

Date: 15 October 2025
Application: 251997



WOKINGHAM
BOROUGH COUNCIL

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Dear Mrs Susan Griffiths,

TELECOMMUNICATIONS PRIOR APPROVAL DECISION LETTER

Application Number: 251997

Site Address: Land off Shinfield Road, Shinfield, Wokingham, RG2 9BP

Proposal: Prior approval submission for the proposed installation of a 15m Phosco Phase 4.5m monopole supporting 6 no. antennas C/W 4.9 Headframe on existing pad and proposed pad extension, 1 no. 0.3m dish, the removal of the existing 15m Phase 2.0 monopole, 6 no. antennas & 3 no. combiners on existing monopole headframe, and ancillary development.

I refer to your application for prior approval for telecommunications development registered on 20 August 2025 under the above reference number. The proposal is for:

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

Wokingham Borough Council hereby confirm that **prior approval is required and is given** for the siting and appearance of the development proposed in the above mentioned application in accordance with the submitted plans referred to above, subject to the following conditions and/or informatives:

Conditions and/or Informatives

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered (100 Rev1B), (Location Plan), (201 Rev1B), (301 Rev1B), (Cornerstone ICNIRP Declaration), (Supplementary Information), received by the local planning authority on 20/08/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

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

Tower/mast - Phosco Phase 4.5 monopole c/w 4.9 Headframe (Grey)

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

Reason: To ensure that the external appearance of the structures are satisfactory.

Reason: In the interests of visual amenity.

Informatives

1. 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Confirmation

Given that the onus falls on Local Planning Authorities to ensure that prior approval decisions reach Operators, please confirm that you have received this letter as a matter of **urgency**.

Appeals

If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within six months of the date of this letter. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (**planning.appeals@wokingham.gov.uk**) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

Yours sincerely,
Development Management & Compliance