

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 17 October 2025

Application Number: 251385

Location: Land Adjacent To Phoenix Park Nelson's Lane Reading RG10 0RR

Proposal: Full application for erection of 2 no. masts with receiver antennae and associated infrastructure, parking and landscaping (5 year temporary development).

Recommendation: Approve

Conditions and/or Reasons

1. Temporary Period

The development and associated use hereby permitted shall be discontinued and the land restored to its former condition within 5 years of the date of this permission, in accordance with a scheme of remediation works that shall be submitted to and approved in writing by the local planning authority prior to the development's first operational use.

Reason: In the interests of maintaining the openness and visual qualities of the Countryside. Relevant Policies: Core Strategy Policies CP1, CP3 and CP11.

2. Approved details

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

- 51689-XX-P1-02 Issue v12 (received 16/09/2025)
- 51689-XX-P1-05 Issue v1 (received 16/09/2025)
- 51689-XX-P2-01 Issue v1 (received 16/09/2025)
- 51689-XX-P3-01 Issue v8 (received 16/09/2025)
- 51689-XX-P3-02 Issue v5 (received 16/09/2025)
- 51689-XX-P3-03 Issue v5 (received 16/09/2025)
- 51689-XX-P3-04 Issue v5 (received 16/09/2025)
- Preliminary Ecological Appraisal [PEA; Pro Vision Ecology, June 2025] (received 20/06/2025)
- Flood Risk Assessment and Drainage Strategy – Calibro – 5th July 2025 – Ref: 25-248-60 (received 20/06/2025)
- Delivery and Servicing Plan - LDN4PPx (received 16/09/2025)

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

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

3. Landscaping

Prior to the development's first operational use, there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the development's first operational use.

Any trees or plants which, within a period of 3 years from the date of the planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

4. Flood Risk

The development shall be carried out in accordance with the submitted flood risk assessment (reference 25-248-60) and the following mitigation measures it details:

- There shall be no built development or land raising within the 1% Annual Exceedance Probability (AEP), plus climate change allowances, flood extent in accordance with Figure 3-1 in the FRA.

These mitigation measures shall be fully implemented prior to the site's first operational use and subsequently in accordance with the scheme's timing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: This condition is in accordance with paragraph 181 of the National Planning Policy Framework and seeks to prevent an increase in flood risk elsewhere by ensuring that the flow of flood water is not impeded.

5. Lighting

No external lighting shall be installed on the site or affixed to any buildings or structures on the site unless approved in writing by the Local Planning Authority.

Reason: In the interests of safeguarding the Countryside and Highway Safety. Relevant Policies: Core Strategy Policies CP1, CP3, CP6 & CP11 and Managing Development Delivery Policies CC03, CC07 and TB21.

6. Hours of Construction

No vehicle movements associated with the construction and dismantling of the development hereby permitted shall occur to and from the site between the hours of 08:00-09:00 and 14:45-16:00 Mondays to Fridays.

Reason: To avoid congestion and traffic conflict on local roads. Relevant policy: Core Strategy policies CP3 and CP6.

7. Unexpected Land Contamination

In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.

Reason: To ensure any contamination on the site is remedied to protect the existing / proposed occupants of the application site and adjacent land in accordance with Wokingham Borough Core Strategy Policy CP1 and CP3.

Informatives

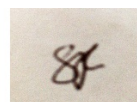
1. This consent contains conditions that require subsequent approval of detailed matters before the development's first operational use. There is a fee for submission of details to comply with conditions, which is payable for each separate submission rather than for each condition. Decisions may take up to eight weeks, or longer if consultation with third parties is required.

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

- amended plans being submitted by the applicant to overcome concerns relating to landscape harm and neighbouring amenities.

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

Recommendation and conditions/reasons agreed:



Date: 15.10.25

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