the mast to provide the required coverage together with a 0.3m dish to link the site to our network.

The proposed tubular mast will be seen in the visual context of the existing run of 15m floodlight columns and proposed practice circle floodlight column, and trees along the frontage with Sonning Lane (some of which extend to well above 15m) will provide good screening from along the road. In addition, the mast will be located at least 160 metres away from the nearest residential or commercial property.

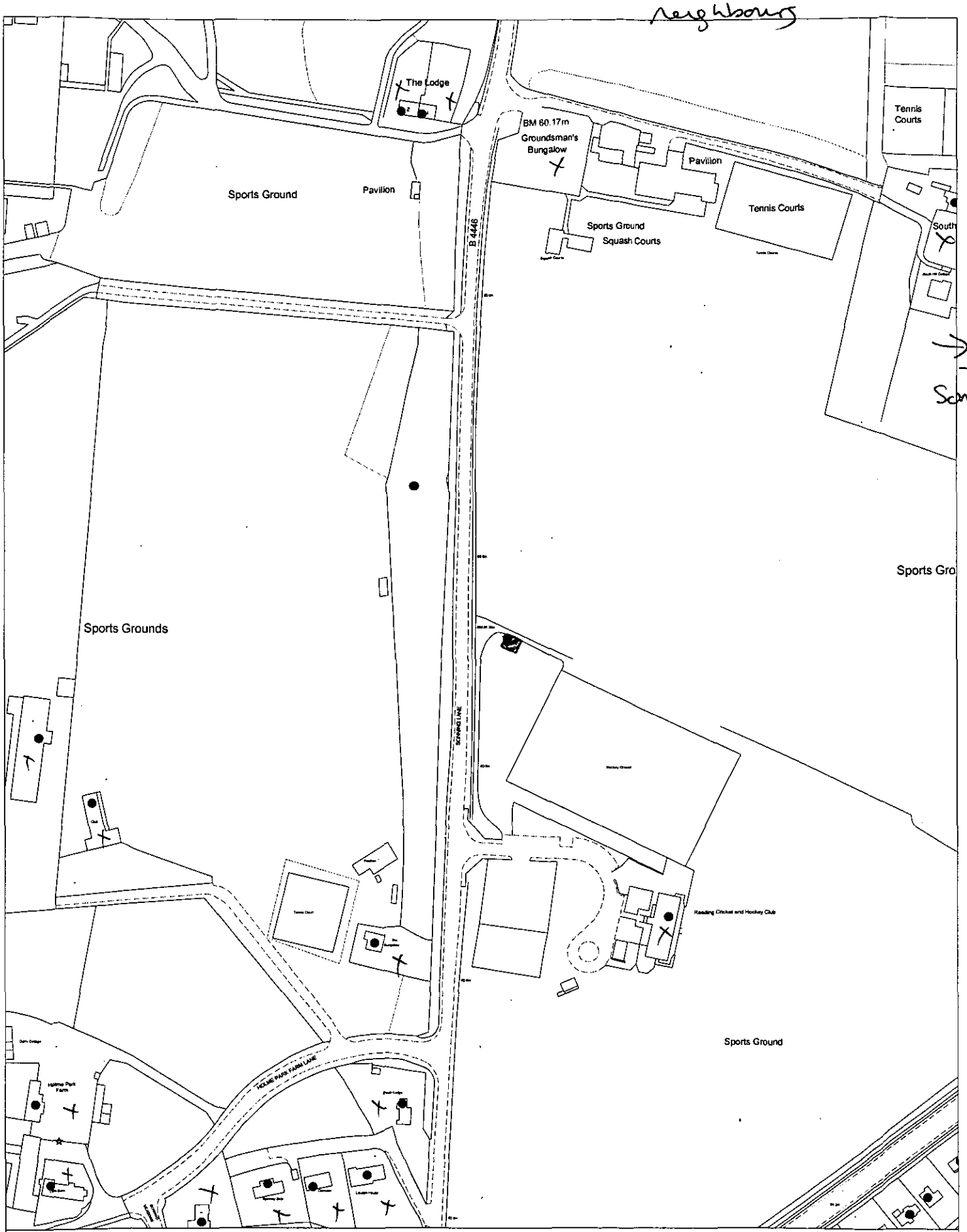
I can confirm that this prior approval application is being submitted with the full knowledge and approval of Reading Cricket and Hockey Club. Please do not hesitate to contact me if you have any queries.

Yours faithfully



J Seward
Property Surveyor

Encs



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 1 February 2001

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W E
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01.FEB.2001* 3298

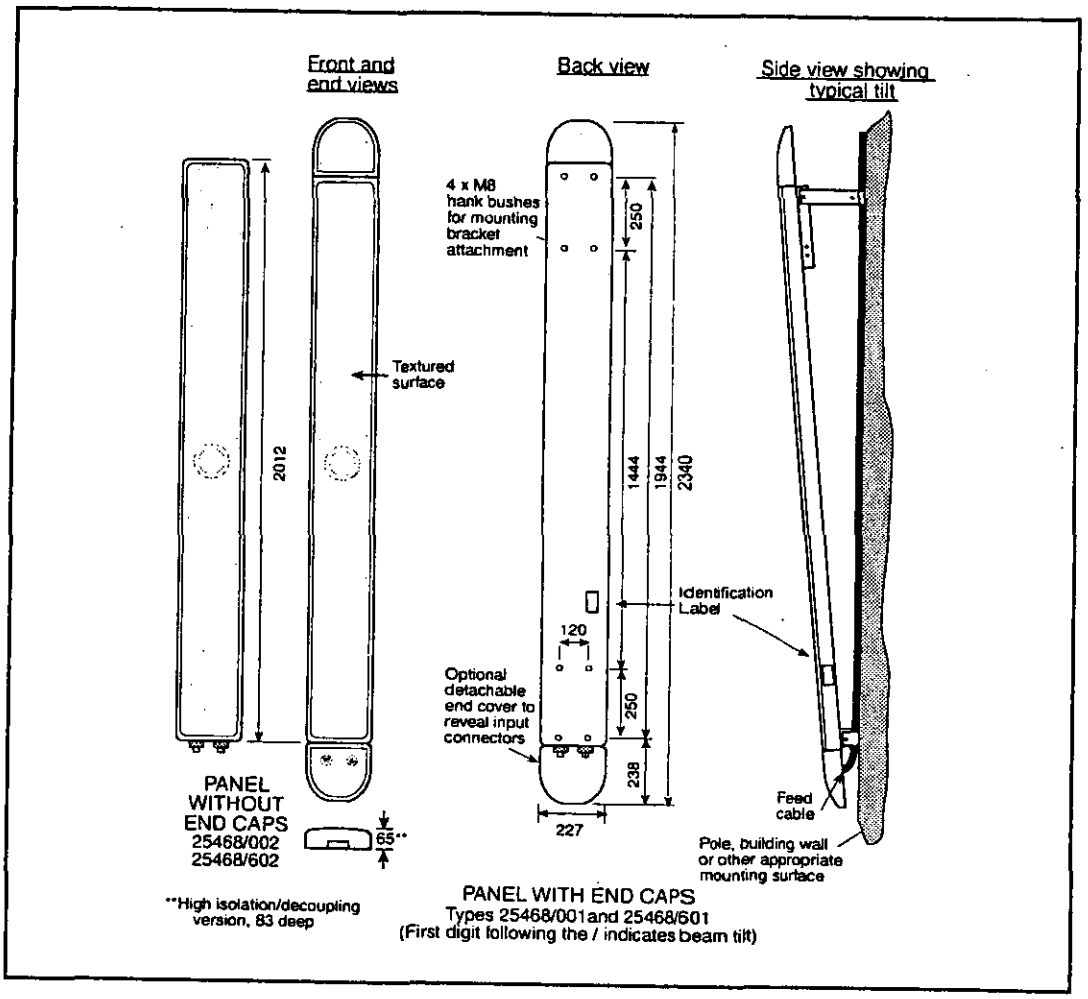
RECEIVED 3.7.96.

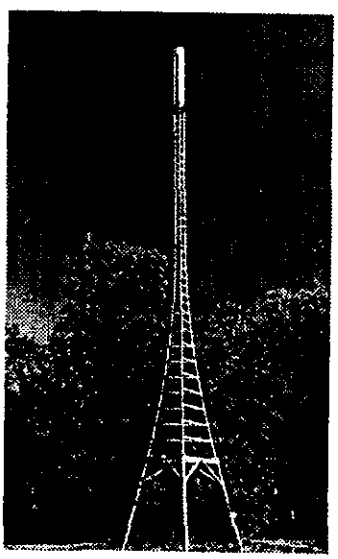
XPD 72-10 SECTOR ANTENNA

FOR

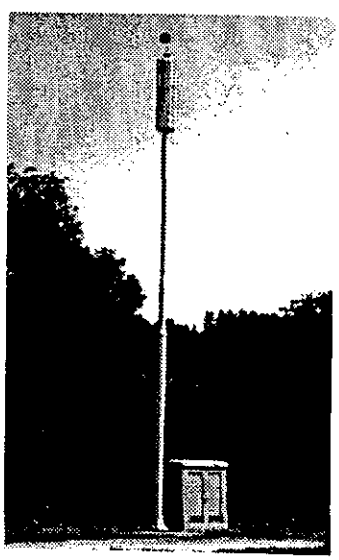
TL/2001/3298
1.2.01

T.A.C.S. E.T.A.C.S., AND G.S.M.









ADC
Alan Dick & Co Ltd

01.FEB.2001 * 3298
TP/2001/3298
1.2.01

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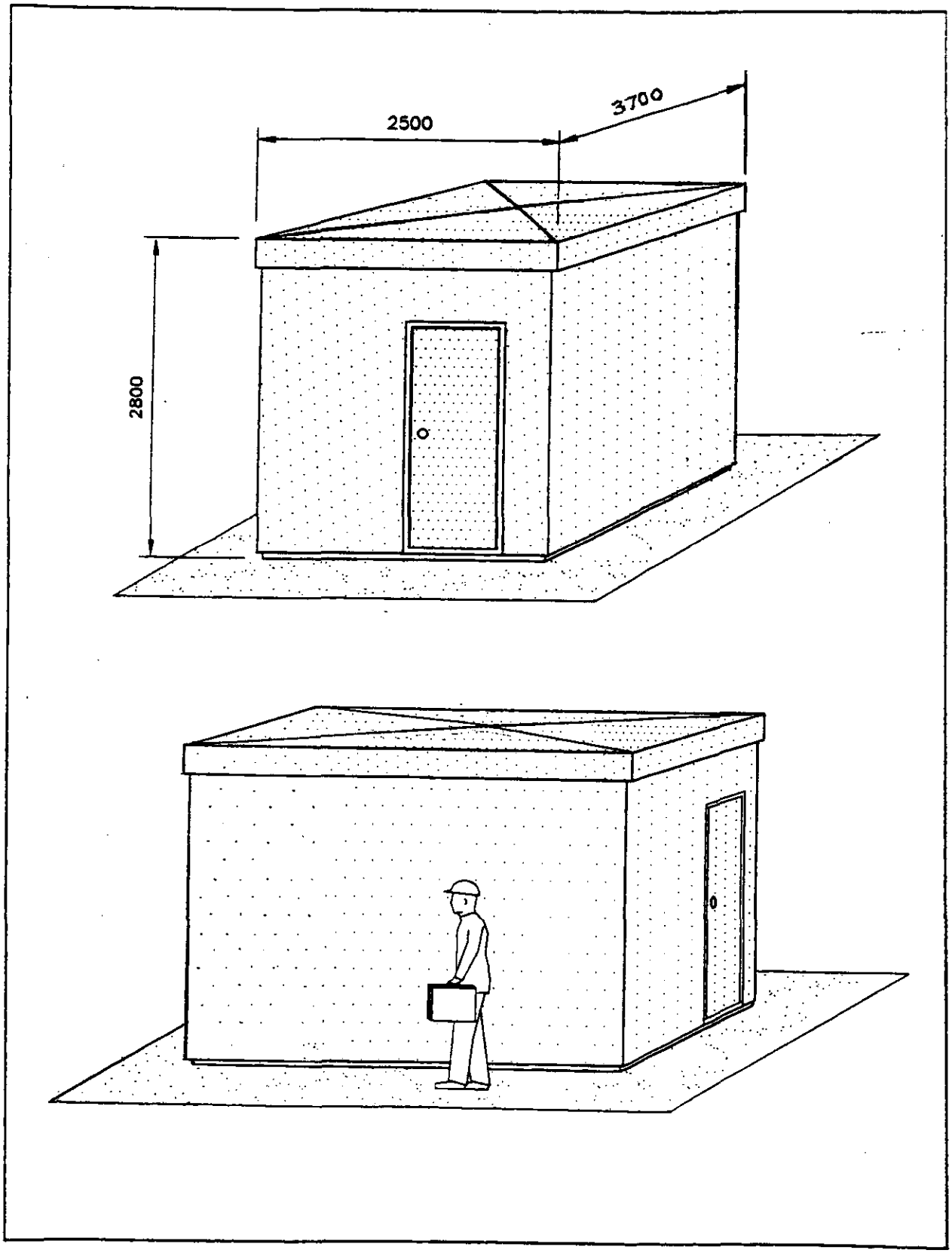

All dimensions in mm unless otherwise shown

ELEVATIONS OF VODAFONE EQUIPMENT CABIN

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Key To Network Coverage Plans

Signal Coverage:

- Indoor Urban Handportable
- Indoor Suburban Handportable
- In-Car Handportable
- Outdoor Handportable
- No Coverage

01.FEB.2001* 3298 TL/2001/3298 1.2.01

This coverage plan must be read in conjunction with the key and the accompanying explanatory notes.
Each colour block represents 100 metres square

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SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO.3298

Name of appellant:
Vodafone Ltd

Allowed 21/08/01

Site address:
Reading Cricket & Hockey Club, Sonning Lane

Proposal:Proposed erection of freestanding tubular telecommunications mast 15 metres high with 6 cross- polar directional antennae & 1 dish antenna.

Case Officer:JKM

WRITTEN REPRESENTATION APPEAL

Allowed 21/08/01

CASE OFFICER: JKM

APPLICATION NUMBER: 3298

APPELLANT: Vodafone Ltd

SITE: Reading Cricket & Hockey Club, Sonning Lane, Sonning

APPEAL REF: APP/X0360/A/01/1064152

START DATE: 10/05/01

DATE OF SITE VISIT

Progress Record	Date Actioned	Initials
Appeal Logged:	14/05/01	
Entered on Access:	17/05/01	DG
Notification Letters Due:	**24/05/01**	
Notification Letters Sent:	18/05/01	DG.
Questionnaire Due:	**24/05/01**	
Questionnaire Sent:	23/05/01	DG.
Statement Due:	**21/06/01**	
Statement Sent:	20/06/01	DG.
Comments on Statement Due	12/07/01	
Comments on Statement Sent	—	
Decision letter circulated:	23/08/01	DG
Decision entered on Access:	23/8/01	DG

Appeal Decision

Site visit made on 7 August 2001

by Bridget M Campbell BA(Hons) MRTPI

an Inspector appointed by the Secretary of State 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 21 AUG 2001

Appeal Ref: APP/X0360/A/01/1064152
Land at Reading Cricket and Hockey Club, Sonning Lane,

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required by a development order.
- The appeal is made by Vodafone Limited against the decision of Wokingham District Council.
- The application (Ref.TL/2001/3298), dated 30 January 2001, was refused by notice dated 14 March 2001.
- The development proposed is the erection of a freestanding tubular telecommunications mast maximum 15 metres in height, on top of which 6 cross-polar directional antennas and 1 no. dish antenna will be installed. An equipment cabinet will be installed next to the base of the mast with a cubic capacity exceeding 2.5 cubic metres but not exceeding 90 cubic metres.

Summary of Decision: The appeal is allowed and approval given as set out in the Formal Decision below.

Preliminary Matters

1. The proposed telecommunications equipment would be located within a rectangular compound some 9m by 3.9m secured by 1.8m high chain link fencing and 3 strands of barbed wire. The cabin, about 3.7m x 2.5m and 2.8m high, would be finished in green whilst the 15m monopole mast would be grey galvanised steel. The mast would support 6 cross polar antennas and a 300mm microwave dish.

Main Issues

2. I consider that there are 2 main issues in this appeal. The first is the effect of the development on the character and appearance of the area. The second is whether public concern about health risks arising from the installation of the telecommunications equipment is a justifiable reason to dismiss the appeal.

Planning Policy

3. The Development Plan for the Area comprises the Berkshire Structure Plan 1991-2006 Incorporating Alterations Adopted in August 1997 and the Loddon Area Local Plan 1995. Policy TC1 of the Structure Plan permits telecommunications development subject to compliance with a number of criteria which seek to avoid a significant adverse visual impact and to ensure that no satisfactory alternatives exist, including the possibility of sharing existing facilities or utilising existing buildings or other structures. There is no relevant telecommunications policy in the Local Plan.

4. There is also a deposit draft of the Wokingham District Local Plan with Proposed Amendments February 2000 but this does not carry the same weight as the adopted Development Plan. Nonetheless, policy WIC14 makes reference to Structure Plan policy TC1 in considering whether telecommunications development is likely to be acceptable.

Reasons

The First Main Issue

5. Reading Cricket and Hockey Club comprises a sports ground in an area which has a concentration of recreational open spaces, playing fields and sports grounds. The area is designated as a Green Gap separating the village of Sonning to the north from the built up outskirts of Reading to the south. The Club lies on the east side of Sonning Lane and the appeal site is situated in the northernmost corner separated from the road by a raised tree and bush lined bank. Immediately to the south is the overflow car park for the Club, some 30m to the south east is a floodlit all-weather hockey pitch, whilst to the north a line of young trees and bushes mark the boundary with an adjoining sports ground.

6. From close quarters, within the grounds of the Club, the development would be clearly visible but set against the backdrop of existing vegetation. The proposed slim-line single pole mast would be of the same height as, and of a similar appearance to, the nearby floodlight columns on the hockey pitch, and it would also be located along the same plane as the 4 northernmost columns. Whilst the antennas would add to the height, these would be arranged in a closely spaced cluster to minimise their impact. I consider that the development would be discretely tucked into a relatively secluded corner of the site. It would be seen in a treed setting, and in the same context as the substantial all weather pitch with 8 floodlight poles which, to my mind, would ensure that it did not appear unduly conspicuous. In addition, the Appellant has indicated that there would be sufficient room for additional planting which would help to assimilate the low-level equipment within the enclosed compound into its surroundings.

7. Looking from Sonning Lane, I found that the raised bank and the line of trees and understorey planting forms a significant screen to the grounds of the Club. I appreciate that this would be reduced in winter when the trees are without leaf. Nonetheless, even then, the development is unlikely to significantly intrude upon the Sonning Lane street scene as views would be filtered by the network of tree trunks and branches of the near continuous line of trees and bushes in the foreground.

8. From more distant locations, I believe that the greater part of the development would not be especially noticeable as it would be seen with the existing floodlight columns and either set against a backdrop of trees or with trees in the foreground. I am aware of the need for telecommunications signals to clear trees and thus the requirement for the antennas to protrude above them. However, the trees are not of a uniform height and, in my opinion, the modest headframe would not appear unduly intrusive when seen against this irregular skyline.

9. Overall I believe that the proposal has been carefully planned to ensure that it meets the requirement of criterion i) of policy TC1 of the Structure Plan that the development is sited and designed so as not to result in significant adverse visual impact. I conclude on the first main issue that the proposal would have no material effect on the character or appearance of the area. Furthermore I consider the site to be visually well separated from the historic village of Sonning to the north so as to have no effect on the setting of that village.

The Second Main Issue

10. Growing 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.

11. The Group's report (the Stewart Report) explains that base stations emit radiofrequency radiation and that national guidelines were published in 1993 by the NRPB to control maximum levels of exposure. Further guidelines were published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP) which set more stringent exposure levels for members of the public. These were incorporated into a European Council Recommendation on 12 July 1999.

12. The Stewart Report concludes that the balance of evidence indicates that there is no general risk to the health of people near to base stations as exposure levels 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 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 of Summary and Recommendations refers).* The Government has 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 also acknowledges that most base stations already meet these guidelines and that all new base stations will do so.

13. In the light of recent developments, including the Stewart Report, national guidance in Planning Policy Guidance 8 *Telecommunications* (PPG8) is under review. In the meantime, the Government has confirmed that applications for telecommunications development should continue to be dealt with on the basis of current legislative arrangements and policy guidance. If a proposal meets the ICNIRP guidelines, it should not be necessary for the planning authority to consider the health effects further. In this case the Appellant has confirmed that the proposal would be ICNIRP compliant.

14. Other aspects of national policy lend support to the proposal. In this respect, paragraph 1 of PPG8 states that modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy. In addition, paragraph 37 of the guidance says that radiation safety is a matter for the Health and Safety Executive (HSE). As part of the licensing procedures, applicants are made aware of the safety requirements and details of radio sites are passed to the HSE.

15. There is no evidence before me to indicate that the proposal would conflict with the aim of safeguarding people from any harmful effects of the appeal development. I am well aware of the strength of local concern about health expressed in the letters of representation and I fully accept that such concerns are a material consideration in the determination of this appeal. However, these concerns do not provide a sufficiently strong basis to outweigh recent technical advice and current national policy set out above. I therefore conclude that public concern about the health risks arising from the installation of the equipment is not a justifiable reason for dismissing this appeal.

Other Matters

16. The Appellant has indicated that there is a need for the development in order to meet the license obligations imposed on Code Systems Operators. The Council does not dispute this need and paragraph 6 of PPG8 says that the need for the service should not be questioned. Paragraph 5 of PPG8 states that the Government's general policy on telecommunications is to facilitate the growth of new and existing systems and local authorities are advised to respond positively to telecommunications proposals.

17. The area within which the telecommunications equipment could be sited is tightly constrained by technical and operational requirements. The Appellant has, however, provided information to illustrate that other options were explored but discounted as being unsuitable for technical or environmental reasons. In the light of this it seems to me that there is unlikely to be a more suitable alternative to the appeal site available, that would meet the needs of the service whilst minimising the environmental impact. The Council has not suggested otherwise. I therefore find no conflict with criteria ii), iii) or iv) of policy TC1 of the Structure Plan.

Conditions

18. With regard to the Council's suggested condition, I have already found a need for planting to help integrate the low level equipment with the surroundings. However, as the appeal site appears only to include the enclosed compound, I have reworded the condition to ensure the protection of existing trees adjoining the site.

Conclusions

19. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

20. In exercise of the powers transferred to me, I allow the appeal and grant approval for the siting and appearance of the development proposed in application reference TL/2001/3298 dated 30 January 2001, and the plans submitted therewith, under the provisions of Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The development proposed (as clarified in paragraph 1 of this decision) is the erection of a freestanding tubular telecommunications mast maximum 15 metres in height, on top of which 6 cross-polar directional antennas and 1 no. dish antenna will be installed, and an equipment cabinet installed next to the base of the mast with a cubic capacity exceeding 2.5 cubic metres but not exceeding 90 cubic metres on land at Reading Cricket and Hockey Club, Sonning Lane, Reading. The permission is subject to the following condition:

    1) No development shall take place until a scheme of landscaping, which shall include measures for the protection of trees and bushes to the north and west of the site during the course of construction, has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details and in accordance with a timetable agreed in writing with the local planning authority.

Information

21. 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.

22. This decision only grants approval under Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended). It does not give any other consent or approval that might be required.



INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

REFUSAL OF PRIOR APPROVAL OF TELECOMMUNICATIONS NOTIFICATION

Mr J Seward
Vodafone Ltd
The Courtyard
2–3 London road
Newbury
Berkshire
RG14 1JX

Notification No: TL/2001/3298

Parish: Sonning

Proposal: Proposed erection of 15 metres high free-standing telecommunications mast with six cross polar directional antennas and one dish antenna.

Location: Reading Cricket and Hockey Club, Sonning Lane, Sonning.

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

1. The proposal is unacceptable in view of its proximity to playing fields.

Date: 14 March 2001

Development Control Manager

LPA

TONY THORPE ASSOCIATES

CHARTERED TOWN PLANNERS

The Studio, 1 Durrant Way, Tilehurst, Reading, Berks, RG31 6TR.

Telephone: 0118 942 1855. Fax: 0118 942 1815

Mobile: 07831 432582 Email: tony.thorpe@dial.pipex.com

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6.

An appeal by Tony Thorpe Associates acting on behalf of Vodafone Limited against the decision of the Wokingham District Council to refuse to approve details of the siting and appearance of a 15m high lightweight pole mast, antennae and equipment cabin within 1.8m high chain-link fenced security compound. Site north-west of all-weather hockey pitch, Reading Cricket and Hockey Club, Sonning Lane, Sonning.

Local Planning Authority Reference:- TL/2001/3298

Appellants Reference:- CS 22112 WOODLEY WEST (TT819)

1.00 BACKGROUND TO THE APPEAL.

1.01
The proposal involves development which is permitted under Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended. These provisions give operators rights for development including the installation of masts up to 15m in height without the need to apply for full planning permission. Consequently the principle of the development is not in dispute. However, proposals are subject to limitations to balance Government policy to facilitate the growth of new and existing systems against environmental objectives.

1.02
In this case the site lies in the north-west corner of the overflow car park to Reading Cricket and Hockey Club, very near the centre of a large open area between settlements composed almost entirely of sports grounds and recreational facilities (see plan 1. appended). The site adjoins a substantial earth bund separating it from Sonning Lane. The bund is surmounted by screening trees and bushes. The site lies some 26m to the west of a substantial all-weather hockey pitch surrounded by eight 15m high tubular steel floodlighting columns supporting three floodlights each. The floodlighting columns are of a height and design nearly identical to the appeal pole (see appended photographs). The planning officer has written in relation to the appeal proposal that:- *"The monopole is not sufficiently detrimental to the street scene, countryside or Green Gap to warrant a refusal."* (see officers notes at appendix 1.).

1.03
There is currently only one adopted telecommunications policy in the development plan and this is policy TC1 of the adopted Berkshire Structure Plan 1991-2006 (BSP 1991-2006 - see 6.01 below & appendix 8.). The Loddon Area Local Plan was adopted 5th May 1995 but has no policy specific to telecommunications. The Wokingham District Local Plan Deposit Draft (WDLPDD) has been through its Public Inquiry and the Inspector is due to report in December 2001. This plan contains policy WIC14 which relates specifically to the assessment of proposals for telecommunications development. Neither of these policies either expressly or by implication mentions *"proximity to playing fields"* (the single reason given for refusal) as a test, limitation or criteria and the appellants therefore consider the reason for refusal to be unreasonable and defective.

1.04
We are advised that there is an internal LPA property portfolio policy concerning the location of telecommunications equipment on property over which the LPA has control as landlord. This appears to relate to playing fields. However this is a landlord issue and entirely unrelated to planning legislation. Wokingham District Council (WDC) is the freehold owner of the site (formerly owned by Berkshire County Council prior to its abolition) which is let to the Reading Cricket and Hockey Club on a 999 year lease from 1984. WDC has no control over this proposal and thus no ability to enforce this unusual and unreasonable non-planning limitation. This is confirmed by the consultation memo from the Property Section (see appendix 2.).

1.05
As a result we submit that *"proximity to playing fields"* is not a valid reason for refusal. The reason for refusal does not cite any other policy therefore we have assumed, in accordance with paragraph 19. of Circular 05/2000 and Article 22 of the GPDO (which require the LPA to specify all policies and proposals relevant to the decision in the notice), that there are no other policies applicable. As a result it is submitted that in this case the District Council have needlessly prevented and inhibited development permitted by Order which might reasonably be expected to have been approved in accordance with both development plan and national policy and thus caused unnecessary expense to the both the Inspectorate and appellants in preparing and submitting this appeal.

2.00 NEED FOR THE SITE

2.01
Vodafone Limited is a Telecommunications Code System Operator licensed under the Telecommunications Act 1984 to provide a public cellular radio telecommunications network. The system is demand-led and under the terms of its license Vodafone Ltd is under a legal obligation to expand its network to accommodate customer requirements of service and quality (see PPG8, paragraph 8(ii)) and to ensure that all reasonable demands for service are capable of being met (see Code of Best Practice, part 1.2 paragraph 3).

2.02
The appellants are therefore legally obliged to provide a cellular radio service to the local area. There is currently a 'hole' in 2nd Generation (2G) GSM 900MHz and 1800MHz digital indoor and in-vehicle coverage between the three adjoining cells. These adjoining cells are shown on the appended radio coverage plots as 6669 Broken Brow (south-west), 3052 Woodley Green (south-east) and 5707 Charvil (north-west). On these plots terracotta and red respectively show good and adequate levels of in-car and in-building coverage, green shows substandard outdoor coverage only, yellow sub-standard and intermittent outdoor coverage only and white no coverage to intermittent outdoor coverage.

2.03
Within the green and yellow areas only outdoor calls can be made with conventional handsets. This means that indoor calls within and in-vehicle calls entering the area simply 'drop out' due to the poor quality of coverage. The required 'in-call handover' between adjoining cells, which is an essential part of the cellular system, thus breaks down leading to lost voice and data calls and customer frustration and complaint.

2.04
The coverage problem between cells is exacerbated by the imminent introduction of the new UMTS 3rd Generation (3G) system. Vodafone was awarded its 3G License in April 2000 and the appeal site is part of an interlinked 'bubble' of new 3G cells in the Reading/Woodley area. The 3G network operates in the 1885-2200Mhz band and in achieving data speeds of 384kbps (compared with the current 45kbps of 2G) uses a fundamentally different operating system in which each transmission is "labelled" by a coding scheme which is different for each user. This coding system is far less tolerant of areas of poor reception (such as the appeal site) than the simpler time-based 2G system. Without the introduction of 'infill' sites such as the appeal site the 3G system will simply not operate as legally required by the terms of Vodafones License.

2.05
The 2G 'hole' in coverage shown on the attached plots is the result of local topography, signal absorption of the low powered signal by buildings and ground-clutter and distance from the three nearest adjoining transmitters. The 'hole' can only be filled-in by the erection of an additional transmitter positioned nearly equidistant from the three adjoining transmitters. The appeal site will not only solve the present problem of lack of 2G coverage and calls 'dropping out' when entering the area but (very importantly for future network development) will also link the site into the 'bubble' of 3G sites being established in the area.

2.06
The lack of 2G coverage has been caused to some extent by the original 1980's Vodafone analogue first generation (TACS/ETACS) system being phased out in April 2001. A nation-wide programme of swapping new GSM digital handsets for old analogue handsets has now been completed. The present GSM digital system (2G) has 25-30% less coverage than the original analogue system (see Annex A 1. of the DETR 'Code of Best Practice') and this factor alone causes larger 'gaps' in digital coverage in the area exacerbated by the public preference for using low-powered pocketphones both in-building and in-vehicle.

2.07
A further issue is the problem of lack of capacity of adjoining cells. The call capacity of individual cells is technically limited by the number of frequency groups which it can use. Once the site has used up its allocation of frequency groups it is then incapable of further expansion and the only way to increase capacity is to split the original large cell into one or more smaller cells. Peak demand has increased beyond the capacity of the three adjoining cells and can now only be increased by 'cell splitting' or the introduction of a new smaller cell in-between existing cells. This process is described in more detail on page 14. of the DETR 'Code of Best Practice'. The ability to 'cell split' is one of the principal reasons for the choice of the TACS/GSM/UMTS cellular system by the Government. It allows system capacity to be almost infinitely increased and in this case it will double call capacity.

2.08
The local 'hole' can for the most part be covered by a single transmitter and the coverage from the site in isolation is shown on Plot 2. (Proposed Coverage 22112 Only). It is a technical requirement that the new site lies in a reasonably central position within the 'gap' between existing cells and not too close to existing and proposed transmitters.

2.09
If the proposed site were too close to one transmitter this would cause problems of signal spill-over and co-channel interference on one side whilst leaving a 'gap' on the other. The site has therefore to fit-in with the established pattern of local cells. It will be seen from the submitted plots that the ideal central location for the proposed mast would be within Sonning Village some 0.5km north of the appeal site. This is the technical 'cell-centre' however this location is unacceptable from an environmental point of view as it lies within a village centre which is also a conservation area characterised by a large number of listed buildings. It will be appreciated that moving the site south from the 'cell-centre' inevitably has an effect on the quality of coverage. However a reasonable balance has to be struck between technical needs and the needs of the environment.

3.00 ALTERNATIVE SITES

3.01
In accordance with Vodafones internal site-identification protocol (which in this case both reflects and reinforces development plan and national policy) a survey of existing telecommunications installations and tall structures was carried out. This identified the former Police radio mast at Woodley Police Station, Shepherds Hill, Woodley as being the only useable structure close to the area of search. The site was in fact marketed by Lambert Smith Hampton in October/November 1999 (see appendix 3) on the basis that the site would be fully vacated by 31st December 2000. Vodafone made a bid at that time.

3.02
In the event Vodafone were unsuccessful in their bid for the site. In discussions with the District Council we had been advised that as this site forms a 'gateway' to Reading it would not in any event be possible to redevelop the mast except with a much smaller version which would not be able to clear ground-clutter. Given that this site was not available Vodafone proceeded with the new site 6669 Broken Brow (a group of disguised flagpole antennae adjoining the Oracle building and visible from the railway). The development of 6669 reconfigured the pattern of cells in the area for Vodafone and meant that the Police mast would now be significantly 'off-centre'. It would no longer be equidistant between adjoining cells and would be much too close to site 6669 (thus causing co-channel interference) and would leave a 'gap' to the north of Sonning which would require a further smaller mast to provide infill coverage.

3.03
Having determined that the Police mast was no longer technically suitable, located in a 'gateway' position and in any event unavailable then other alternative sites were identified and considered. A short-list of six alternative areas and sites was drawn up:-

A) The use of the site adjoining Meade Park Industrial Units, Sonning Lane, (SU 752 748) was investigated but the site has a chequered enforcement history and adjoins a recently extended nursery school (Inglewood Nursery). As a result it was determined that development would be unwelcome and likely to be refused planning permission given that a more appropriate alternative (the appeal site) existed.

B) Land in Sonning Village. No space suitable for an installation could be identified within the settlement. Although the village is dissected by a busy through-route over the Thames it remains a particularly sensitive receiving environment with a listed historic core (also a conservation area) and large central Lutyens/Jeckel dwelling (The Deanery). It was determined that development would be unwelcome and likely to be refused planning permission given that a more appropriate alternative (the appeal site) existed.

C) Reading Blue Coat School, west side of Sonning Lane. It is understood that Orange had unsuccessfully applied for a 'tree mast' and been rejected thus establishing a negative precedent. It was determined that development would be unwelcome and likely to be refused planning permission given that a more appropriate alternative (the appeal site) existed.

D) Royal County of Berkshire Sports and Social Club, Sonning Lane (north of appeal site). Known to be hostile to development by telecommunications operators (see letter from Secretary R.Gill when application was on deposit) therefore site unavailable.

E) East side of sports field complex. The east side of the sports field complex adjoins an existing school and despite there being no validated evidence of any harm being caused by cellular radio installations it is company policy to avoid schools if there are technically suitable alternatives.

F) The appeal site.

3.04
The LPA has suggested that Vodafone might consider a site to the south adjoining the railway where it is understood that other operators may be likely to gain permission. However the railway lies too far south to provide the required area of coverage. A shared site would also require a taller, heavyweight lattice mast (typically a 5m addition is required) which would be inappropriate in a built-up area. Although Vodafone are keen to share (32% of Vodafone's installations are on third-party towers or masts) it would not be technically nor environmentally acceptable in this instance.

3.05
In our submission, and after proper live testing and computer modelling of alternatives, the site which provides the most reasonable coverage, avoids environmentally and historically sensitive locations, has the lowest mast height, has the highest level of screening, has the least effect on public amenity, adjoins floodlighting columns of a similar height, design and character, is the maximum distance away from the nearest schools and in the opinion of the planning officer is not detrimental to the street scene, is the appeal site.

3.06
We submit that Vodafone has carried out a reasonably thorough examination of the practical alternatives to the appeal site. In our view it would not be reasonable or practical to require Vodafone to demonstrate that it has exhaustively considered every possible alternative and it will be clear to the Inspector that the site has the particular benefit that it really does lie the furthest possible distance away from both the main residential areas and the two local schools.

3.07
The proposed location was chosen firstly due the existence of the eight floodlighting masts and extensive hedgerows and trees (together with the earth bund) which filter views of the mast and act as a backdrop from most directions all year round. Secondly there is space for further planting should this be necessary to further screen the site from public view. Thirdly the use of an existing access for construction and maintenance means no new access or off-road parking space is required. Finally the proximity of an existing three-phase electricity supply means that a run of new overhead power poles across open countryside is unnecessary. Importantly there is also a willing landlord.

3.08
Given that there are no other masts in this area which could be shared, and given that there are no substantial tall buildings on which the installation could be mounted then the proposed well screened site lends itself naturally to this essential public service use. PPG8 tells us at paragraph 8.(ii) that antennas must usually be placed high up, and that the greatest need for base stations will be within built-up areas and adjoining main roads.

4.00 THE SITE AND ITS SURROUNDINGS

4.01
The appeal site forms part of an extensive modern private sports ground bounded by Sonning Lane to the west and the A4 Bath Road to the south-east some 4km to the east of Reading town centre. The village centre of Sonning lies some 0.75km to the north. There is sporadic residential development along the west side of Sonning Lane, although the closest individual property 'The Bungalow' lies over 160m to the south. On the south side of Bath Road at a distance of some 320m is a long established ribbon of substantial detached houses.

4.02
The site lies approximately central to a group of further sports grounds and recreational facilities all of which combine to provide a physical break between surrounding settlements and create a recreational complex located on the urban fringe. Entrance to the appeal site is from Sonning Lane via an entrance which has been recently landscaped by means of a raised earth bund and substantial planting in line with details approved in connection with the large clubhouse, illuminated all-weather pitch and floodlit car-park. The site lies to the north of the site entrance in the north-west corner of an overflow car park between Sonning Lane to the west and the all-weather pitch to the east.

4.03
The site adjoins a substantial earth bund separating it from the east side of Sonning Lane. The bund is surmounted by screening trees and bushes. A further tree and hedge screen runs at 90° to Sonning Lane separating the site from the Royal County of Berkshire Sports and Social Club sports ground to the north. The site lies some 26m to the west of a substantial all-weather Hockey Ground surrounded by eight 15m high floodlighting columns of a height and design nearly identical to the appeal pole which were allowed on appeal in 1989. At that time Inspector Smith characterised the site as *"...a recreational complex...situated on the fringe of a substantial urban area."* (paragraph 7. of decision letter dated 2/11/89 - see appendix 4.) and we have no reason to disagree with this description nor with his overall assessment that *"The provision of floodlighting at the appeal site will not, in my view, result in further "urbanisation" of a rural area but would rather appear as a normal feature of a recreational complex such as this situated on the fringe of a substantial urban area."*

4.04
There is a substantial avenue of trees and hedgerow along both sides of Sonning Lane which provides significant screening of the site and surrounding land from the public domain. The varied height and type of trees give the skyline an irregular appearance which will draw attention away from the mast. It is of course a technical necessity that the mast can 'see' over the trees and have a line-of-sight to the adjoining cell as a result the antennae will need to be visible. However the existence of the eight floodlighting columns surrounding the all-weather pitch means that it would be difficult to distinguish the proposed mast from the lighting columns at any distance as its vertical form is so nearly identical.

4.05
The site lies just above the 60m contour. Land drops gradually in height to the north, west and east (more steeply adjoining the Thames). As a result a 15m 'GPDO' type lightweight mast can be used in this flat, uncluttered recreational location. A site to the north, west or east would need to be correspondingly taller in order to maintain the relative height of the antennae above sea-level. For example Sonning lies around the 45m contour so a 30m mast would be required in that location to maintain the same antenna height.

5.00 MATTERS IN DISPUTE

5.01
The fundamental test of acceptability is whether the development would cause material harm to interests of acknowledged importance. There appears to be no dispute with the LPA concerning the technical need for the site to cover the surrounding area. The reason for refusal of the application for prior approval is solely that:-

"The proposal is unacceptable in view of its proximity to playing fields."

5.02
The refusal notice does not explain how and why the proposal constitutes the *'serious risk to amenity'* required by PPG8 to justify intervention and removal of the operators rights. Nor does it suggest any alternative less injurious site. An appellant might reasonably assume, in accordance with paragraph 19. of Circular 05/2000 and Article 22 of the GPDO (which require the LPA to specify all policies and proposals relevant to the decision), that there are no other policies applicable. However this would be incorrect as adopted Policy TC1 of BSP 1991-2006 applies.

5.03
WDLPDD policy WIC14 also applies but we would advise caution as Vodafone (and other operators) have serious unresolved objections to this policy which has become progressively out of step with government policy since we lodged a duly-made objection on behalf of Vodafones in December 1997 when the plan was placed on deposit. In our view the unjustified imposition of a 200m moratorium on development close to any building regularly used by people goes against government policy as expressed in both the current and draft PPG8, government policy as expressed by the Minister in a recent circular letter to all LPA's (see appendix 5.) and is arguably not in conformity with Policy TC1 of the BSP 1991- 2006. In this respect both the reason for refusal and deposit policy WIC14 are arguably defective. We anticipate that the inquiry Inspector would be unable to report in favour of the 200m moratorium policy.

5.04
In our submission the main issues in this case are the effect of the proposal on the character and appearance of the surrounding area. Having regard also to the relevant development plan policy TC1, the generality of deposit policy WIC14 and including national advice contained in PPG8 the 'Code of Best Practice'. Taking into account the constraints that the operator faces (due to the nature of the technology and the legal requirement to provide a 2G and 3G service), and the significance of the proposed development as part of a national framework of interconnected cells.

6.00 DEVELOPMENT PLAN ISSUES

6.01
The Berkshire Structure Plan 1991-2006 (adopted 4 November 1995) contains policy TC1 which contains a presumption in favour of permitting telecommunications development. This presumption in favour continues even if there is a conflict with environmental objectives so long as four further criteria are met. The policy is as follows:-

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.**

6.02
Wokingham District Local Plan Deposit Draft Policy WIC14 is unusual for a Local Plan policy in that it relies on Structure Plan Policy TC1 (above) for detail. Consequently provided that the proposal accords with TC1 permission should be granted in accord with the development plan. Vodafone raised a duly-made objection to policy WIC14 in December 1997 *inter alia* on the basis that a Structure Plan policy was being used to provide the detail for a Local Plan policy when the situation should normally be the other way around.

6.03
Subsequent additions have been made to Policy WIC14 (current full Inquiry wording attached as appendix 6.). The LPA's reason for refusal does however not appear to relate to either the Structure Plan or Draft Local Plan policy. However it seems to us that the site may lie within an 'environmentally sensitive' area based on the final paragraph of the policy which reads:-

> ***"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."***

and the definition of 'environmentally sensitive' given in paragraph 11.31a. which includes 'The Thames Valley'.

6.04
The deposit policy does not say that applications will be *refused* in 'environmentally sensitive areas' only that prior approval will be *required*. However in every case known to us where prior approval has been required approval has in fact been refused. The 'environmentally sensitive' areas are defined by paragraph 11.31a and includes (without any form of qualification) 'The Thames Valley' which logically must include the whole of the northern part of the LPA's administrative area. The proposals map accompanying the WDDLP defines all of the land north of the A4 Bath Road from Reading to the east beyond Charvil as 'Thames River Valley' (but not 'The Thames Valley') for the purpose of Policy WLL4.

6.05
Policy WLL4 uses a different wording than the proposals map and is actually entitled 'The Thames Valley'. This is somewhat confusing especially as the reason for refusal makes no mention of 'The Thames Valley' although the LPA could have claimed the site lies in an 'environmentally sensitive' area. Deposit policy WLL4 'The Thames Valley' seeks to protect the Thames Riverside and its surrounding area from detrimental development and to protect its ecology. The Thames runs in a valley to the west some 30m below the appeal site at a distance of some 50m separated from the site by Sonning Lane, the ADWEST Rugby Club ground and Meade Park Industrial Units. Neither the site nor the mast tip would be visible from the riverside. We submit that there is neither a risk to the amenity of the Thames nor its riparian area nor the more onerous *serious* risk to amenity required by PPG8 to justify intervention and removal of the operators rights.

6.06
We set out below our submissions in respect of each of the four criteria in policy TC1:-

1) **It is sited and designed so as not to result in significant adverse visual impact, subject to operational and technical requirements.**

The area within which the mast can be located is limited by the technical and environmental requirements set out in sections 2.00 and 3.00 above. We submit that taking all of these criteria into account the siting of the mast does not result in an adverse visual impact. The policy actually imposes the far more serious test of *significant* adverse visual impact and we submit that the well-screened lightweight mast adjoining a group of similar floodlighting columns could certainly not be held to result in a *significant* adverse visual impact.

The design of the mast is minimal in the extreme and its form follows its function. It is simply a thin tube supporting six close-clustered cross-polar directional panel antennae and a microwave relay dish about the size of a tin of paint. Three of the antennae are GSM 2G antennae. The remaining three are UMTS 3G antennae. Whilst identical from the outside the internal workings of both are quite different and neither system can share the others antennae.

We submit that taking these factors into account the design of the mast neither results in adverse visual impact nor the more serious test of *significant* visual impact applied by the policy. Furthermore even if it were to be held that the siting and design of the mast caused significant adverse visual impact the policy allows this to be outweighed by operational and technical requirements such as significance as part of a national network of connected cells.

2) **There are no satisfactory alternative sites for telecommunications available.**

This criteria is addressed by our submissions in section 3.00 above where seven alternatives were fully evaluated and six found to be unsatisfactory. Only the appeal site was considered to be acceptable under Vodafones strict environmental tests.

3) **There is no reasonable possibility of sharing existing facilities.**

The criteria makes no distinction between sharing masts or sites however the only mast (or site) available within 1km is the former Police radio mast at Woodley Police Station, Shepherds Hill, Woodley. The reasons why this structure cannot be used are set out in section 3.00 above.

4) **In the case of radio antenna and masts there is no reasonable possibility of erecting antennae on an existing building or other structure.**

This criteria applies chiefly to urban areas containing tall office or apartment buildings or rural areas containing groups of tall buildings or structures such as grain silos or barns. There are no such available buildings or structures within the area of search and therefore we submit that there is no reasonable possibility of erecting antennae on an existing building or other structure.

6.07
In our submission the proposal complies with Structure Plan Policy TC1 and consequently with the generality of WDLPDD Policy WIC14 also. It therefore represents telecommunications development which might reasonably be expected to be carried out in accordance with the development plan. Any effect the proposal might have on character and appearance is outweighed by its importance as an essential link in a public telecommunications network.

6.08
We consider that the appeal site is in the most appropriate location as it avoids the conflict which masts in urban areas or close to schools often engender. Given the utilitarian appearance of the adjoining eight floodlight columns we submit that the site lends itself naturally to this slim, lightweight mast in preference to other more sensitive locations within the area of search.

6.09
The impact of the proposal on the surrounding area is minimal due firstly to distance, secondly screening by the substantial trees and bushes adjoining the site and finally the mast will be indistinguishable at a distance from the eight floodlighting columns and twenty-four floodlights which define its context. We submit that any effect would be outweighed by the public benefit arising from the necessary improvement of the primary national cellular network of public telecommunications. Given the character of the local area all that operators can do is to find (as in this case) a location which has the least effect on interests of acknowledged importance commensurate with technical requirements. In our submission because the proposal has no material effect on local landscape or townscape it thus preserves its character.

6.10
Objections during deposit from occupiers of residential property in the vicinity are considered to significantly over-state the degree of impact of the mast and ancillaries. The Inspector will see from the site visit that the degree of screening and filtering of the site both in Summer and Winter is very high indeed and in particular the mast will never be seen in isolation or as a skyline feature. The planning officer has stated in relation to the appeal proposal that:- *"The monopole is not sufficiently detrimental to the street scene, countryside or Green Gap to warrant a refusal."* (see officers notes at appendix 1.).

6.10
The Parish Council in their observations dated 3rd March 2001 allege that the site is in close proximity to residential property, educational facilities and Sonning village. This entirely misrepresents reality and we submit that the appeal site could not physically be any *further away* from these three areas of concern. As a result little weight can be given to this objection.

6.11
It is not considered that the proposal will lead to any intensification in the level of activity at the site. There will be activity during construction but this will be for a very limited period and will have no long-term effect on the receiving environment. Once commissioned the site will only need visiting once per quarter for a maintenance/security check. The equipment is silent save for the small air-conditioning fans which will not be heard above background noise and will only occasionally operate to cool the equipment cabin in midsummer.

6.12
The proposal does not involve the use of any high grade agricultural land or nationally designated land, nor does it interfere with any rights of way. Therefore we submit that the proposal does not harm either the appearance or character of the surrounding open recreational area. Even if it did this harm would be outweighed by the benefits to the public of an improved telecommunications network.

6.13
In terms of siting, height and appearance the chosen site gives it the considerable advantage that a short, 'GPDO' type pole mast with close-clustered antennae can be used instead of the conventional wider and heavier lattice mast with its nine antennae spread around a 'crows nest'. For an example of this older heavier technology please see PPG8 figure 1: 'Cellular radio antennae on a purpose built mast'.

6.14
The proposal uses six of the new cross-polar directional antennae. These are very compact and combine the three aerials previously required for a directional sector array into one compact unit (see PPG8 figure 1. as above). The advanced design of the lightweight mast allows it to be reasonably slim and yet have sufficient rigidity to ensure that the important 'line-of-sight' of the highly directional microwave data dish is not disturbed. The equipment cabin will be screened by the bund and vegetation and its green colour will allow it to appear quite innocuous in the receiving environment.

6.15
There is an established need for the installation in this location which stems directly from a technical requirement to increase GSM 2G coverage and capacity as well as providing initial UMTS 3G coverage in accordance with the legal requirement to do so contained in the operators licenses. There are no technically satisfactory alternative sites available for sharing nor is there any reasonable possibility of using an existing building or mast. The installation is the minimum size and height to be operationally functional and to form a strategic link in the local chain of cells.

6.16
In our submission the proposal fully complies with national policy as expressed in PPG8, the 'Code of Best Practice' and adopted development plan policy as expressed in Policy TC1. As a result *'proximity to playing fields'* is not on its own a sufficient reason for refusal and the proposal therefore warrants approval.

7.00 NATIONAL POLICY (PPG8)

TEXT DRAWN DIRECTLY FROM PLANNING POLICY GUIDANCE NOTE No.8 (TELECOMMUNICATIONS).

Note:- Numbers in parenthesis e.g.:-(1), refer to the footnotes located at the end of the section which give the location of the extract within the text of PPG8.

7.01
The Government's general policy on telecommunications is to facilitate the growth of new and existing systems. Local planning authorities should respond positively to telecommunications development proposals, especially where the proposed location is constrained by technical considerations. They should bear in mind the wider environmental benefits that may in particular cases outweigh such direct adverse effects as the visual impact of new masts on the area.(1)

7.02
Modern telecommunications can benefit the environment through reducing the need to travel (2) and are an essential and beneficial element in the life of the local community and in the national economy.(3) Fast, reliable and cost-effective communications can attract business to an area and help firms remain competitive. This is particularly important in the development of the single European market.(2)

7.03
The location of transmitter aerials is important as signals from one cell cannot be allowed to spill over into another cell with the same frequency. To avoid blind spots from buildings and hills, antennas must usually be placed high up. The greatest need for base stations is likely to be within built-up areas and within a mile or two of the main roads.(4) Many antennas have special siting needs because they have a limited range or require line-of-sight.(5)

7.04
Planning authorities need to be alive to the special needs and technical problems of telecommunications development.(6) The nature of some telecommunications development may in some cases bring it into apparent conflict with established local and national planning policies.(7) In many cases existing policies are framed in terms of conventional buildings and land use, and may not be adequate to deal with telecommunications apparatus or other operational needs.(6)

7.05
Applications should not be refused on the basis of policies which take insufficient account of the growth and characteristics of modern telecommunications.(6) A temporary planning consent would generally not be considered acceptable.(8) Material considerations include the significance of the proposed development as part of a national network.(6)

7.06
Local planning authorities should take account of the obligations on the code system operators to provide a telecommunications service, and the severe constraints on siting and appearance imposed by the nature of the technology and the telecommunications network.(9) The systems are demand-led; operators are obliged by a condition of their licensees to expand their networks to accommodate customers requirements of service and quality.(4)

7.07
Development will increase during the next few years to accommodate a new European digital system known as GSM.(4) The first PCN services are likely to be commercially available in South East England in early 1993. They reflect the latest developments of personal mobile communications and are expected to be used more extensively than the current generation of mobile phones.(10)

7.08
Authorities should not question the need for the service which a proposed development is to provide, nor seek to prevent competition between different operators.(11) Arbitrary restrictions in one area, such as limits on mast height, may encourage problems of interference and also create corresponding problems in a neighbouring area, such as the need to install a taller mast, or more than one mast.(5)

7.09
Only if there is clear evidence that significant and irremediable radio interference will arise, or will probably arise, and that no practicable remedy is available will there generally be any justification for taking it into account in determining a planning application.(12)

7.10
Development plans should normally include criteria-based policies to guide telecommunications developments where sites other than those identified in the plan are proposed. Criteria should be flexible enough to allow for the efficient development of the network and the demands imposed by the technology.(13)

7.11
All code operators have to abide by the terms of their license under the Telecommunications Act 1984. The Code contains a number of provisions, some of which may be relevant in the development context.(14)

Footnotes

All references are to Planning Policy Guidance Note No.8 (Telecommunications) revised December 1992.

(1) Para 5, Telecommunications planning policy.
(2) Para 2, Introduction.
(3) Para 1, Introduction.
(4) Para 8, Telecommunication systems, sub-para (ii) Cellular.
(5) Para 29, Siting and design.
(6) Para 26, Larger telecommunications development.
(7) Para 25, Larger telecommunications development.
(8) Annex 4, Para 4, The control of radio interference.
(9) Para 22, Permitted development rights.
(10) Para 8, Telecommunications systems, sub-para (iii) PCN.
(11) Para 6, Telecommunications planning policy.
(12) Para 38, Radio interference from proposed development.
(13) Para 15, Local Plans.
(14) Adapted from Annex 3, Para 2, Summary of key provisions.
(15) Para 16, Local Plans.
(16) Para 20, Permitted development rights.
(17) Para 27, Mast sharing.

8.00 HEALTH AND SAFETY

8.01
So far as we are we are aware health and safety matters are outside the scope of the prior approval procedure under which this proposal is being considered. In addition health and safety was not given as a reason for refusal and the LPA have provided no validated evidence of any risk. However local objections have been raised concerning effect on the residential area and the two nearby schools 400m to the north-west and 450m to the north-east.

8.02
Concern has been expressed about the effect of the proposed development on the health of local residents and children. As PPG8 makes clear this is a matter for the Health and Safety Executive. However, in line with its precautionary approach on such matters the government's view is that if a proposed development meets International Commission on Non-Ionising Radiation Protection's (ICNIRP) guidelines it should not be necessary in processing an application to consider the matter further.

8.03
Cellular radio is now one of the most highly-regulated industries in the EU. We can confirm that the proposed installation is designed to operate at levels many times below the established exposure guidelines of the NRPB and will be well within the more stringent guidelines of the ICNIRP. EMF levels at the two schools will be many thousands of times below the ICNIRP guidelines and the 'beam of greatest intensity' will not fall on them.

9.03
There is a demonstrable technical need for the installation, in the public interest, to fill a 'hole' in coverage in the local area, provide a new 3G site as part of the emerging local network and provide additional call capacity for 2G in this congested area. There are no nearby radio masts which are technically capable of covering this area due to topography and distance. There are no large buildings or structures in the vicinity capable of adaptation to carry the antennae.

9.04
The location of the slim, lightweight mast has been chosen with care and inter alia has the benefits set out above. It provides the best coverage whilst avoiding protected areas, at the lowest mast height, with the highest level of screening and least effect on public amenity and designated land. The effect of the proposal on the local area in general is materially diminished by the existence of the adjoining eight floodlighting columns and the high level of screening by trees, hedges and an earth bund. The proposal will have no effect on the River Thames, its riparian corridor or the Sonning conservation area to the north.

9.05
The proposed installation is designed to operate at levels many times below the established exposure guidelines of the NRPB and will operate well within the more stringent guidelines of the ICNIRP. The beam of greatest intensity will not fall on schools in the area. For these reasons and the reasons given in our main submissions the Inspector is respectfully requested to uphold the appeal and grant permission accordingly.

10.00 PLANS AND APPENDICES

PLAN 1. LPA plan showing disposition of sports grounds surrounding appeal site.

RADIO COVERAGE PLOTS Plots 1. 2. & 3. referred to in section 2.00.

APPENDICES

1. Planning Officers Written Site Appraisal (Site Visit 12/2/01).
2. Observations of LPA Property Department dated 12th February 2001.
3. Particulars of Police radio mast at Shepherds Hill.
4. Inspectors decision letter dated 2nd November 1989 applying to appeal site.
5. Letter dated June 2000 from Nick Raynesford (Minister for Health & Housing).
6. Deposit Policy WIC14 as presented to the Inquiry Inspector.
7. Observations of LPA Environmental Health Officer dated 16th February 2001.
8. Policy TC1 of the adopted Berkshire Structure Plan 1991-2006

PHOTOGRAPHS OF THE SITE.

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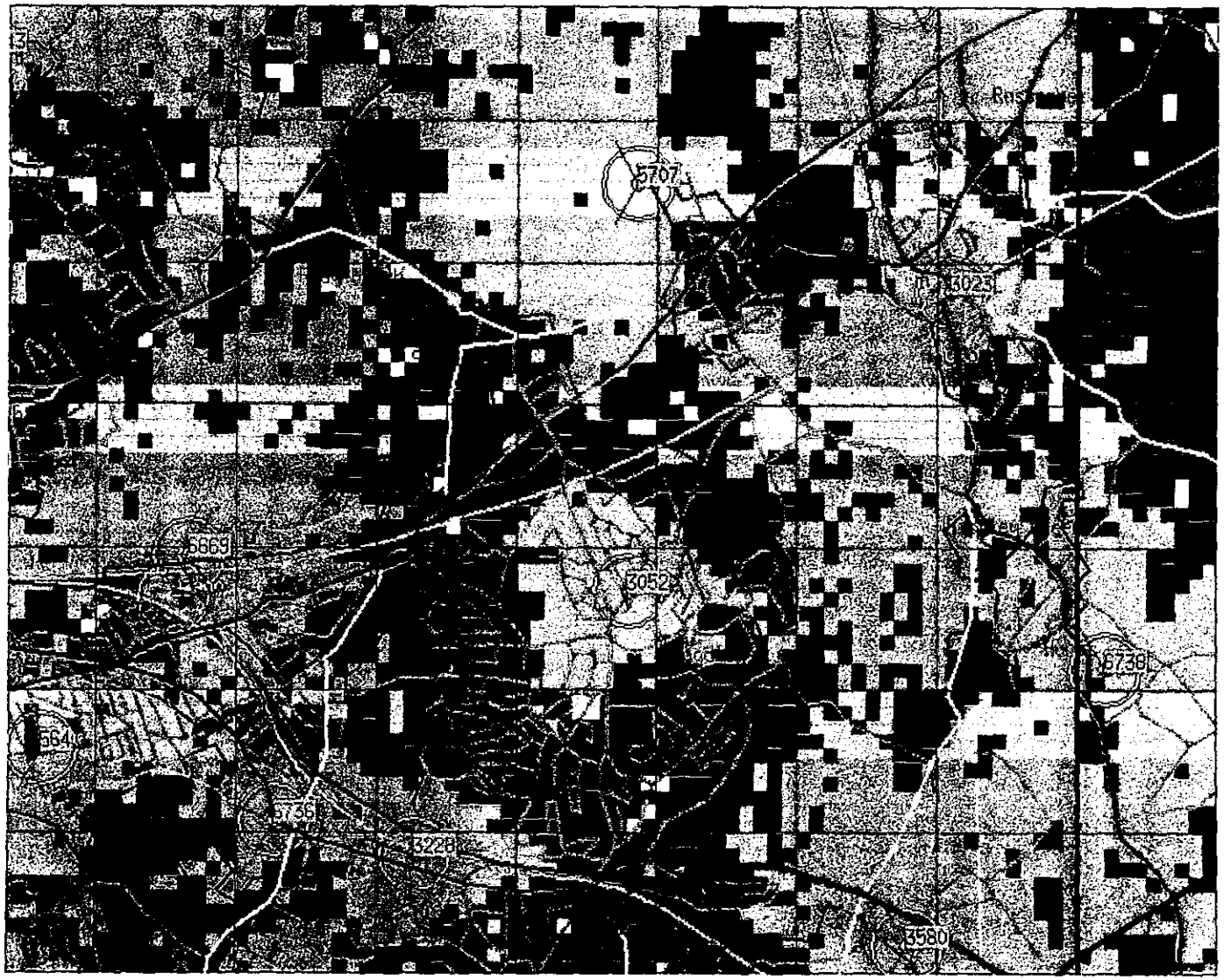
PLAN 1.

RADIO COVERAGE PLOTS

vodafone

Existing coverage at Woodley (West)

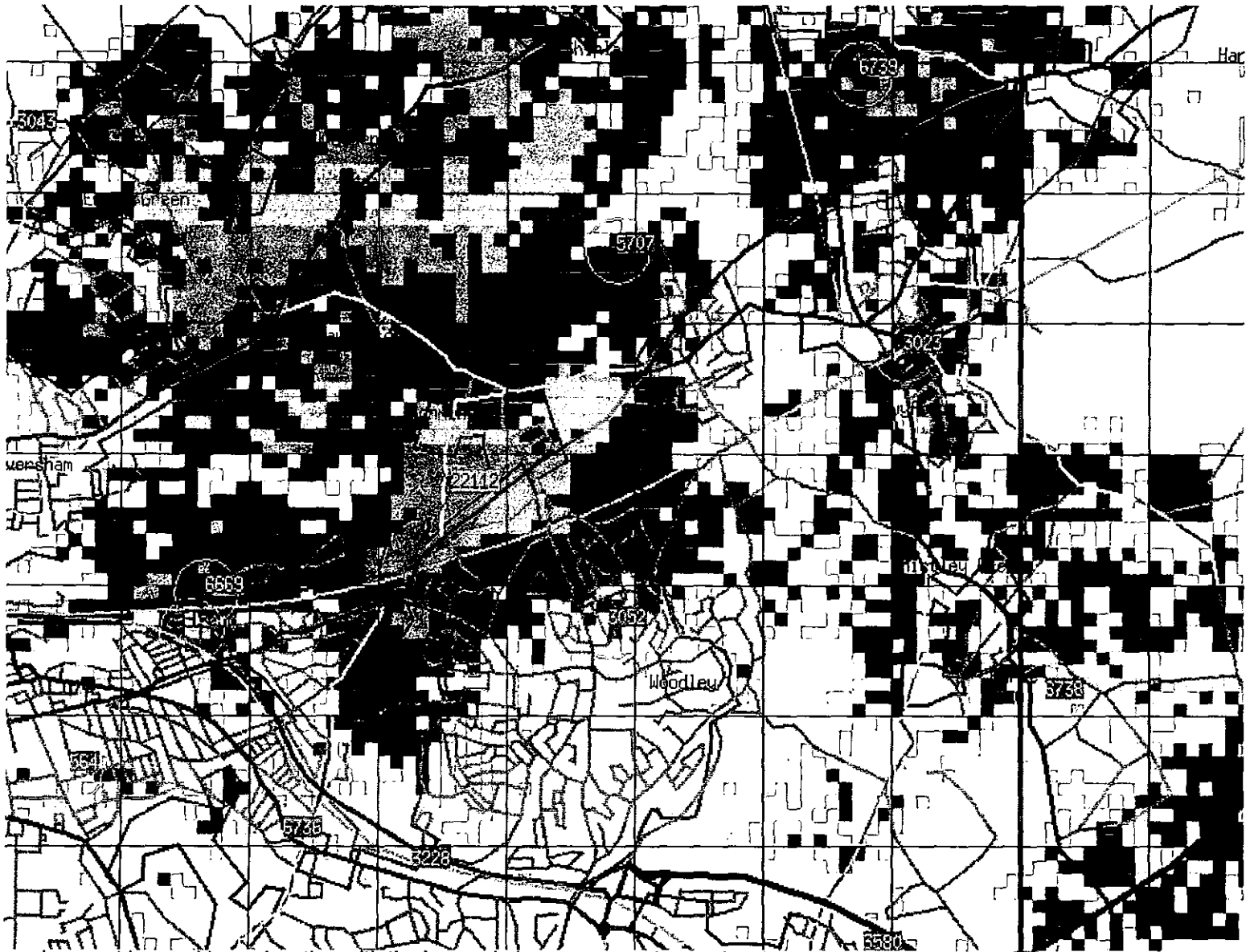


This coverage plan must be read in conjunction with the key and the accompanying explanatory notes.
Each colour block represents 100 metres square

vodafone

vodafone

Proposed coverage with site 22112 Woodley (West) only 15m at 90/210/330 (Fa)

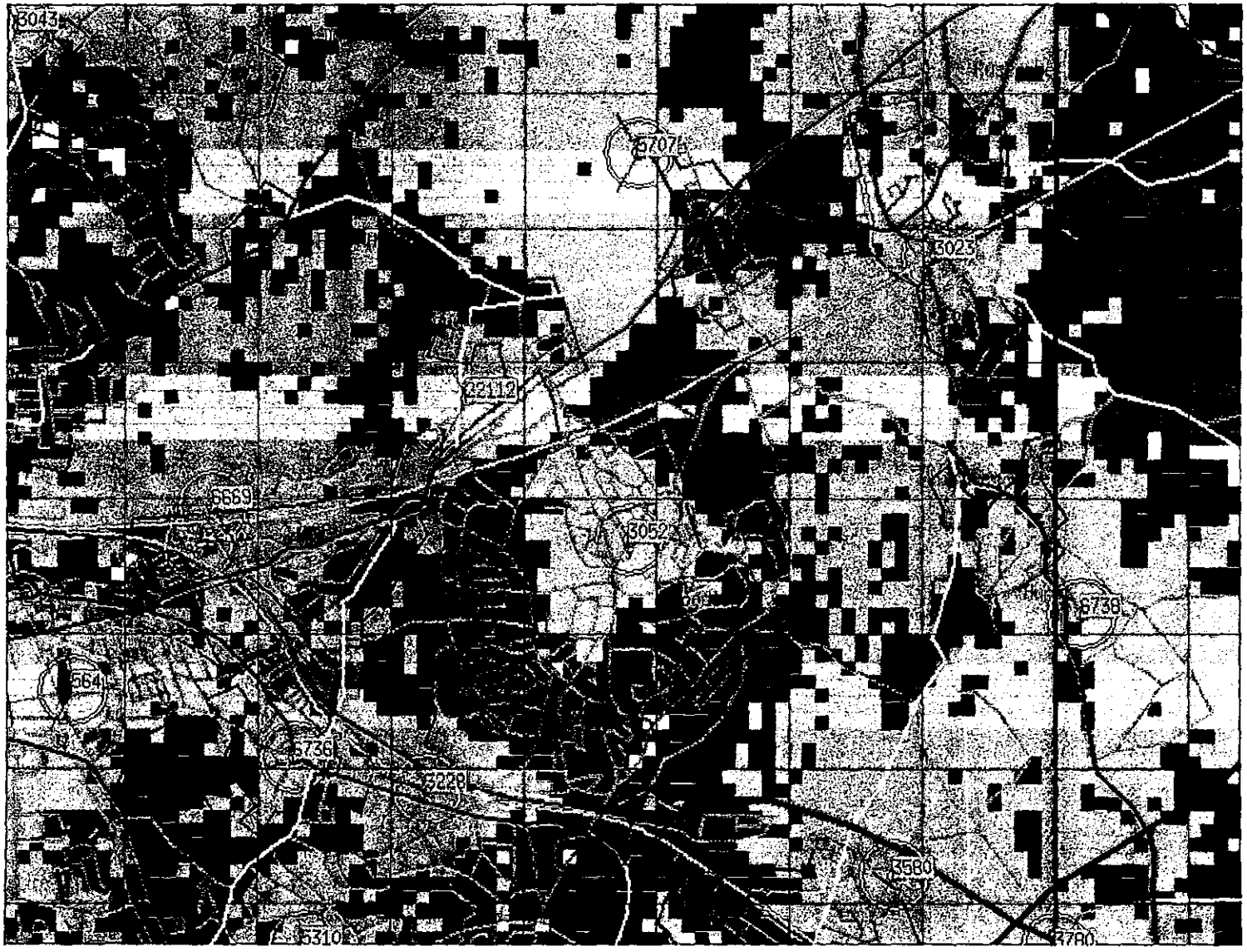


This coverage plan must be read in conjunction with the key and the accompanying explanatory notes.
Each colour block represents 100 metres square

vodafone

vodafone

Existing and proposed coverage with site 22112 Woodley (West)



This coverage plan must be read in conjunction with the key and the accompanying explanatory notes.
Each colour block represents 100 metressquare

vodafone

APPENDIX 1.

Application Number: TL/2001/3298

Appraisal :

This application is for the erection of a 18m high monopole.

Neighbours
All neighbours are at least 60m from the monopole, therefore any impact relating to them will be minimised. However the mast will be within 60m of the playing fields and this is considered too close to allow the application to be approved.

Street Scene.
The mast is a monopole & is set approx 12m from the highway. There is some screening by trees. The monopole is not sufficiently detrimental to the street scene, countryside or Green Gap to warrant a refusal.

Recomendation : Approval: ☐ **Refusal:** ☑
(tick appropriate box)

APPENDIX 2.

[redacted]

Property Dept

To: [redacted]: Joss Miller



Date: 09 February 2001

Application Number: TL/2001/3298

Proposal: Proposed erection of freestanding tubular telecommunications mast 15 metres high with 6 cross-polar directional antennas and 1 dish antenna..

Site Address:
Reading Cricket& Hockey Club, Sonning Lane, Sonning, Reading.

Applicant:
Vodafone Ltd C/O Vodafone Ltd.

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

The Council is the freehold owner of the land to which this application relates, however the site was let to Reading Cricket and Hockey club for a term of 999 years in 1984. As the council doesn't own any of the buildin on this site, and when consideration is given to the ~~[illegible]~~ length of the lease term, we would not be involved in the negotiations for this proposal.

Sarah Hunter
Property Section.

APPENDIX 3.

Lambert Smith Hampton
0118 959 8855
63 CASTLE STREET READING RG1 7SN

DUE TO PLANNED RELOCATION

WOODLEY POLICE STATION
SHEPHERDS HILL, WOODLEY, READING, BERKSHIRE
APPROXIMATE SITE AREA 0.5 ACRES (0.202 HA.)

Expressions of interest by Friday 19th November 1999



LOCATION

The site is prominently located on the A4 trunk road approximately 2½ miles east of Reading town centre. The property forms the eastern extremity of an "island" site formed by the highway network and, therefore, the site benefits from a substantial highway frontage. The western site boundary adjoins residential usage.

Property Solutions

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DESCRIPTION

The land and buildings are presently used for police purposes, although following the recent development of a new Area police station in the vicinity the site will be surplus to requirements and fully vacated by 31st December 2000, staff relocation having already commenced.. The majority of the existing buildings were constructed in the 1930's and 1950's as police houses which have been converted to office use. In addition there are a number of workshop/storage buildings on the site of varying ages and types. The approximate Gross External area of the existing buildings is as follows:

Use:	Approximate Gross External Floor Area:	
	Sq.ft.:	Sq.m.:
Police Office Accommodation	4,663	433
Workshops/Storage	1,276	119

The remainder of the site is surfaced providing car parking for approximately 40 vehicles in a combination of marked and unmarked bays. There is also a police radio mast located centrally on the site. We have confirmed with our clients that there is an operational requirement for the mast to remain, although (subject to satisfactory technical and planning clearance) our clients have confirmed that it would be possible for the mast to be located to an alternative position on the site on the basis that Thames Valley Police Authority would retain the right to access the mast for maintenance purposes, etc. It is proposed that the siting of a compound and access way is agreed with the eventual purchaser of the site prior to completion.

PROPOSAL

Thames Valley Police Authority will vacate the site by 31st December 2000 and will, therefore, consider bids on either a deferred completion or subject to planning basis to align with this timescale.

Interested parties are requested to submit initial expressions of interest for the freehold interest incorporating details of use and basis and level of bid to be received at the **Oxford** office of Lambert Smith Hampton no later than **Friday 19th November 1999.** After receipt of these responses we intend to revert to short list parties requesting more detailed proposals.

G:\RMW\DETAILS\WOODLEY.DOC Lambert Smith Hampton Group Limited (LSH) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) these particulars are given without responsibility of LSH or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) LSH cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of LSH (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) LSH will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

VIEWINGS

As noted the site is still operational and, therefore, viewings must only be arranged via the sole agents. Viewings in the first instance to be arranged via **Ivan Scott at LSH Reading Tel: 0118 959 8855**

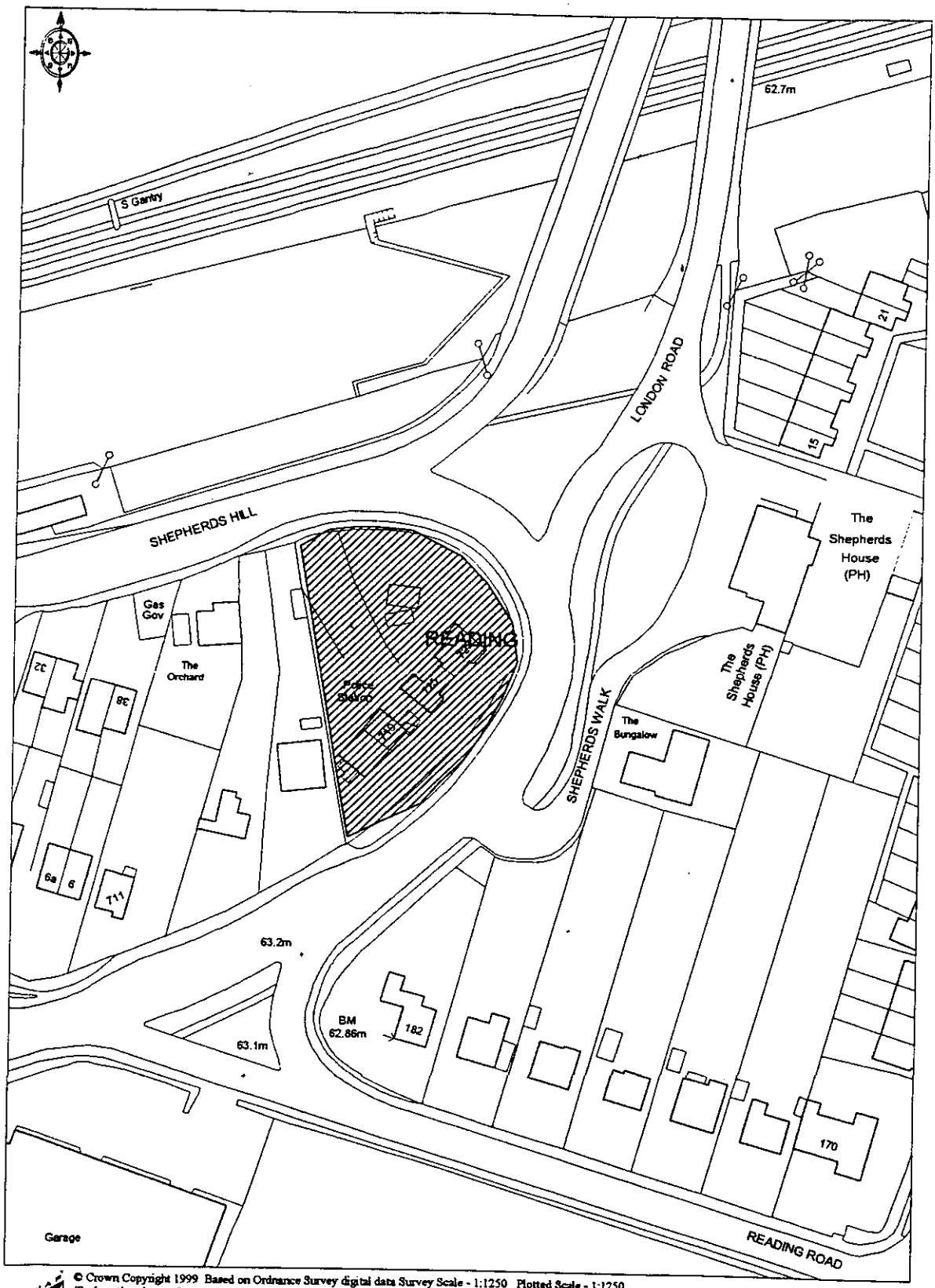
PLANNING

The Local Planning Authority is Wokingham District Council, Planning Department, PO Box 157, Shute End, Wokingham, Berkshire, RG41 1WQ, tel. 01189 746000.

CONTACT

For further information please contact either Ivan Scott at LSH Reading (0118 959 8855) or Richard Waterson and Andrew McCarthy at LSH Oxford (01865 200244)

Date: 13th October 1999



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APPENDIX 4.

Planning Inspectorate
Department of the Environment
Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218927
Switchboard 0272-218811
GTN 1374

Mr N M Boddington BSc MRTPI
10 Brook Street
Watlington
Oxfordshire
OX9 5JH

Your Reference:

Our Reference:
T/APP/H0330/A/89/121486/P5

Date: 02 NOV 1989

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY READING CRICKET AND HOCKEY CLUB
APPLICATION NOS :- 19715 (F) & 23049 (F).

1. As you know I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal against the decision of the Wokingham District Council to refuse details of floodlighting to an all-weather hockey pitch and a car park as required by conditions on the grant of planning permission for a sports ground, including pavilion, storage, residential accommodation, cricket fields, hockey pitches, tennis courts and car parking at Sonning Lane/Bath Road, Sonning. I have considered the written representations made by you and by the Council; the Berkshire County Council and also those made by the Sonning Parish Council and other interested persons, including Mr. J. Redwood M.P. I have also considered those representations made directly by other interested persons to the Council which have been forwarded to me. I inspected the site on 19 September 1989.

2. On 10 August 1984 planning permission was granted, subject to conditions, for the development of your client's sports ground under reference 19715 (F) and on 6 March 1985 permission was granted for an amended scheme in respect of the pavilion building under reference 23049 (F), subject to a condition which retained in force the original limitations and requirements of planning permission 19715. The plan approved in relation to planning permission 19715 showed the construction of an all-weather hockey pitch together with the provision of 6 floodlighting columns and an illumination of 150 lux. Condition No.20 of the planning permission required the approval of the Local Planning Authority for any external lighting other than that shown on the approved plan and condition No.21 required that the floodlighting be designed and shielded so as not to shine outside the application site.

3. By a series of letters and plans submitted between 18 August 1988 and 20 January 1989 you submitted to the Council two proposals in respect of floodlighting, namely :-

25×10

i. the provision of 8 columns of 15m. in height, painted matt black, around the all-weather hockey pitch with the standard of illumination in the range of 250 - 350 lux and

ii. the erection of 3 columns of 8m. in height to illuminate the car park, the standard of illumination being in the range of 20 - 50 lux.

The latter floodlights have already been installed and are in use. This part of the appeal is, therefore, being considered under the provisions of Section 32 (1) (b) of the Town and Country Planning Act 1971. As part of the consideration of the two proposals details of landscaping, including earth mounding at the entrance to the site, have been agreed with officers of the Local Planning Authority and you have also confirmed that the floodlighting to the all-weather pitch would be used in accord with the limitations contained in Condition No.19 of planning permission 19715. I have considered this case on the basis that your submissions to the Council were applications under what is now Article 24 of the Town and Country Planning General Development Order 1988 and that the subsequent appeal was lodged under Section 36 (1) (b) of the Town and Country Planning Act 1971, as inserted by the provisions of Schedule 15 of the Local Government, Planning and Land Act 1980.

4. From my inspection of the appeal site and its surroundings and having considered the written representations I take the view that the main issue in this case is whether the increase in intensity of illumination of the various parts of the appeal site would result in either harm to the character and appearance of the area and the amenities of persons living nearby or danger to the users of Sonning Lane/Bath Road.

5. The appeal site is a recently constructed sports ground located between Sonning Lane and Bath Road (A.4) some 4 km. to the east of Reading town centre. The village centre of Sonning lies 1 km. to the north. There is residential development along the west side of Sonning Lane and to the rear a recent estate development of detached dwellings at Sonning Meadows. On the south side of Bath Road is a long established ribbon of substantial detached houses. To the north, north east and north west are further sports grounds all of which combine to provide both a physical break between settlements and a recreational complex located on the urban fringe. Entrance to the appeal site is from Sonning Lane and once inside the sports ground the car park is to the right and the newly constructed all-weather pitch to the left. Along the frontage to Sonning Lane is a self-seeded, mixed hedgerow of varying height and depth. The boundary to Bath Road is a more substantial belt of trees and hedging of mixed species and presents an all seasonal screen when viewed from the road and the rear windows of dwellings along Old Bath Road.

6. With the grant of planning permission 19715 there was acceptance of the principle of illumination of the all-weather pitch and with it a degree of extended use, particularly during the winter months of the year. In this context I am therefore unable to accept the view expressed by both the Parish Council and the interested persons to the effect that the scheme before me would be likely to result in increased activity and traffic flow during the evening period. This possibility it appears to me was accepted by the Council, at the outset, having regard to the nature of the scheme as approved in 1984.

CAR PARK

SITE DEMARCATION

25×10

7. Similarly the Council's argument that the type of lighting proposed would substantially affect the rural character of the surroundings and thus not be in accord with the Recreation Policies of both the Replacement Structure Plan and emerging Loddon Area Local Plan appears to me to be essentially one of degree rather than principle. In this respect I consider it significant that the appeal site is within an area largely devoted to outdoor sport and recreation where illumination is an accepted feature. The provision of floodlighting at the appeal site will not, in my view, result in further "urbanisation" of a rural area but would rather appear as a normal feature of a recreational complex such as this situated on the fringe of a substantial urban area. This is in marked contrast to the situation at Aspect Park, Remenham Hill, Henley on Thames, as referred to by the Council in their representations. I am satisfied that the appeal case quoted (APP/H0330/A/87/082197/P3) can be distinguished from the present in terms of its location, type of recreational activity and illumination proposed.

8. In relation to the provision of lighting to the car park for security purposes it appears to me that given the presence of boundary screening along Sonning Lane the 3 lighting columns, as erected, are unobtrusive in themselves and the relatively low powered lighting output would not be intrusive into the surrounding area or the views of both passers-by and occupiers of dwellings fronting onto the Lane. The floodlights face away from Sonning Lane and any glare would be filtered by the trees and hedging along both sides of the Lane. Accordingly I can see no objection to this part of the appeal proposal.

9. With the floodlighting to the all-weather pitch the height and power of the illumination means that there will be an impact upon the surrounding area. In relation to the possibility of any highway hazard I consider the case of the Council and County Council to be less clear cut. Given the distance from Bath Road, the substantial tree belt along the boundary of the sports ground and the presence of trunk road standard street lighting I consider that there will be little possibility of distraction to drivers of vehicles using the A.4. In respect of Sonning Lane the views of the Highway and Planning Authorities appear to express reservations rather than objection and I note the willingness of your client's to consult with the Highway Authority following installation of the floodlighting to see whether adjustments may be required to reduce any levels of glare or dazzle that may be perceived on Sonning Lane. This appears to me to be a reasonable approach to resolve any problems that may arise and I do not accordingly consider it necessary to impose any condition in this respect.

10. In terms of the impact of the lighting upon the amenities of nearby residents it appears to me that this would be confined to the occupiers of those properties which front onto Sonning Lane and Holme Park Farm Lane only. All of these dwellings are located to the south of the entrance to the sports ground and where the boundary screening would filter out much of the impact. The hours of illumination are regulated by other conditions of the planning permissions so that any background glare perceptible at the nearby dwellings would be terminated by 2130 hours. In this respect the change in nature and intensity of the floodlighting would, in my view, have little additional impact beyond that already envisaged in the 1984 permission. For passers by the gap

in the frontage to Sonning Lane will allow the flood lighting to be visible but with the completion of the earth mounding and agreed landscaping scheme this impact will diminish. I accept that there will be an element of light spillage outside the appeal site but that the scheme has been designed to reduce this to a minimum and further modifications may be possible in this respect once the lighting has been installed and calibrated. During the daytime I accept that the floodlighting columns will be visible through the boundary screening. As they will be painted matt black and their height no greater than in respect of the original scheme I do not consider that there will be any further detriment to the character or appearance of the area. I have therefore reached the conclusion that the proposed lighting scheme is acceptable and that there would be no significant additional impact upon the area in which the site is situated or detriment to highway safety.

11. I have considered all other matters raised in the appeal including the possibility of achieving the same degree of illumination with a lower height of floodlighting column, as suggested by both the Sonning Parish Council and Mr John Redwood M.P. I accept your view in this respect that a lower level of illumination would require not only more lights but would also tend to increase the amount of spillage because of the altered geometry of the light-throw. I do not therefore consider that there would be any benefit in commending this possibility in reaching my decision on the present appeal. Neither this nor any other matter raised have been of sufficient weight to overturn the conclusions I have reached on the main issue identified.

12. For the above reasons, and in exercise of the powers transferred to me, I hereby allow this appeal and approve the details of the floodlighting to the all-weather hockey pitch and car park at Sonning Lane/Bath Road, Sonning in accordance with the terms of your applications made by letters dated 18 August and 30 September 1988 and the plans submitted therewith, and, in relation to the all-weather pitch, as modified by letters dated 16 December 1988 and 20 January 1989.

13. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 23 of the Town and Country Planning Act 1971.

I am Sir
Your obedient Servant

Keith Smith.

KEITH SMITH BA (Econ) DipTP DPA FRTPI ACIS
Inspector

25×10

APPENDIX 5.

LETTER TO COUNCIL LEADERS IN ENGLAND, AND ENGLISH MPs

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 would be grateful if you would also bring it to the attention of other Members of your Council.

APPENDIX 6.

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.

APPENDIX 7.

40085

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING TEAM

MEMORANDUM

APP
CS
19 FEB
COPIES TO:
FILE

From: Joanne Ellis
Environmental Health

My Ref: JPE/LMW/2000474

To: Joss Miller
Development Control

Your Ref: TL/2001/3298

Date. February 16, 2001

PROPOSED: ERECTION OF FREESTANDING TUBULAR TELECOMMUNICATIONS MAST 15 METRES HIGH WITH 6 CROSS-POLAR DIRECTIONAL ANTENNAS AND 1 DISH ANTENNA

LOCATION: READING CRICKET & HOCKEY CLUB, SONNING LANE, SONNING

These proposals have been evaluated and I have no environmental health objections to planning consent but have the following comments to make in relation to this proposal:

There have been questions raised as to the possibility of adverse health effects from electromagnetic radiation from telecommunication base stations and their positioning in relation to residential development and, in particular schools.

The Chartered Institute of Environmental Healths current policy states that;

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

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

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER

APPENDIX 8.

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%.

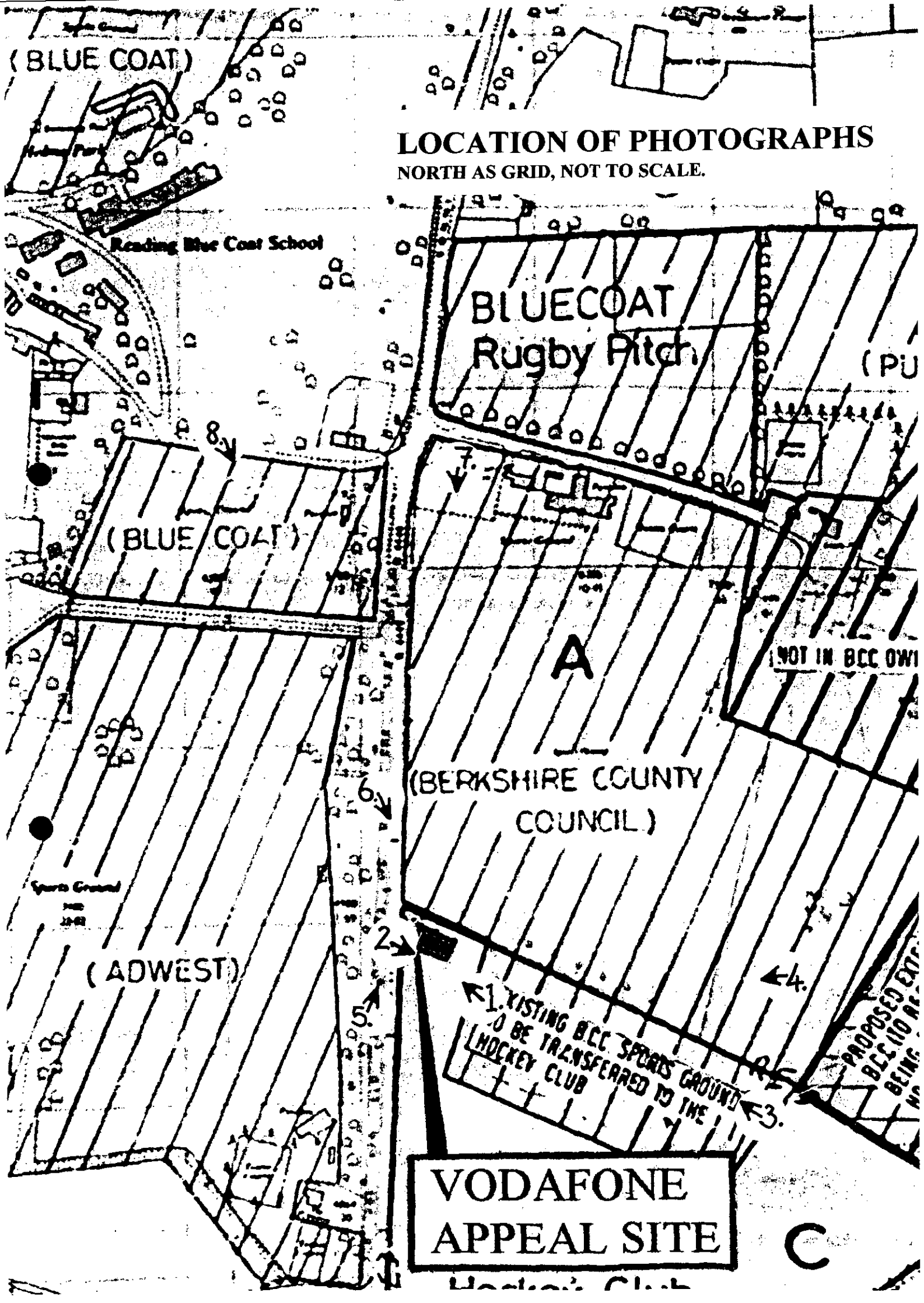
11.9 For these reasons renewable energy is being given increasingly serious consideration as an alternative energy source, with Government policy encouraging such schemes, providing they are economically attractive and environmentally acceptable. This encouragement includes the Non-Fossil Fuel Obligation (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*

PLAN SHOWING LOCATION OF PHOTOGRAPHS


LOCATION OF PHOTOGRAPHS
NORTH AS GRID, NOT TO SCALE.
(BLUE COAT)
Reading Blue Coat School
BLUECOAT
Rugby Pitch
(BLUE COAT)
A
(BERKSHIRE COUNTY
COUNCIL)
(ADWEST)
1. EXISTING BCC SPORTS GROUND
TO BE TRANSFERRED TO THE
HOCKEY CLUB
2.
3.
4.
5.
6.
7.
8.
VODAFONE
APPEAL SITE
C



PHOTOGRAPH 1. Appeal site from overflow car-park. Site lies a little right of centre. Earth bund on left runs parallel with and adjoins Sonning Lane. Ivy covered trees to right mark boundary with Royal County of Berkshire Sports & Social Club.



PHOTOGRAPH 2. View back towards overflow car-park and all-weather hockey pitch from bund above appeal site. Note 15m high floodlight poles.



PHOTOGRAPH 3. Appeal site from east end of all-weather hockey pitch. Mast would lie directly behind furthest 15m floodlight pole in front of background trees.



PHOTOGRAPH 4. View towards site from within Royal County of Berkshire Sports and Social Club. Mast would be in front of and in-between pair of identical trees left of white fence panel. Note floodlights on left.



PHOTOGRAPH 5. Appeal site looking north from footpath along Sonning Lane. Mast would lie right of centre behind earth bund between two largest foreground trees (Winter).



PHOTOGRAPH 6. Appeal site looking south from Sonning Lane. Mast would lie dead-centre behind earth bund and tree screen. Site entrance visible in distance on left (Winter).



PHOTOGRAPH 7. Long view of site from car-park to Royal County of Berkshire Sports and Social Club. Site lies right of centre left of distant white fence panel. Note 15m high hockey pitch floodlights in distance.



PHOTOGRAPH 8. Long view of site from entrance road to Reading Blue Coat School. Mast will lie just right of centre behind substantial area of woodland.

Date: 21 May 2002

To: Case Officer

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

Application Number: TL/2001/3298

Location: Reading Cricket& Hockey Club, Sonning Lane, Sonning, Reading.

Proposal: Proposed erection of freestanding tubular telecommunications mast 15 metres high with 6 cross-polar directional antennas and 1 dish antenna.

Applicant: Vodafone Ltd C/O Vodafone Ltd.

Case Officer: Heidi Lynch

The new plans show the following: Landscape plan. Drawing nos: 22112B-T1S Rev C.

Comments are required by 31/05/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. TL/2001/3298 Appeal Date Rec. 10 May 02

Location: Reading Cricket & Hockey Club, Sonning Lane

Parish: Sonning

Applicant: Vodafone

Description of attached plans: Landscape Plan

Drawing No's: 22112B-TS Revision C

CONSULTEES

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

R dont worry

Please tick which of the following you wish consulted.

Landscape & Trees (Kathryn Brimble only)	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER Heidi

Consultations Sent by Admin. on 21.05.02

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. TL/2001/0278 Appeal

Date Rec. 10 May 02

Location: Reading Cricket Hockey Club Sonning Lane

Parish: Sonning

Applicant: Vodafone

Description of attached plans: [illegible] Plan

Drawing No's: 22112B-TS Revision C

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees [illegible]	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER [illegible]

Consultations Sent by Admin. on 21.05.PS

Yellow - Case Officer Copy
Green - Part One Copy

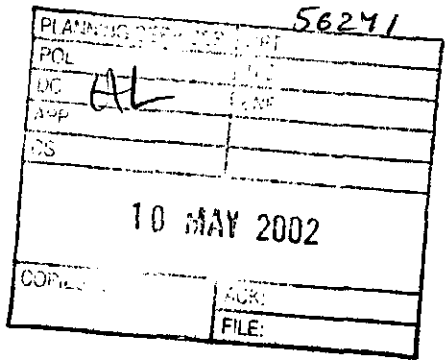
PLANS TO MEET CONDITIONS
3298

vodafone

8/5/02

CS/22112

Ms H Lynch
Environmental Services Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR



Dear Ms Lynch

Cell site no. 22112 – Reading Hockey Club

Further tour telephone conversation I enclose four copies of the revised drawings (Nos 22112B-T5 rev C) showing the revisions to the landscaping proposal.

These revisions have been agreed with your landscape officer Kathryn Brimble and I have sent a copy for her information.

Would you please confirm in writing that the council approves this planing scheme as soon as possible.

In the meantime I enclose a copy of our Environmental & Planning Handbook for your information.

Yours sincerely

Clive Snelling
Environmental & Planning Controller
Thames Valley Region

Tel.no. 01635 672423
Fax no. 01635 67233 652
Email. Clive.snelling@vodafone.co.uk

cc. Ms Kathryn Brimble Landscape officer
Richard Linden - Vodafone

Copy

Tel. (0118) 974 6448 (Direct Line)
Date. May 18, 2001
My ref. TL/2001/3298
Your ref.

R J Newton
Homelea
Sonning Lane
Sonning
Berks
RG4 6ST

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,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Vodafone Ltd
SITE: Reading Cricket & Hockey Club
PROPOSAL: Proposed erection of freestanding tubular telecommunications mast 15 metres high with 6 cross-polar directional antennae & 1 dish antenna.

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of written statements by the appellant and the Council.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant

As your interests may be affected, you can give your views on the appeal in writing to Miss A Groves The Planning Inspectorate, Room 3 / 03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. You should, if possible, send three copies quoting reference APP/X0360/A/01/1064152. Comments received after 21/06/01 will not normally be seen by the Inspector & will be returned.

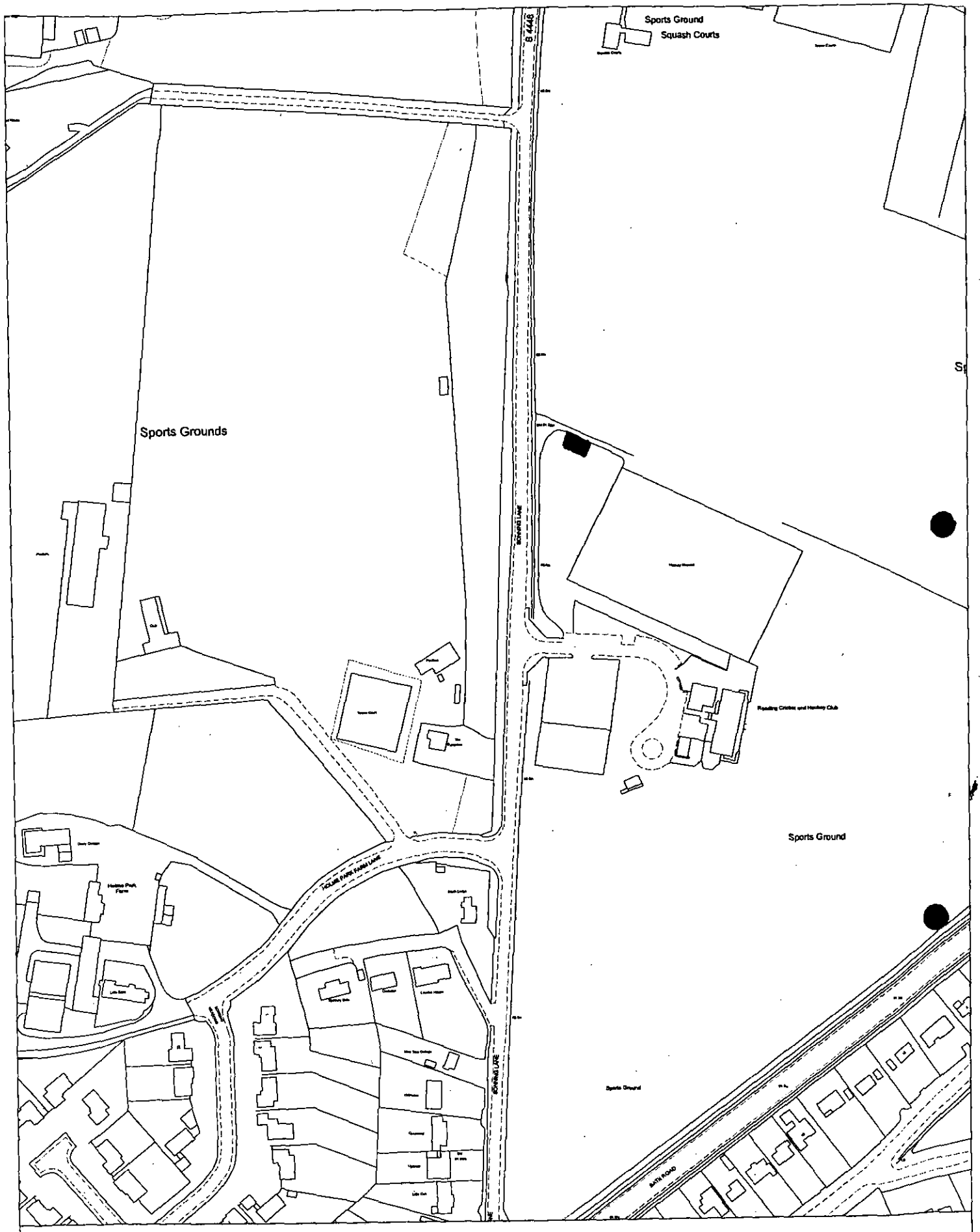
The application, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

A free booklet, Guide to taking part in Planning Appeals, is available from this office.

If you wish to be notified of the result of the appeal, you should write to Miss Groves at the Planning Inspectorate requesting a copy of the decision. Please quote reference APP/X0360/A/01/1064152.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 18 May 2001

N
W E
S

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 09 February 2001

Application Number: TL/2001/3298

Proposal: Proposed erection of freestanding tubular telecommunications mast 15 metres high with 6 cross-polar directional antennas and 1 dish antenna.

Parish: SONNING PARISH

Site Address:
Reading Cricket& Hockey Club, Sonning Lane, Sonning, Reading.

Applicant:
Vodafone Ltd C/O Vodafone Ltd.

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

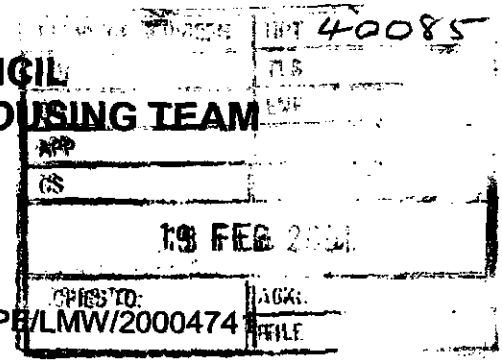
✓ below as applicable;

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).

NO HIGHWAYS OBJECTIONS

Signed: _____ **Print name:** Adam Coggins.

14/02/01



WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING TEAM

MEMORANDUM

DPT 40085
19 FEB 2001
ACKN.
FILE

From: Joanne Ellis
Environmental Health

My Ref: JPE/LMW/2000474

To: Joss Miller
Development Control

Your Ref: TL/2001/3298

Date. February 16, 2001

PROPOSED: ERECTION OF FREESTANDING TUBULAR TELECOMMUNICATIONS MAST 15 METRES HIGH WITH 6 CROSS-POLAR DIRECTIONAL ANTENNAS AND 1 DISH ANTENNA

LOCATION: READING CRICKET & HOCKEY CLUB, SONNING LANE, SONNING

These proposals have been evaluated and I have no environmental health objections to planning consent but have the following comments to make in relation to this proposal:

There have been questions raised as to the possibility of adverse health effects from electromagnetic radiation from telecommunication base stations and their positioning in relation to residential development and, in particular schools.

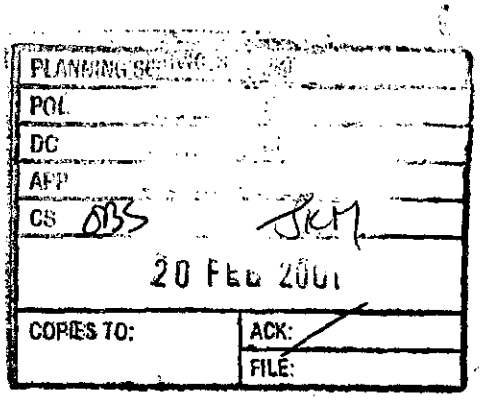
The Chartered Institute of Environmental Healths current policy states that;

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

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

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER

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



TIMBERS
South Drive
Sonning
BERKS
RG4 6GB

Monday 19th February 2001

Dear Sir

Re: TL/2001/3298

I am writing to register my objection to the above planning application on the following grounds:

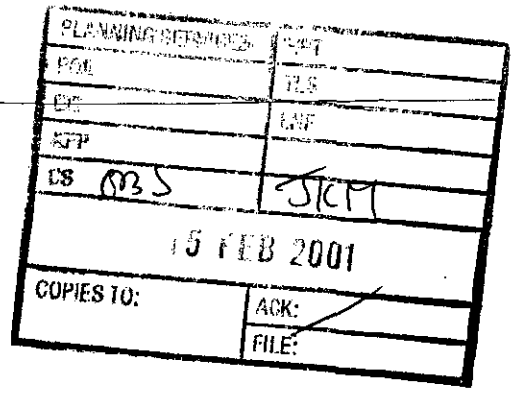
- I previously (9/01/2001) registered my objections to the proposed planning application (TL/2000/3003) which was determined, and permission refused (25/01/2001). I find it incredulous that Vodaphone should now wish to make an application to erect a tubular telecommunications mast - not exceeding 15 metres in height with equipment cabin, etc. I fail to understand what has changed?
- I maintain that erection of the telecommunications mast in the grounds of Reading Hockey and Cricket Club will be an unpleasant eyesore, and will have a detrimental effect to the skyline of Sonning Parish - especially in the autumn and winter periods.
- The subsequent effect to the health and subsequently safety of those parishioners resident in the immediate vicinity of the telecommunications mast is not yet established, *notwithstanding* the likely decrease in the potential resale value of their properties.

We understand that the Council cannot prohibit the submission of such planning applications. However, surely there must be a process where intended applicants are advised that such submissions have previously been refused - thus saving the Council and the residents of Sonning Parish unintentional aggravation!

Thank you for considering my objections to the siting of the telecommunication mast.

Yours faithfully

Robert W Lim



OBJ
2001/3298
JM

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 14 February 2001 20:07
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: TL/2001/3298
Correspondent_FullName: Mrs H. Lee
Correspondent_StreetAddress: May Tree Cottage
Correspondent_Address2: Sonning Lane
Correspondent_Town: Sonning
Correspondent_County: Berkshire
Correspondent_PostCode: RG4 6ST
Correspondent_Telephone:
Correspondent_Email:

Comments:

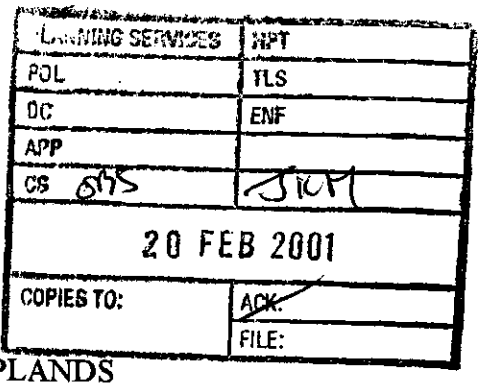
I wish to object to the proposal on the following grounds:

1. A mobile phone mast is inappropriate in an area which was described only a few years ago by a planning inspector as the "green belt" between Sonning and Woodley.

2. The monopole offers a possible health risk to residents. Although research is so far inconclusive, some laboratory experiments suggest that non-ionising radiation could have damaging biological effects, and the UK National Radiological Protection Board has so far only considered possible thermal effects. After the BSE crisis, surely a precautinary approach to a potential risk is sensible. It has been suggested that all mobile phone base transmitters should not be sited less than 500 metres away from sensitive areas such as schools and domestic residences, and this limit is being adopted in parts of America, New Zealand and Australia.

If permission is to be granted despite residents objections, perhaps the mast could still be sited on the boundary between the County Sports Club and the Cricket and Hockey Club, but equi-distant from Sonning Lane and the A4 (as opposed to being adjacent to Sonning Lane). This would mean the mast is as far away as possible from residential properties, and would have less environmental impact as it would not then dominate Sonning Lane.

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



UPLANDS
Sonning Lane
Sonning
Berks RG4 6ST

17.02.01

Refernece TL/2001/3298

Dear Sir

It has come to our notice of an application by Vodaphone for the erection of a tubular telecommunications mast 15 metres in height with equipment cabin etc.., at the Reading Cricket and Hockey Club.

We are most anxious about this proposal being put forward, there is a school in the near vicinity and residents of Sonning Lane are very concerned for environmental and health reasons, it is to this end that we wish to go on record as strongly objecting to this proposition.

Yours faithfully

Mr & Mrs D Howes

[redacted] IK
Property Dept

To: [redacted]: Joss Miller



Date: 09 February 2001

Application Number: TL/2001/3298

Proposal: Proposed erection of freestanding tubular telecommunications mast 15 metres high with 6 cross-polar directional antennas and 1 dish antenna..

Site Address:
Reading Cricket& Hockey Club, Sonning Lane, Sonning, Reading.

Applicant:
Vodafone Ltd C/O Vodafone Ltd.

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

The Council is the freehold owner of the land to which this application relates, however the site was let to Reading Cricket and Hockey Club for a term of 999 years in 1984. As the Council doesn't own any of the building on this site, and when consideration is given to the ~~term~~ length of the lease term, we would not be involved in the negotiations for this proposal.

Sarah Hunter
Property Section.

01189 697753

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
05 MAR 2001	
COPIES TO:	ACK:
NOTE:	

PLANNING APPLICATION. APPLICATION No. TL/2000/3298

Officer JOSS MILLER

Parish SONNING

Proposal ERECTION OF FREESTANDING TUBULAR TELECOMMUNICATIONS MAST, 15 METRE HIGH, WITH 6 CROSS-POLAR DIRECTIONAL ANTENNAS, AND 1 DISH ANTENNA.

Address READING CRICKET & HOCKEY CLUB SONNING LANE.

Applicant VODAPHONE Ltd C/O VODAPHONE Ltd.

The Parish Council has the following comments.

1. The Council finds it hard to believe that there is yet another application for a structure of this kind in this sensitive location, following as it does, so soon after a similar application was refused. The Council's strong objections to such structures in the Parish and surrounding areas are already on record. Proximity to residential properties, educational facilities and the impact such structures will have on the visual appearance of a Conservation village being the main objections.

2. It is understood that the proposed structure is over 60 metres, the criteria imposed by WDC on health grounds, from the closest residential property. It is still however very close to several properties in Sonning Lane and will be clearly visible from these properties. The mast is much higher than any surrounding trees, and two metres higher than the recently refused application. It will be clearly visible from surrounding residential areas and from the Conservation Area. Further the height stated in the application not the full height of the structure, which will rise to 18.5 metres above ground level when the antennas are in position. There is no way that this can be camouflaged or screened and the structure will have an overbearing impact on an otherwise semi-rural area and the Conservation Area.

3. It is stated that the application is for the erection of a freestanding telecommunications tower with various antennas. There is no mention of the accompanying cabin, which is shown on the drawings. Could this please be clarified. It is also not clear if the proposed floodlight tower is part of an existing permission or if it should form part of this application

4. Although not an educational establishment the tower is adjacent to the practice pitch which is used by Club members of all ages including young people. The Council wonders at the wisdom of positioning this structure, which could expose young members to a potential health hazard. No doubt the members will make their own concerns known to the Club.

5. For the above reasons the Parish Council urges Wokingham District Council to refuse this application.

L. A. Bates (Clerk to the Council). 3 MARCH 2001

MR & MRS M. F. FARRELL
THE BUNGALOW
SONNING LANE
SONNING, BERKS.
RG4 6ST
TEL 0118 9694814

WOKINGHAM DISTRICT COUNCIL
SHUTE END, WOKINGHAM

POL	TLS
DC	
APP	
CS JSS	

26 FEB 2001

COPIES TO:	ACK
	FILE

24TH FEBRUARY 2001

JOSS MILLER

Dear Sir,

In reply to your notification dated 9th February 2001 - No TL/2001/3295.

As Residence in Sonning Lane we object to the VODAFONE MAST which is 15 METRES high being erected.

We are absolutely against this EYE SORE which is only 125 metres away from our Bungalow.

Hoping that someone will take this letter seriously

Yours faithfully
J.M. Farrell

11 South Drive
Sonning-on-Thames
Berkshire
RG4 6GB

Telephone: 01189 693056

20.2.01.

OBS

District Planning Officer
Environmental Services Dept
Wokingham District Council
Po Box 157.
Shute End
Wokingham

PLANNING SERVICES	HPT
FOL	TLS
OC	ENF
APP	JM
OS	
21 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

Dear Sir

Ref TL/2001/3298.

I am again writing to register my objection to a Vodafone Telecommunications mast 15m in height with equipment cabin at 11 Reading Cricket & Hockey club in Sonning Lane, Sonning.

I am objecting on behalf of the residents of Sonning Lane who are friends of mine who will have their already spoiled view, made even worse by having this unsightly mast full in their sight. They already have to put up with the considerable traffic caused by the clubs activities - not to mention a possible health hazard.

Yours faithfully

D B Teasdale
(Mrs D.B. TEASDALE)

Royal County of Berkshire Sports & Social Club

Sonning Lane, Sonning. Reading, Berkshire. RG4 6ST
Phone 0118 969 1340
E-Mail: RCBSSC@Hotmail.com
18th February 2001

PLANNING SERVICES	HPT
POL	TLS
DC JM	ENF
APP	
CS	
21 FEB 2001	
COPIES TO:	ACK: ✓

Dear Sir,

Ref: TL/2000/3298

With reference to the above planning application at ~~Reading Cricket and~~ Hockey Club, I understand that Vodaphone now wish to erect an antenna and following your decision to reject the proposal TL/2000/3003 at the same premise I expect a similar decision to be made.

Should this not be so, I would be grateful if you would keep me informed in order I may appraise my Management Committee.

I attach a copy of my letter regarding the first such application for your information only.

Yours faithfully,

Roger Gill
Club secretary

President	A.L.Hutton	Secretary	R.P.Gill
Chairman	G.A.Rush	Treasurer	L. Norris
Vice-Chairman	J.Fleming	Membership	A.T.Currie
Sports Liaison	D.Norris	Club Manager	A.J.Hudson
Social Secretary	L.Little		

Royal County of Berkshire Sports & Social Club

Sonning Lane, Sonning. Reading, Berkshire, RG4 6ST
Phone 0118 969 1340
E-Mail: RCBSSC@Hotmail.com
9th January 2001

Dear Sir,

Ref: TL/2000/3003

With reference to the above planning application at reading Cricket and Hockey Club I have been instructed by my Management Committee to forward our concerns regarding the structure.

Whilst this is not a formal objection on the grounds of nuisance, noise etc, it is felt that by our silence we may be accused of silent acceptance or even complicity in the project.

Certainly, there does not appear to be enough agreement in the medical profession to negate the possibility of serious illness being caused by such a monopole and antennas, and until such health issues are conclusively resolved I would ask you to record our reservations bearing in mind the regular use of our grounds, particularly at weekends, by adults and children alike.

Yours faithfully,

Roger Gill
Club secretary

President	A.L.Hutton	Secretary	R.P.Gill
Chairman	G.A.Rush	Treasurer	L. Norris
Vice-Chairman	J.Fleming	Membership	A.T.Currie
Sports Liaison	D.Norris	Club Manager	A.J.Hudson
Social Secretary	L.Little		

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	**Vodafone Ltd**
APPEAL SITE:	**Reading Cricket And Hockey Club, Sonning Lane, Sonning**
REASON FOR APPEAL:	**Refusal of prior approval for proposed erection of freestanding tubular telecommunications mast 15 metres high with 6 cross-polar directional antennas and one dish antennae.**

LOCAL PLANNING AUTHORITY REFERENCE : TL/2001/3298

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/01/1064152

1.0 LOCATION AND SITE DESCRIPTION

The site is located on Sonning Lane, Sonning. (See appendix 1 for location plan, scale 1:1250). The surrounding rural area consists of detached houses and sports grounds.

1.2 The appeal site is located within the rural area in the Parish of Sonning. The site consists of a sports club and playing fields. It is also within the designated Green Gap as identified on the Local Plan. There have been no further relevant applications relating to this site. This particular application consists of a 15 metres high free-standing tubular telecommunications mast with 6 cross-polar directional antennas and one dish antennae.

2.0 RELEVANT PLANNING HISTORY

2.1 There is no additional relevant planning history.

2.2 On the 14 March 2001, prior approval was refused for the appeal proposals for the following reasons:

> ***The proposal is unacceptable in view of its proximity to playing fields.***

2.3 This refusal of prior approval forms the subject of the present appeal.

3.0 POLICY BACKGROUND

3.1 Berkshire Structure Plan (1996 – 2006)
The Berkshire Structure Plan (1996 – 2006) was adopted on 4 November 1995 and is the statutory Structure Plan for the area.

3.2 Policy TC1 – *Assessment of proposals for Telecommunication Development* (see appendix 2) is relevant in consideration of this appeal.

3.3 Loddon Area Local Plan (Adopted 5 May 1995)
The Loddon Area Local Plan forms the statutory basis for the operation of planning policy in this part of the District. The Planning and Transportation Committee at their meeting on the 21 November 1996 resolved to reaffirm the decisions of the 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. There are no policies in the Plan directly relating to telecommunications development.

3.4 Wokingham District Local Plan (Deposit Draft 1997)
The draft Wokingham District Local Plan (WDLP) was placed on deposit from 21 October to 2 December 1997 and has formed the basis for the development control decisions since 21 October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public Local Inquiry into the plan commenced in October 1998.

3.5 WIC14 – Assessment of proposals for telecommunications development (see appendix 3) is relevant in consideration of this appeal.

4.0 THE CASE FOR THE LOCAL PLANNING AUTHORITY

4.1 It is submitted that the appeal proposal is unacceptable due to its proximity to the playing fields, and the public perception that such development should not be located near to playing fields.

4.2 It is considered that there are two issues relevant to the consideration of this appeal:

- siting
- proximity to playing fields

4.3 Siting

The DETR Circular 'Planning for Telecommunications' (04/99) states that the Government attaches considerable importance to keeping to a minimum the number of radio masts and telecommunications masts, and sites for such installations. Policy is to encourage mast and site sharing where that is appropriate. The policy goes on to explain that good use should be made of existing buildings and other structures for the siting of antennas. Policy TC1 of the Berkshire Structure Plan supports this advice and states that in the case of radio antennae and masts the possibility of erecting antennae on an existing building or other structure should be investigated.

4.4 Planning guidance on telecommunications advises Local Planning Authorities that they may reasonably expect applicants to show evidence that they have explored the possibility of erecting antennas on an existing mast, building or other structure.

4.5 The circular advises that if evidence regarding the consideration of such alternative sites is not considered satisfactory, the Planning Authority, or Secretary of State on Appeal may be justified in refusing prior approval or planning permission for the development.

4.6 The application for the prior approval determination was not accompanied by any such document explaining whether or not such alternative structures had been investigated.

4.7 Proximity to playing fields

The proposed telecommunications mast has a height of 15 metres. It would be situated approximately 30 metres from the Hockey pitch and would also be adjacent to another sports field. Nine letters of objection were received, relating to concerns regarding health implications as well as the visual intrusiveness of the mast, which highlight the public concern relating to this proposal.

4.8 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 the playing fields and the absence of any evidence of a genuine attempt to mast share.

4.9 For the above reasons, the proposals are contrary to policies TC1 of the Berkshire Structure Plan and WIC14 of the Wokingham District Local Plan.

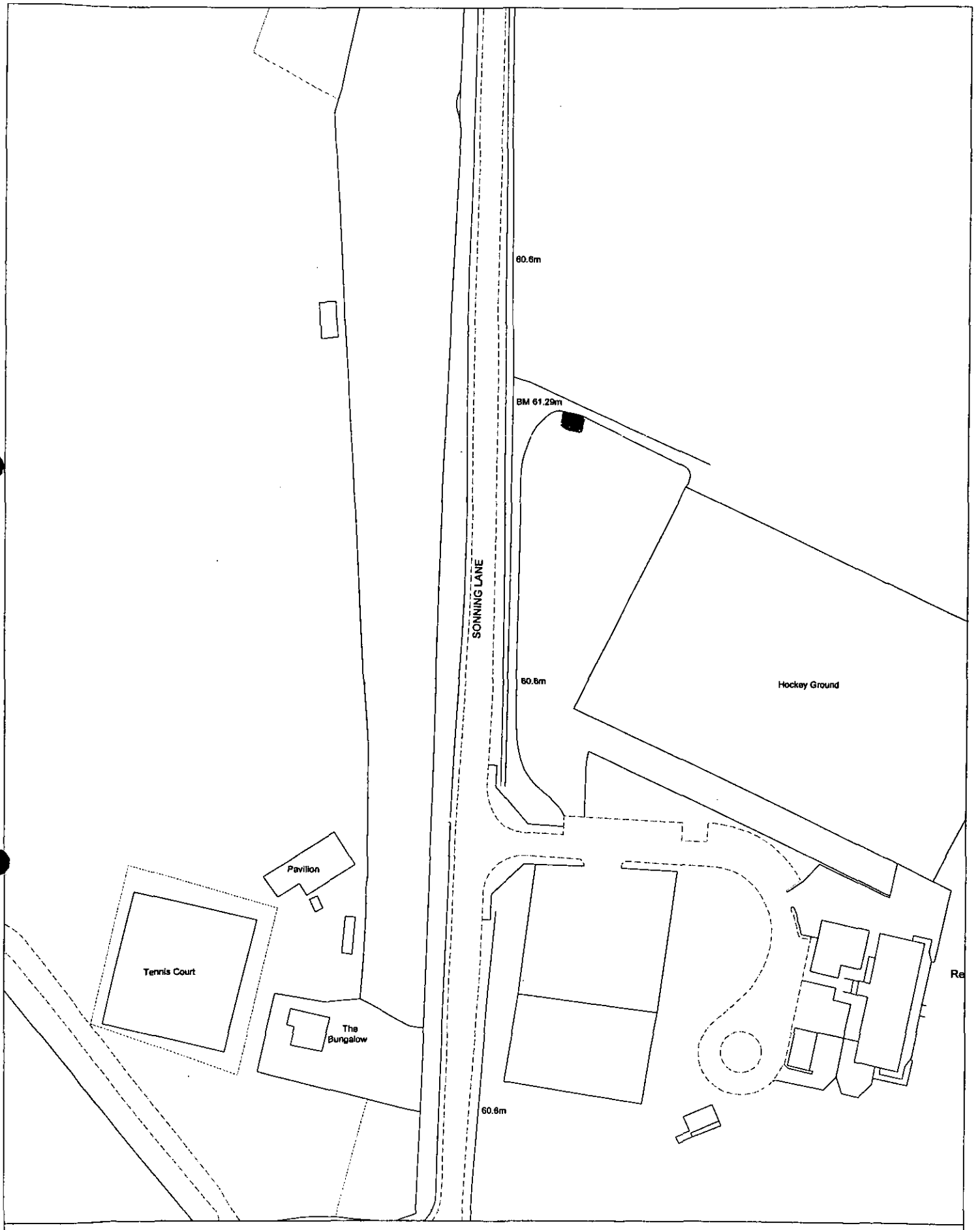
5.0 CONCLUSION

5.1 In conclusion, it is considered that the proposed mast is unacceptable due to its proximity to the playing fields, the public concern that such telecommunications equipment should not be located near playing fields and the absence of evidence that the appellants have made any genuine attempt to mast share.

5.2 For the above reasons, the Inspector is respectfully requested to dismiss this appeal.

Joss Miller
Assistant Planning Officer
Wokingham District Council

Appendix 1



Site Plan, Scale: 1 to 1250

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Date: 20 June 2001

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Appendix 2



BERKSHIRE STRUCTURE PLAN 1991-2006





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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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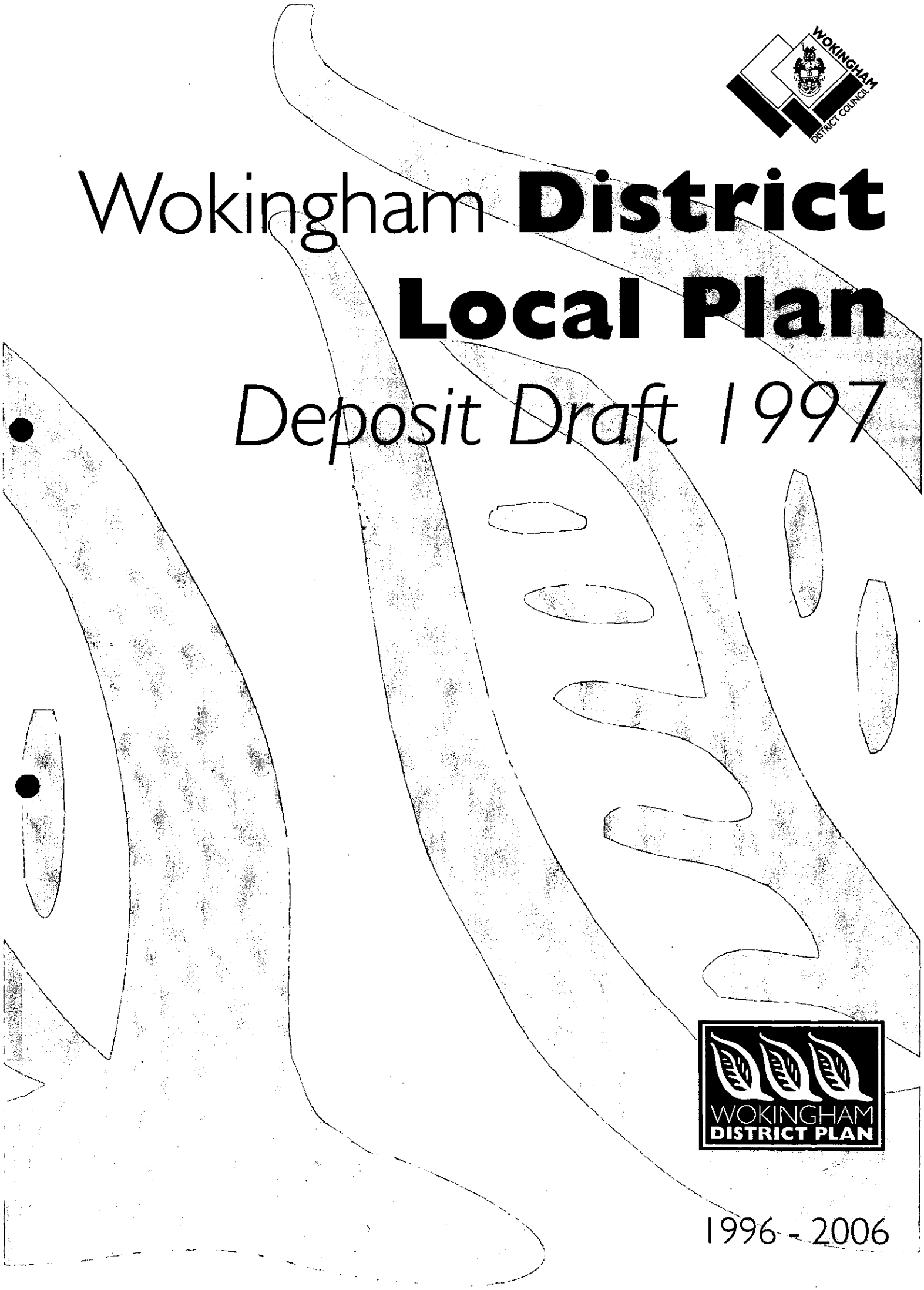
1 *ETSU manage the Government's new and renewable energy programme on behalf of the Department of Trade and Industry*

Appendix 3

Wokingham **District Local Plan**

Deposit Draft 1997



WOKINGHAM DISTRICT PLAN

1996 - 2006

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, THE OPPORTUNITIES FOR SHARING FACILITIES AND APPROPRIATE PHASING OF DEVELOPMENT.

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

Cont.

POLICY WOS3 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.

Implementation: Through the development control process.

Monitoring: Planning applications and prior notifications determined.

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 WIC 15: 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.

The Planning Inspectorate

For official use only
Date received

QUESTIONNAIRE

To be used for all appeals made on or after August 2000

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1064152 **GRID REF:** SU 755 748

APPEAL BY: VODAFONE LTD.

SITE: READING CRICKET + HOCKEY CLUB, SONNING LANE SONNING

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. 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'.

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

1.	Do you agree to the written representations procedure?	YES / ~~NO~~
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or b. a hearing?	~~YES~~ / NO
2. a.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	~~YES~~ / NO
b.	From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any 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	YES / NO
a Grade I / II* / II listed building?	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 Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch 1 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 1of 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. A list of any conditions or limitations you would agree to if the appeal were to be allowed;	1	
l. 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?	21/06/01	
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	9	
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	
a. 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 23/05/01 OUR Ref: TL/2001/3298

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The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ

TL/2001/3298

Reading Cricket and Hockey Club

Proposed erection of freestanding telecommunications mast 15 metres high with 6 cross-polar directional antennas and 1 dish antenna.

Suggested conditions in the event that the appeal is allowed.

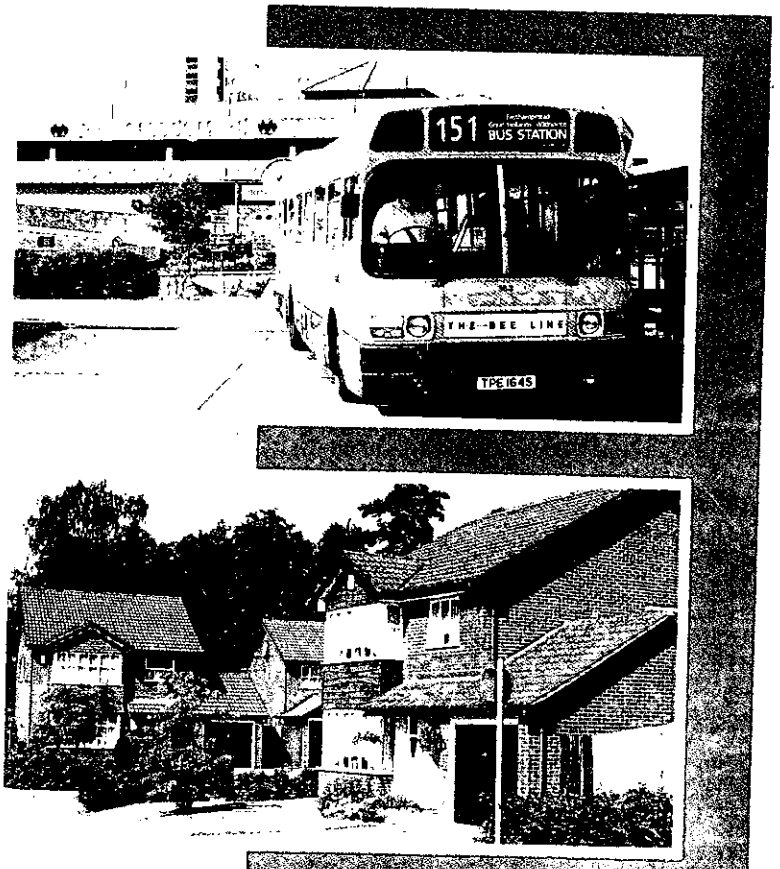
1. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the use of the telecommunications mast.

Reason: In the interest of visual amenity.



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



Babtie

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

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

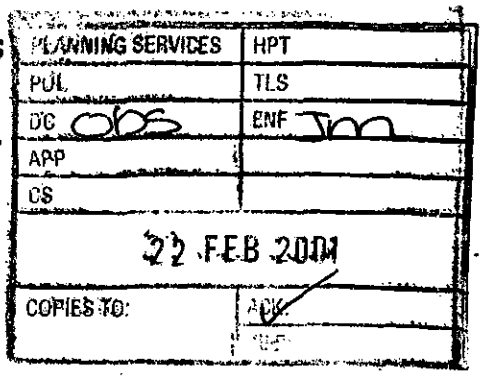
THE COUNCIL WILL (FOLLOWING CONSULTATION WITH THE ENVIRONMENT AGENCY) RESIST DEVELOPMENT THAT COULD ADVERSELY AFFECT THE QUALITY OF SURFACE AND GROUND WATER AS A RESULT OF THE NATURE OF SURFACE OR WASTE WATER DISCHARGE, OR GIVE RISE TO POLLUTION PROBLEMS AS A RESULT OF DISTURBANCE TO CONTAMINATED LAND.

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined.

Holmelea
Sonning Lane
Sonning-on-Thames
Berkshire RG4 6ST
Tel: 0118 969 0194

20 February 2001



To the District Planning Officer
Wokingham D C

Dear Sir

Ref TL/2001/3298

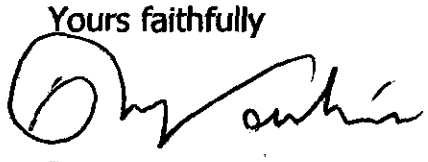
I understand that a further application has been made, this time by Vodaphone, for the erection of a tubular telecommunications mast at the premises of Reading Cricket & Hockey Club.

I am writing to re-state my objections to this application as follows;

- Such a mast is unsightly and completely out of character in semi-rural area like Sonning Lane.
- The mast is positioned very close to the Lane which is used by school children walking to attend Reading Blue Coat and Sonning Primary. Also the mast is almost directly opposite to a large nursery and significant numbers of infants are taken along Sonning Lane in wheel chairs.
- The mast is positioned close to an all weather pitch frequently used by young Hockey players. Also to the north of mast and on the other side of Sonning Lane are Football pitches which are used by young children.
- The health hazards of these masts have not been clearly ascertained and I understand that at least one County Council has banned them entirely. Given the large numbers of children in the area as outlined above it is ,in my opinion, totally unacceptable to have a mast in this location.
- The Hockey Club ,most of whose members do not live in the area, is seeking to inflict this mast on the local community, purely as a money making arrangement and with total disregard for environmental and health considerations.
- The proposed mast will be damaging to flora and fauna.

I trust that the Council will continue the responsible attitude adopted when dealing with the Dolphin application and will reject this and any future applications of a similar nature.

Yours faithfully



R J Newton

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/2001/3298

Our Ref: APP/X0360/A/01/1064152

Date: 21 August 2001

PLANNING SERVICES | HPT 4 7015
POL | TLS
DC
APP
CS
23 AUG 2001
SCANNED | ACK
FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY VODAFONE LTD
SITE AT READING CRICKET & HOCKEY CLUB, SONNING LANE, SONNING

I enclose a copy of our Inspector's decision on the above appeal.

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@planning-inspectorate.gsi.gov.uk

Yours faithfully

Miss Amanda Groves

COVERDL1

Joss

This is the same day as Apsley Ho.
I. H.
Can you ask someone to do the steviser for you?
Thanks

Den 18/07/01

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 0117-3728644
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8644

D 6

PLANNING SERVICES RPT 45811
POL TLG
APP
CS DC
18 JUL 2001
COPIES TO:
FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: TL/2001/3298
Our Ref: APP/X0360/A/01/1064152
Date: 16 July 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY VODAFONE LTD
SITE AT READING CRICKET & HOCKEY CLUB, SONNING LANE, SONNING

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal in accordance with the provisions of Schedule 6 of the Act is:

Miss B M Campbell BA(Hons) MRTPI

The Secretary of State has arranged for the inspector to visit the appeal site at 14:30 on Tuesday 7/8/2001. You are requested to arrange for the inspector to be met at the site to enable the inspection to be made.

The inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the inspector will determine the most suitable course of action. This could mean that she will conduct the visit unaccompanied. In other circumstances the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully

Mr A Godfrey

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209D

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/2001/3298

Our Ref: APP/X0360/A/01/1064152

Date: 17 July 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY VODAFONE LTD
SITE AT READING CRICKET & HOCKEY CLUB, SONNING LANE, SONNING

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

pp Simon Campbell

Miss A Groves

217L(BPR)

DG 45798

DC
APP
CS DG
18 JUL 2001
COPIES TO:
FILE:

TONY THORPE ASSOCIATES

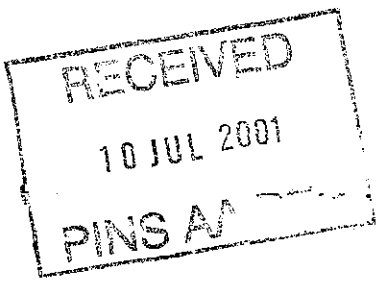
CHARTERED TOWN PLANNERS

The Studio, 1 Durrant Way, Tilehurst, Reading, Berks, RG31 6TR.
Telephone: 0118 942 1855. Fax: 0118 942 1815
Mobile: 07831 432582 Email: tony.thorpe@dsl.pipex.com

Our Ref:- AJT/MT/819
Your Ref:- APP/X0360/A/01/1064152

6th July 2001

The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN



Attention of:- Miss A Groves

Dear Miss Groves

APPEAL BY VODAFONE LIMITED
SITE AT READING CRICKET & HOCKEY CLUB, SONNING LANE, SONNING.

We are in receipt of your recent letter enclosing copies of correspondence. None of these responses raises new issues pertinent to the appeal. However we feel obliged to respond to an inaccurate comment made by a Councillor Rose in his letter dated 4th June 2001.

Vodafone made a pre-rollout presentation to planning officer of Wokingham District Council on 15th July 1998 which Councillor Rose attended. During the question and answer session which followed the presentation Mr J Seward of Vodafone mentioned a contemporaneous newspaper article which observed, without either qualification or evidence, that mobile telephones should not be used for more than 2 minutes.

It appears that for some reason Councillor Rose has mistakenly attributed this observation to Mr Seward rather than to its newspaper source. Indeed on a subsequent Thames Valley Radio programme we were astonished to hear this observation inaccurately attributed directly to Vodafone when there is clearly no such link.

We would be grateful therefore if the Inspector would bear in mind that Vodafone has neither expressly or by implication ever condoned the relevant newspaper article claiming that handsets should be used for no more than 2 minutes and that Councillor Rose's recollection of the source appears to be defective.

The Inspector will no doubt be aware that handsets regulate the level of their radio output dependent on relative distance to the nearest base station. As a result if this base station is approved then the consequent radio output level of handsets in the Sonning area will be much lower than at present. If Councillor Rose has genuine (if misplaced) concerns at the radio output level of handsets then he must recognize this as a substantial benefit.

Kind regards
Yours sincerely

Anthony J Thorpe BA(Hons) MRTPI MIHBC

Tel. (0118) 974 6448 (Direct Line)
Date: June 20, 2001
My ref: TL/2001/3298
Your ref: APP/X0360/A/01/064152

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: Vodafone Ltd
SITE: Reading Cricket & Hockey Club

With reference to this appeal, I enclose 2 copies of the Council's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: May 23, 2001
My ref: L/2001/3298
Your ref: APP/X0360/A/01/1064152

copy

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: Vodafone Ltd
SITE: Reading Cricket & Hockey Club

With reference to this appeal, I enclose a copy of he 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. May 23, 2001
My ref: TL/2001/3298
Your ref:AJT/MT/819

Copy

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

Tony Thorpe Associates
The Studio
1 Durrant Way
Tilehurst
Reading
Berks
RG31 6TR

Dear Sirs

APPEAL BY: ***Vodafone Ltd***
SITE: **Reading Cricket & Hockey Club, Sonning Lane, Sonning**

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

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

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 VODAFONE LIMITED

Address THE COURTYARD
2-4 LONDON ROAD,
NEWBURY, BERKS.

Postcode RG14 1JX

Your reference CS 22112 WOODLEY WEST

Daytime phone no 01635 33251

Fax no 01635 45713

E-mail address MAIL@VF.VODAFONE.CO.UK

B. AGENT DETAILS (if any)

Name TONY THORPE ASSOCIATES

Address THE STUDIO, 1, DURRANT WAY,
TILEHURST, READING,
BERKS

Postcode RG31 6TR

Your reference AJT/MT/819

Daytime phone no 0118 942 1855

Fax no 0118 942 1815

E-mail address TONY.THORPE@DIAL.PIPEX.COM

PLANNING SERVICES | 42717
POL | TLD
DC DG | ENF
APP
CS
30 APR 2001
COPIES TO: | ACK: | FILE:

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

LPA's application reference no TL/2001/3298

Date of the planning application 1/2/01

Date of LPA's decision notice (if issued) 14/3/01

D. APPEAL SITE ADDRESS

Address SITE NORTH-WEST OF ALL WEATHER HOCKEY PITCH.
READING CRICKET & HOCKEY CLUB, SONNING LANE,
SONNING.

Postcode RG4 6ST

National grid reference SU 755 748

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed)

15M HIGH LIGHTWEIGHT POLE MAST, ANTENNAE AND EQUIPMENT CABIN WITHIN 1.8 M HIGH CHAIN-LINK FENCED SECURITY COMPOUND.

Size of the whole appeal site (*in hectares*)

0.0075

Area of floor space of proposed development (*in square metres*)

10.00

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

   or 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. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

PLEASE SEE ATTACHED STATEMENT

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 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 NOTIFICATION ONLY. ☐
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 **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. ☐

    _____

    _____

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms 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 documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed _____ (on behalf of) VODAFONE LIMITED

Name (in capitals) TONY THORPE Date 26/4/01

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, w need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner know that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read th 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* ✔

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 notice served	Date the notice was serve
READING CRICKET & HOCKEY CLUB.	READING CRICKET & HOCKEY CLUB SONNING LANE, SONNING. RG4 6ST	26/4/01
WOKINGHAM DISTRICT COUNCIL.	COUNCIL OFFICES, SHUTE END, WOKINGHAM. RG40 1WR.	26/4/01

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 notice served	Date the notice was served

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed [signature] (on behalf of) VODAFONE LIMITED

Name (in capitals) TONY THORPE Date 26/4/01

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

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 tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☐

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

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
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

- **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 as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them 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.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations.
   If your representations are received after the deadline, they will not normally be seen by our inspector and will be returned to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

5) Tell you our Inspector's decision.

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St Clements House
2-16 Colegate
Norwich NR3 1BQ

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

H

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: TL/2001/3298

Our Ref: APP/X0360/A/01/1064152

Date: 10 May 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY VODAFONE LTD
SITE AT READING CRICKET & HOCKEY CLUB, SONNING LANE, SONNING

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.

4/3218
PLANNING SERVICES
POL | TLS
DC | ENF
APP |
CS DA
14 MAY 2001
COPIES TO: | ACK:
FILE:

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 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

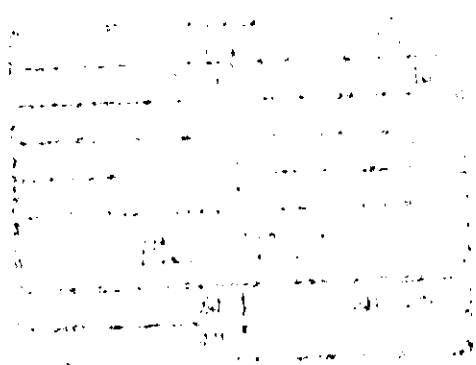
We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

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.

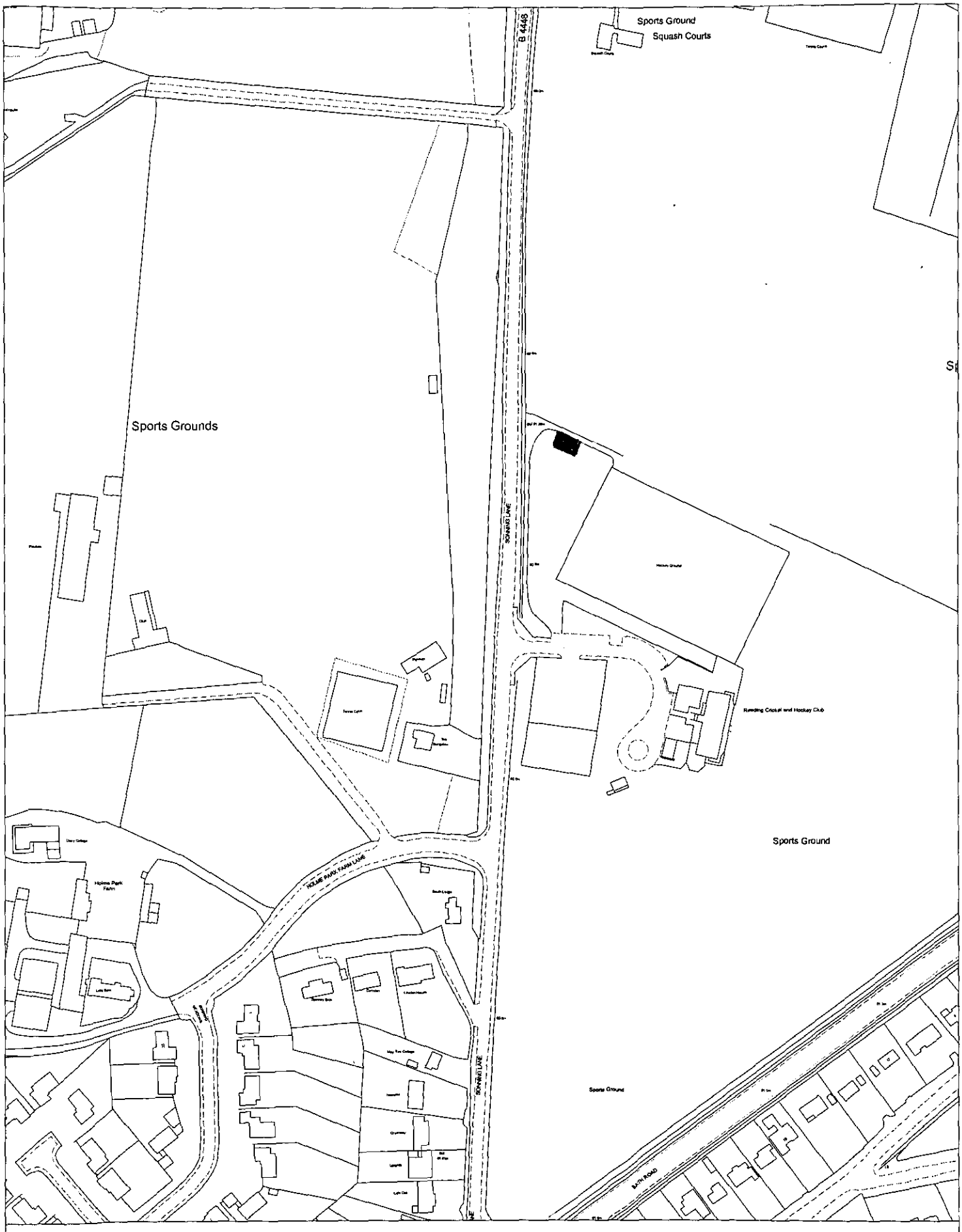


Yours faithfully

G. Neill

pp Miss A Groves

102(BPR)



Site Plan, Scale: 1 to 2500

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Date: 18 May 2001

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