NO SN to put up 17/12

APPLICATION NO:
TL/2001/5445

LOCATION:
Lane End Farm House Shinfield Road, Shinfield Reading.

APPLICANT:
Bt Cellnet Ltd C/O APT

PROPOSAL:
Proposed erection of 15m high monopole, equipment cabin and ancillary development.

EARLIEST DATE FOR DECISION: **06/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
01/02/2002

CASE OFFICER: **Natalie Brown**

APPROVED

S61

00

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

APPROVAL OF PRIOR APPROVAL OF TELECOMMUNICATIONS NOTIFICATION

Neil Martyn
APT
The Barn
Farndon Grange
Marston Lane
East Farndon
Market Harborough
Leicestershire
LE16 9SL

Notification No: TL/2001/5445

Parish: Shinfield

Proposal: Proposed erection of 15m high monopole, equipment cabin and ancillary development

Location: Lane End Farm House, Shinfield Road, Shinfield

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

Reasons:

1. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Date: 31\1\02 Development Control Manager P.G Watson

Received by Wokingham District Council

Application No: TL/2001/5445

Proposal:
Proposed erection of 15m high monopole, equipment cabin and ancillary development.

Location:
Lane End Farm House, Shinfield Road, Shinfield, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number TL/2001/5445 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2002. 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 be possible for an individual reply to be issued 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

13 December 2001

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 8 August 2002
My ref: NB/AO/TL/2001/5445

Mr N. Martyn
APT
The Barn
Farndon Grange
Marston Lane
East Farndon
Market Harborough
Leicestershire
LE16 9SL

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

Dear Mr Martyn,

APPLICATION: TL/2001/5445
SITE: LANE END FARM, SHINFIELD

I refer to your letter received on the 17 June 2002 with reference to the above with respect to landscaping, and apologise for the delay in replying.

I have been advised by our Landscape Architect that any new planting should be a mix of native species to be in the character of the wider landscape. It is suggested that a hedgerow of native species is planted around the compound and should consist of a double staggered row with 50cm between each plant and each row. Details of the species to be planted and the size of plant at time of planting need to be provided.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact either Natalie Brown on the number above or the Landscape Architect (Catherine Brimble) on 0118 974 6470.

Yours sincerely

AO.

Mrs A. Odell
SENIOR PLANNING OFFICER

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 24 July 2002

Location:	Lane End Farm House, Shinfield Road, Shinfield
Proposal:	Proposed erection of 15m high monopole, equipment cabin and ancillary development.
Application Number:	TL/2001/5445

In response to your consultation dated 8 July 2002 for the above application, the landscape comments are as follows:

Although there are a number of existing conifers surrounding the site, any new planting in connection with the proposed mast should be a mix of native species to be in keeping with the character of the wider landscape. It is suggested that a hedgerow of native species is planted around the compound and should consist of a double staggered row, with 50cm between each plant and each row. Details of the species to be planted and the size of plant at time of planting will need to be provided by the applicant.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANS TO MEET CONDITIONS

5445

A·P·T
A Marconi company
The Barn, Farndon Grange, Marston Lane, East Farndon, Market Harborough, Leicestershire LE16 9SL
Telephone: (01858) 439300 Fax: (01858) 439301
Web Site: www.aptelecom.com

Development Control Manager
Wokingham District Council
Development Control Section
Civic Offices
Shute End
Wokingham
RG40 1BN

PLAN ES	HPT 57546
POL	TLS
DC NAB	ENF
17 JUN 2002	
COPIES TO	ACK:
	FILE:

My Ref: NGM/07198
Your Ref: TL/2001/5445
Date: 14 June 2002

Dear Sir,

Telecommunications Development proposed by O2 (UK) Ltd (formally BTCellnet) at Lane End Farm House, Shinfield Road, Shinfield, Reading.

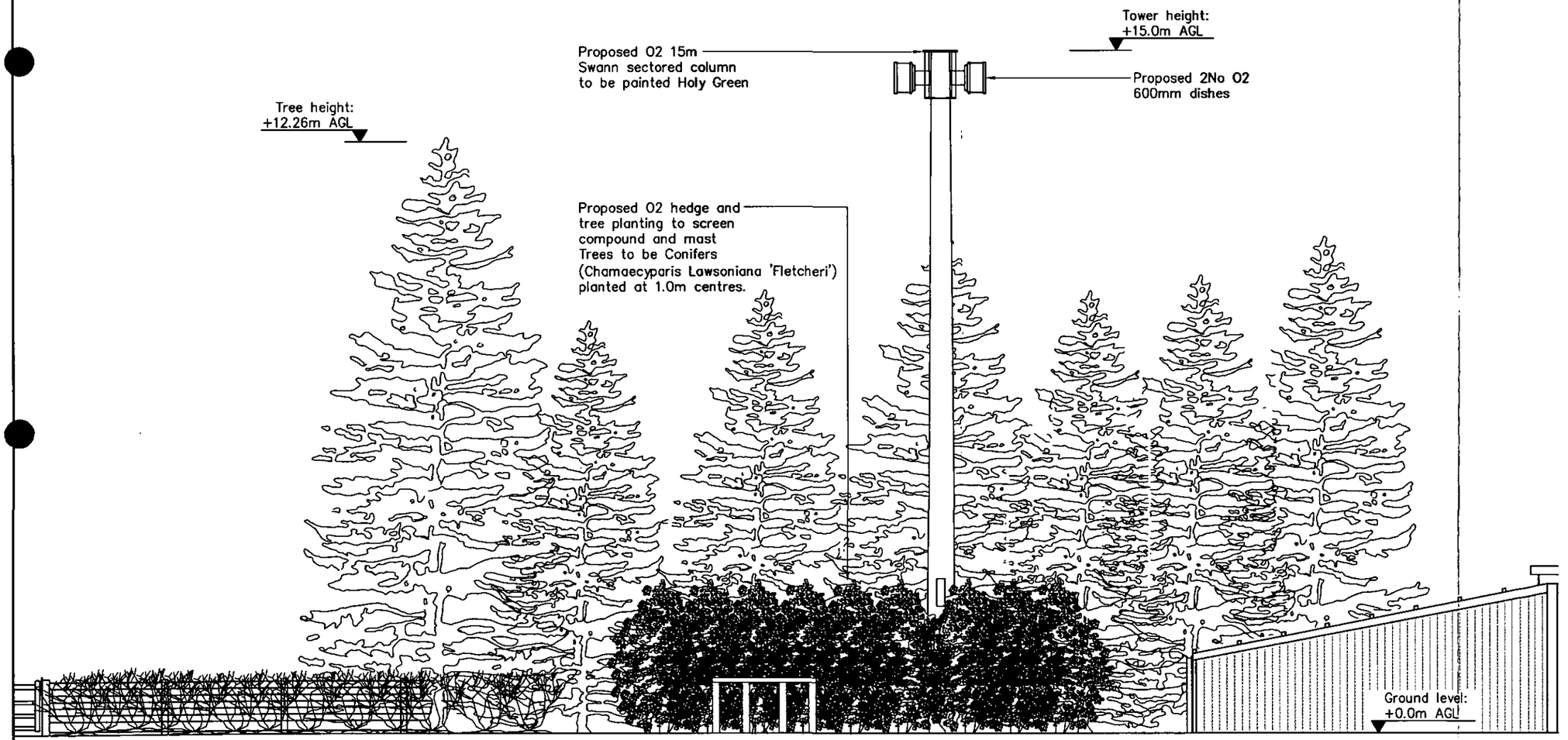
I write with reference to the above development that was granted prior approval on 31/01/02 (your reference TL/2001/5445).

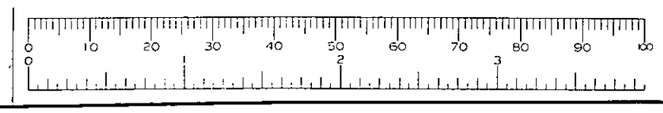
Attached are two drawings (no. 01BT100/007198/APTO1/201/B, 202/B) specifying the proposed landscaping scheme for your approval.

I trust the details provided are sufficient, however if you require any further information, please do not hesitate to contact me.

Yours Sincerely,

Neil Martyn
For and on Behalf of O2 (UK) Ltd
Direct Line: 01858 439316
E-mail: Neil.Martyn@Marconi.com





CAD File Ref No apt10696_200_b.dwg

GENERAL NOTES:

1.1 Use written dimensions only

1.2 All dimensions are in mm unless specified

1.3 Assume all site details are existing unless specified

PLANS TO MEET CONDITIONS

5445

PLANNING
POL
DC
AP
C
17 JUN 2002
COPIES TO
FILE:

Rev	Date	Amendments	Drawn By	Approved By
B	14/06/02	LANDSCAPING DETAILS ADDED	GD	...
A	19/11/01	FIRST ISSUE	BE	...

A·P·T
A Marconi company
HEAD OFFICE:
WARWICK HOUSE,
CHURCH LANE EAST,
ALDERSHOT, HAMPSHIRE,
GU11 3ST
TEL: +44 (0) 1252 666010
FAX: +44 (0) 1252 666067

Client: O_2

Client Ref: ADC

Job Title: CELL – 007198
READING SOUTH
LANE END FARM, SHINFIELD,
READING, RG2 9BE

Drawing Title:
SITE ELEVATION – SOUTH WEST

Drawing Status: PLANNING

Scale				Issue date:	
1:100					
Surveyor B Eshmade	Date 16/11/01	Checked by	Date	Approved by	Date

Drawing No. 01BT100/007198/APT01/202 Rev. B

Date: 08 July 2002

To: Case Officer

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

Application Number: TL/2001/5445

Location: Lane End Farm House, Shinfield Road, Shinfield, Reading.

Proposal: Proposed erection of 15m high monopole, equipment cabin and ancillary development.

Applicant: Bt Cellnet Ltd C/O APT.

Case Officer: Natalie Brown

The new plans show the following: Landscaping to comply with condition 01 of consent TL/2001/5445.

Comments are required by 22/07/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. TL/2001/5145 (Planaps) / (Ludhouse) Date Rec. 17 JUNE 2001

Location: lane end farm, swinfield rd

Parish swinfield

Applicant:

Description of attached plans landscaping to comply with condition 01 of consent TL/2001/5145

Drawing No's: 01 BT 100 | 007 198 | APT 01 | 201 | B + 202 | B

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.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ✓
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

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

NEIGHBOURS:

Date for Responses 14 DAYS

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER NAB

Consultations Sent by Admin. on 08.07.05

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. TL/2001/5145 (Planaps) / (Ludhouse) Date Rec. 17 JUNE 2001

Location: lane end farm, swinfield Rd

Parish swinfield

Applicant:

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Drawing No's: 01 BT 100 | 007 198 | APT 01 | 201 | B + 202 | B

CONSULTEES

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Please tick which of the following you wish consulted.

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Drawing No's

1. NK (Landscape & Trees) ✓
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

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NEIGHBOURS:

Date for Responses 14 DAYS

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB

Consultations Sent by Admin. on 08.07.05

Yellow - Part One Copy
Green - Officer's Copy

PLANS TO MEET CONDITIONS

5445

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Wokingham District Council
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Shute End
Wokingham
RG40 1BN

PLAN ES	HPT 57546
PO	TLS
NAB	ENF
17 JUN 2002	
COPIES TO	ACK:
	FILE:

My Ref: NGM/07198
Your Ref: TL/2001/5445
Date: 14 June 2002

Dear Sir,

Telecommunications Development proposed by O2 (UK) Ltd (formally BTCellnet) at Lane End Farm House, Shinfield Road, Shinfield, Reading.

I write with reference to the above development that was granted prior approval on 31/01/02 (your reference TL/2001/5445).

Attached are two drawings (no. 01BT100/007198/APTO1/201/B, 202/B) specifying the proposed landscaping scheme for your approval.

I trust the details provided are sufficient, however if you require any further information, please do not hesitate to contact me.

Yours Sincerely,

Neil Martyn
For and on Behalf of O2 (UK) Ltd
Direct Line: 01858 439316
E-mail: Neil.Martyn@Marconi.com

10 DEC 2001 * 5445

56 DAY PRIOR APPROVAL NOTIFICATION AND SUPPORTING STATEMENT

RE: Lane End Farm
Shinfield
Reading
RG2 9BE

APPROVED

OUR REF: 07198
(Please quote above reference number in all communications)

06 December 2001

BT Cellnet Ltd
1 Brunel Way
Slough
Berks
SL1 1xL

APT-Marconi
Registration No. 03049168
Registered Office: New Century Park, P.O. Box 53, Coventry, CV3 1HJ
VAT Registered. - 528941616

APT Marconi
06 December 2001

CONTENTS

10.DEC.2001* 5445

Section

- Application Form
- Proposed Development
- Planning Policy
- Assessment of Need
- Consideration of Alternatives
- Health and Safety
- Conclusion

APPROVED

Drawing/ Plan No

- Site Location Plan – 01BT100/007198/APT01/101/A
- Layout Plan – 01BT100/007198/APT01/201/A
- Elevation drawing (Southwest) – 01BT100/007198/APT01/202/A

Appendix

- Cell search area
- Radio Coverage Plots as existing
- Radio Coverage Plots showing planned coverage
- Radio Coverage Plots showing future planned coverage
- Radio Coverage Plots showing traffic capture area
- Compliance with ICNIRP (1998) Public Exposure Guidelines
- Licence Notification letter
- Colour photographs of site – 01BT100/007198/APT01/301/A
- Copy of Developers Notice

APT Marconi
06 December 2001

A·P·T

A Marconi company

10.DEC.2001* 5445

ADDITIONAL SUPPORTING INFORMATION TO ACCOMPANY A PRIOR APPROVAL APPLICATION UNDER PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2001

Site details

Site Name	Lane End Farm	Site Address Lane End Farm, Shinfield, Reading, RG2 9BE	
NGR	473560,169065		
Site Ref. Number	07198		
Site Type (Macro/Micro/Picocell)	Macro	Date 06/12/01	

Pre Application Checklist

APPROVED

1. Date of last pre-rollout information submission to LPA	13/05/97
2. Name of LPA contact	Chief Planning Officer
3. Comments	

4. Date of written offer of pre-application consultation with LPA	03/10/01
5. Was there pre-application contact with the LPA	Yes
6. Date of pre-application contact with LPA	16/11/01
7. Name of LPA contact	Natalie Brown
8. Outcome	See supporting statement
9. Was an LPA mast register used to check for suitable sites by the operator or the LPA?	Yes
10. If no explain why	
11. Was the industry site database checked for suitable sites by the operator?	Yes
12. If no explain why	
13. Reason(s) why site required e.g. coverage, upgrade, capacity (map attached if required) To provide 2G and 3G coverage to the M4 Motorway, residential properties and businesses in the area. This site will also offload adjacent cells.	
14. Alternative Sites Considered – See supporting statement	

10 DEC 2011 5445

Technical Information

1. ICNIRP Declaration attached	Yes
2. Frequency	2G: 925 – 960 MHz, 3G: 1935-1945 + 2125-2135 MHz
3. Modulation characteristics	2G: GMSK, 3G: QPSK
4. Power output	ERP 32 DBw
5. Height of antenna (m above ground level)	16.5 metres

Reasons for choice of design
It was the least obtrusive design for this particular site and was able to accommodate the apparatus needed to give the required level of coverage.

The Proposed Structure

APPROVED

Type of Structure (*e.g. tower, mast, etc*): *Monopole*
Overall height: 15 Metres
Height of existing building (where applicable): N/A Metres

Equipment Housing:

Length:	3.7	Metres
Width:	2.5	Metres
Height:	2.8	Metres

Second Equipment Housing: N/A

Length:	Metres
Width:	Metres
Height:	Metres

Materials (as applicable):
Tower/mast etc: - Steel, coloured holly green

Equipment housing- Steel, *coloured grey*

Pre Application Consultation

1. Will the structure be within 3km of an aerodrome or airfield?	No
2. If Yes, has the Civil Aviation Authority, Secretary State for Defence or aerodrome operator (as appropriate) been notified?	No
3. Additional relevant information	
Location of and distance to nearest residential property (were applicable)	Approx 500M
Location of and distance to nearest school or college	Approx 600M
Evidence that the school(s)/college(s) have been consulted	N/A

For further information, please contact

Name	Les Moore-Boyle	Telephone	01753 564421
Operator	BT Cellnet Ltd	Fax no	01753 564705
Address	1 Brunel Way	Email address	Les.Moore-Boyle@ btcellnet.net
	Slough		
	Berks		
	SL1 1XL		
Signed		Date	06/12/01
Position	Planner	Company (on behalf of the above operator)	APT-Marconi

10 DEC 2001 * 5445

Proposed Development

The Site

The site is located approximately 0.5km to the Northwest of Shinfield, immediately south of the M4. The site relates to an area of farmland currently under the ownership of Reading University.

The application site covers the land required for the proposed telecommunications development and its associated infrastructure including equipment housing, fencing and landscaping.

APPROVED

The Proposal

In the design of telecommunications installations regard is given to technical, engineering, environmental and land use planning considerations.

The principal components of the proposed development and the general layout of the proposed telecommunications infrastructure are illustrated on the attached site layout plan and elevation (Drawing Nos. 01BT100/007198/APT01/201/A and 202/A).

The proposed development consists of one 15 metre monopole and one equipment cabin measuring 3.7m long by 2.5m wide and 2.8m high. Both are to be located on a concrete base and surrounded by a 2.3 metre chainlink fence.

The proposed development will be well screened by the existing trees adjoining the application site to the north. These range in height up to approximately 12 metres. The trees located to the West of the site, along the field boundary provide screening when viewed from the M4. There is also a 3.2 metre high disused poultry shed located immediately to the southwest of the compound. Included within the proposal is provision for landscape planting to the northern and western site boundaries. This will provide screening for the equipment cabin and the lower part of the mast.

To further minimise the visual impact of this proposal, the monopole will be painted holly green.

Pre Application Consultation

In line with PPG8 (2001), the Telecommunications Code of Best Practice and the Ten Commitments of the UK mobile phone operators (supported by the Federation of Electronics Industries), pre-application consultation was undertaken with the Local Planning Authority to help identify the scope of the planning application and the issues to be addressed within this supporting statement.

APT Marconi
06 December 2001

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In a letter to the Authority dated 3rd August 2001 APT-Marconi, on behalf of BT Cellnet indicated the cell search area and requested information on existing telecommunication installations, planning constraints and any potential sites nominated by the Authority.

These issues were then discussed during a telephone conversation with Mr Thorpe on the 29th August 2001. We were informed that it is the Council's policy not to allow telecommunications development within 60 metres of residential properties, schools and commercial premises. The Planning Officer therefore advised us to seek a site within open countryside on the southern side of the M4, preferably as close to the M4 as possible.

The site subject of this application was identified and a site visit took place on the 16th November. Natalie Brown, a Planning Officer from Wokingham District Council attended. It was decided that a monopole design would be more suitable and less visually obtrusive than a lattice design. It was requested that the monopole be painted holly green and hedging planted *along the northern and western site boundaries.*

APPROVED

Planning Policy

National Guidance

Planning guidance on telecommunications in England is currently contained in the following two documents. These are:

- Planning Policy Guidance Note (PPG) 8 'Telecommunications' (August 2001);
- The Code of Best Practice on Telecommunications Prior Approval Procedures

The Government's general policy on telecommunications is to facilitate the growth of new and existing systems, whilst at the same time protecting the environment. It also attaches importance to the concept of sympathetic design and landscaping.

For example, PPG 8 paragraph 24 states:

'In seeking to arrive at the best solution for an individual site, authorities and operators should use sympathetic design and camouflage to minimise the impact of the development on the environment. Particularly in designated areas, the aim should be for the apparatus to blend into the landscape.'

With regard to landscaping, paragraph 28 states:

'In considering the design of an individual development, and particularly any mast development, careful consideration should be given to screening and planting'.

The monopole is proposed to be painted holly green, Thus blending in with the landscape. The additional planting along the Northern and western sides of the compound will further reduce the visual impact of the proposed development on the locality.

APPROVED

Local Planning Policies

In considering the design and siting of the proposal full regard has been given to local planning policies and guidance.

The Wokingham district local plan has not yet been adopted but has been the subject of a local plan inquiry. Policies WIC13 and WIC14 as set out in the consolidated document highlighting proposed amendments: February 2000, are relevant to the determination of this appeal. Policy WIC13 provides general support for development required for the operational needs of public utilities. Policy WIC14 relates to telecommunications development. It states that;

'Policy WIC14: Assessment of Proposals for Telecommunications Development

Planning permission will be granted for telecommunications development provided that it is in accordance with policy TC1 of the Berkshire Structure Plan 1991 – 2006 and other relevant policies and provisions of this plan. The council will also seek to secure the removal of any telecommunications apparatus that is no longer required for its original purpose.

Before permission is granted, applicants will be required to show that no alternative less visually intrusive site is available or technically feasible. Conditions may be imposed to require provision of a suitable screen to mitigate the visual impact of the apparatus.

The council will exercise its option to require prior approval in areas designated in this plan as being environmentally sensitive, within 200 metres of any building regularly used by people and in open countryside where it would appear above the skyline.'

Several alternative sites have been considered. However, following discussions with the Local Authority it was decided that the site subject of this application was the most suitable. The impact of the proposed installation has been minimised through the provisions made for the painting

10.DEC.2001 * 5445

of the monopole and additional landscaping. It is therefore considered to comply with this policy context.

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Assessment of Need

Methodology

A need has been identified for the proposed development on the basis of an assessment of the existing network. This assessment identified a requirement to upgrade and expand the network to be able to handle the demand for calls as well as to facilitate the introduction of the various forms of high-speed data transmission. The introduction of these new technologies requires additional infrastructure to be established.

This assessment of need has involved analysis of the following criteria:

1. Coverage – Under the terms of its licence, granted by the Government, there is a legal obligation for operators to expand their networks to accommodate customer requirements of service and quality (see PPG8, Appendix – Supporting Guidance paragraphs 20 and 27).. There is also requirement to ensure that all reasonable demands for service are capable of being met (see Code of Best Practice, part 1.2 paragraph 3). These demands by residential and commercial customers extend to the requirement for network coverage to be available at home, in the workplace, while shopping, enjoying leisure activities and while on the move.

2. Quality – Radio base stations are low-powered devices (between 2 and 70 watts), communicating with low-powered handsets (2 watts maximum) and can only cover limited geographical areas; up to a theoretical maximum of 32 kilometres in flat, sparsely-populated areas and as a little as a few hundred metres in busy, urban centres.

3. Capacity – Network coverage is provided through a series of radio base stations, each of which is required to operate within a certain cell area. The size of each cell is determined by a number of factors, in particular the demand from subscribers. As the use of and demand for mobile phones has increased the number of sites required to provide sufficient network capacity has increased.

Each cell or base station can only handle a finite number of calls. Therefore, in areas of high use, additional cells are required to meet demands on the network. Capacity can be expanded either by introducing new sites or by splitting existing cells.

With the majority of the operator's network being operational and fixed the potential locations for new sites are limited. There is a need to provide an efficient distribution of sites to avoid signals of the same frequency, causing interference with one another. The operators' radio engineers produce plans that indicate the optimum site location (the cell centre) and its coverage area. Only a small degree of tolerance is acceptable to provide the

10.DEC.2001* 5445

coverage required and to avoid interference with adjoining cells. The radio parameters for any site can also be influenced by local topographical factors and 'clutter' caused by trees or tall buildings.

Site Specific Assessment of Need

The attached radio coverage plots demonstrate the need for a base station at the above site. This plot is a computerised radio coverage prediction chart. The plots are very precise and their accuracy is constantly confirmed by the use of mobile towers and drive around radio surveys.

The coloured plots represent the strength of radio signals as they leave the antennas, and indicate a deficiency within the application area. These areas of deficiency are known as "holes" and where there are holes in the coverage, users to the system will experience a number of deficiencies. These include:

- in-building radio coverage will not be obtained;
- when a customer attempts to join the network they will be unable to obtain a link to a base station. This is an important factor should a vehicle break down in the area, especially with regard to lone travellers;
- a customer passing through the area using a mobile telephone will be cut off, which is known as "drop out";
- a telephone user trying to contact a customer in the area will be unable to get through;
- emergency services will not be contactable. Increasingly mobile telephones are being used for 999 calls.

It is for these reasons that it is important to achieve a comprehensive service of quality for mobile users. The main complaints received by mobile telephone operators about their service relate to the problems associated with dropped calls and no service.

The benefits of providing a modern telecommunications system and the need for providing sufficient levels of coverage, quality and capacity are recognised by the Government. In its statement on mobile phone masts on 16 March 2001, the Government states:

"***Parents and children feel more secure because of them. Mobile phones have saved lives – they allow emergency services to be called immediately when they are needed. None of this could happen without the masts and other infrastructure which enable the service to be delivered.***"

APT Marconi
06 December 2001

The attached plots indicate the radio coverage in the application cell area as existing and as anticipated subject to approval of this proposal. For the operator's requirements to be fulfilled, the area surrounding the proposed site needs to have a signal of at least –68dBm. i.e. coloured red. The existing plot clearly shows that the area at present is deficient in radio coverage and is therefore unsatisfactory for customers.

The plot based upon the proposed site's integration within the radio network indicates that coverage requirements would be achieved, with the majority of the application cell area showing signal strength above –68dBm.

Consideration of Alternatives

Methodology

In assessing potential locations, the following considerations have been taken into account.

1 Planning – Every effort is made to ensure that the most suitable site is identified in terms of its planning characteristics. In identifying potential sites, consideration is given to the location of sensitive receptors, adjoining land use designations and the availability of effective screening measures. These considerations are, however, balanced by the technical requirements and land availability issues identified below.

2. The radio implication of the site – The transfer of radio signals and data along the telecommunication networks can be provided through two alternatives; microwave antenna and fibre-optic links. With microwave antenna a 'line of sight' has to be established and protected between associated infrastructure, if this is disrupted so is the network service. To achieve an uninterrupted line of sight the installation must reach a sufficient height above surrounding buildings and trees. The installation must also be in a position to provide good in-building radio coverage to the target area.

3. Land availability – The site is dependent upon landowners' willingness to see their property used for this purpose.

APT-Marconi has undertaken an assessment of potential sites within the search area. This assessment was undertaken through analysis of Ordnance Survey maps of the local area, a site visit and following discussions with the local planning authority and local landowners. Network radio planners have also analysed the search area to ensure that identified options are acceptable in radio coverage terms.

Site Specific Alternatives Considered

Other sites investigated included:

(A) – Foster Wheeler Energy, Shinfield Park, Reading
Proposed rooftop installation – Landowner was not interested in BT Cellnet's proposal.

APT Marconi
06 December 2001

(B) – Shinfield Roundabout, Shinfield Road, Reading
Proposed 12m monopole – This site would not provide the required level of coverage.

(C) – The Workshop, Wood Lane, 306 Old Whitley Wood Lane, Reading

Proposed 12m monopole – Site was rejected as it is in close proximity to residential property.

The site subject of this application was the only site that met the required criteria for this cell and complies with the advice provided by the council's Planning Officer.

Health and Safety

In response to the growing concern related to the health implications of exposure to electromagnetic fields (EMFs) the Government asked its statutory advisors on radiological protection (the National Radiological Protection Board (NRPB)) to establish an Independent Expert Group on Mobile Phones (IEGMP). This Group considered the concerns about the health effects from the use of mobile phones, base stations and transmitters. The expert groups' report (also known as the Stewart Report) was published in May 2000. It concluded that:

"***the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that exposures are expected to be small fractions of the guidelines***"

It is the Government's view that if a proposed development meets the International Commission on Non-Ionising Radiation Protection (ICNIRP:1998) public exposure guidelines, as recommended on a precautionary basis in the Stewart Report, it should not be necessary for a planning authority, in processing an application, to consider health effects further. This message was re-stated by Nick Raynsford to all English MPs and local authorities in a letter, dated 29 June 2000. It has since been further re-emphasised in PPG 8 (2001) paragraph 98, which states:

"...In the Government's view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them."

The EU Recommendation is based on ICNIRP (1998) guidelines for limiting general public exposure to electromagnetic fields (radio waves). ICNIRP (1998) guidelines apply a 50-fold safety margin for continuous exposure of the general public to electromagnetic fields, providing a conservative public exposure guideline set at 2% of the level where replicated biological effects have actually been observed.

The UK mobile phone operators will, as a minimum, build base station sites to comply with the ICNIRP (1998) general public exposure guidelines in areas where the public spend a significant amount of time. These areas are those locations where antennas are accessible to the public without the use of climbing aids such as ladders, crossing barriers or other access controls.

Nature of Radio Waves

As one moves away from the antenna, the strength of the radio wave falls off very rapidly. As the strength of the radio wave decreases, so does the exposure level. It is important to note that masts or other support structures do not emit radio waves.

Accordingly, there are points in space, around the antennas, where the maximum level just meets the ICNIRP (1998) general public exposure guidelines. These points define a volume within which there is the potential to exceed the ICNIRP general public exposure guidelines. This volume is referred to as the "***EU Zone***" or "***ICNIRP Public Zone***" and public access is physically restricted to these areas. For large base stations this area or exclusion zone is around 3 metres from the antennae, for smaller installations, as little as 3.5 centimetres. However access to the areas where ICNIRP (1998) public exposure guidelines may be exceeded will be restricted and warning signs will be displayed.

Compliance Overview

When compared to the ICNIRP (1998) public exposure guidelines, the typical power densities from a base station encountered at ground level are never likely to exceed a value which is a hundred times lower than the recommended maximum. In reality, this condition rarely exists and therefore, the actual antenna loading of the installation will be less than that calculated from the theoretical maximum antenna loading.

This supporting statement includes a signed Certificate of Conformity issued by BT Cellnet, which confirms that the proposed development is within the established international guidelines. Calculations undertaken by the operator indicate that emissions associated with the proposed development will be a maximum of 0.195% of the level recommended by ICNIRP in areas accessible by the general public.

Conclusions

There is a requirement by the operator to increase telecommunication network coverage, quality and capacity in this locality. Network planners have identified a need for a further installation, which is demonstrated in the coverage plots included. The proposed development will address this identified need and improve the operators network in line with their licence requirements and customer demands.

APT Marconi
06 December 2001

10.DEC.2001 * 5445

BT Cellnet Ltd - 07198 Lane End Farm
Statement in Support of the Planning Application

In accordance with PPG8 (2001) an assessment of the site and potential alternatives, including existing buildings, radio towers and other structures and locations, has been undertaken and discussions were held with the local authority. The site was identified and assessed in conjunction with the operator and landowner and was the most appropriate site that met the required criteria for this cell.

The telecommunications infrastructure proposed as part of this application has been designed and sited, having regard to technical, engineering and land use planning considerations, in order to minimise its impact on the local environment. Accordingly, the proposed development is considered to conform to national and local planning policies and guidance.

The enclosed information from BT Cellnet confirms that the proposed development will conform to both NRPB and ICNIRP (1998) guidelines in areas that are accessible to the public.

APT Marconi
06 December 2001

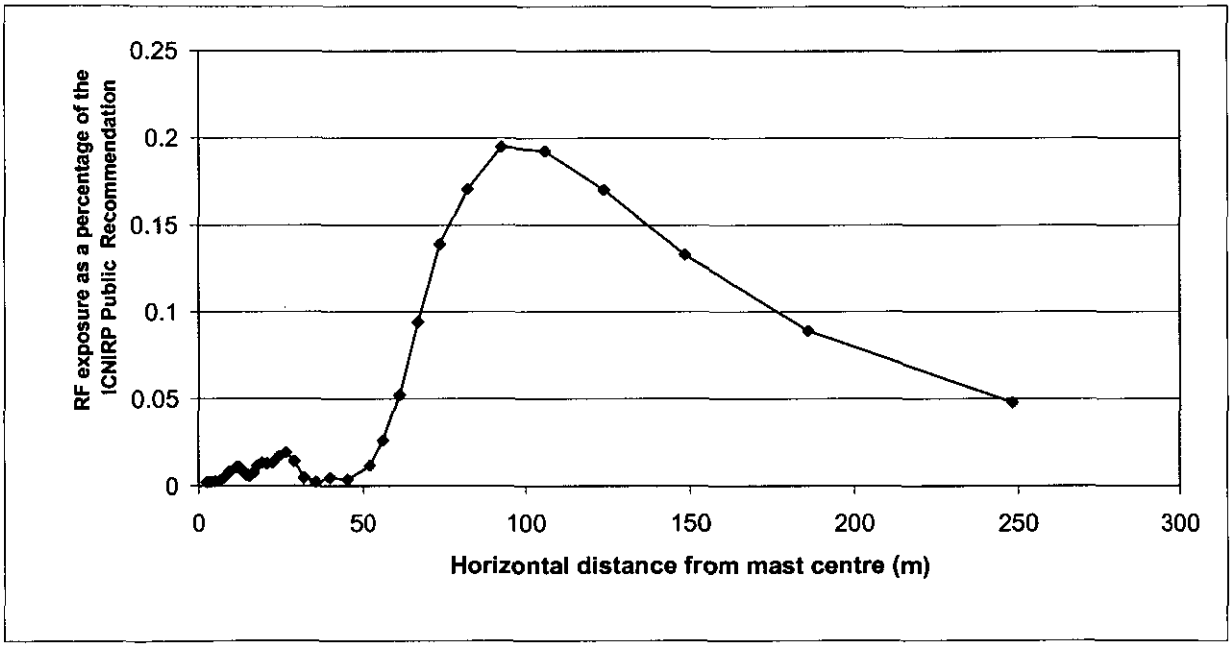
CONVENTIONAL MACROCELL ANTENNA FIELD STRENGTH PREDICTION

BTcellnet

SITE: 7198

Range from	2	m
to	300	m
900 MHz Band:		
Number of carriers	8	
ERP per carrier	100	Watts relative to a dipole
1800 MHz Band:		
Number of carriers	4	
ERP per carrier	100	Watts relative to a dipole
3rd Generation:		
Number of carriers	2	
ERP per carrier	100	Watts relative to a dipole
Mechanical Downtilt	0	degrees
Antenna Height	16.5	m - measured local ground to antenna centre
Measurement height	1.5	m - above local ground
Building losses	0	dB

The graph below shows the RF exposure from a typical cellular radio transmit antenna , with site characteristics as given above, expressed as a percentage of the ICNIRP General Public RF exposure recommendation.



maximum =	11.51	milliwatts per sq m
at	92	metres from the mast
	0.024	% of NRPB safety levels
	0.195	% of ICNIRP safety level
equivalent to	2.1	Volts per metre

Warnings: None

Date: 3-Dec-01

10.DEC.2001 BTCellnet

BTCellnet
Mail Point 13
No 1 Brunel Way
Slough, Berkshire
SL1 1XL
Tel.: 01753 564200

03 December 2001

RD&P PROJECT PROPOSED SITE
BT CELLNET CELL ID 7198 - READING SOUTH

Please find enclosed radio coverage plots in respect of proposed BTCellnet Cell Site 7198. All information shown has been calculated using BTCellnet planning tools.

Cell 7198 has been primarily designed to improve coverage levels and provide user capacity offload to a section of the M4 Motorway. This Cell will also serve corporate customer Met Office College. Design is for 3 GSM 900/1800 and 3 UMTS sectors at 16.5m, orientated at 0, 120 and 240 degrees.

BTCellnet certifies that the proposed equipment and installation is designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP), as expressed in EU Council recommendation of 12 July 1999 (Reference: 199/519/EC) "on the limitation of exposure of the general public to electromagnetic fields (0Hz to 300GHz)".

Should you require any further information, please do not hesitate to contact me at the above address.

Yours faithfully

Colin Roberts
Radio Network Design Co-ordinator
Anglia Region Radio Design and Planning
BTCellnet

A·P·T
A Marconi company

The Barn, Farndon Grange, Marston Lane, East Farndon, Market Harborough, Leicestershire LE16 9SL
Telephone: (01858) 439300 Fax: (01858) 439301
Web Site: www.aptelecom.com

10 DEC 2001 5445

Nigel Frankland
Estates Manager
The University of Reading
Estates and Buildings Department
Whiteknights
PO Box 235
Reading
RG6 6BW

My Ref: NGM/07198

Date: 06 December 2001

Dear Sir /Madam,

Proposed Telecommunication Installation at Lane End Farm

As you will be aware from your recent discussions with Andrew Collie, APT are proposing to submit an application to Wokingham District Council for the above mentioned telecommunications development.

In order to satisfy planning requirements, I am obliged to advise you of our intention to submit a formal application to the Council within the next few days. Accordingly, please find attached a Developer's Notice of Proposed Development.

If you have any queries concerning this matter, please do not hesitate in contacting the undersigned.

Yours faithfully,

Neil Martyn
For and on Behalf of BTCellnet Ltd
Direct Line: 01858 439316
E-mail: Neil.Martyn@Marconi.com

A·P·T
A Marconi company

10.DEC.2001* 5445

DEVELOPER'S NOTICE OF PROPOSED DEVELOPMENT

Proposed development at **Lane End Farm, Shinfield, Reading, RG2 9BE**

I give notice that **APT** on behalf of **BT Cellnet Ltd**

is to apply to Wokingham District Council under condition A.3 of Part 24 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001 for its determination as to whether the prior approval of the authority will be required to the siting and appearance of the following development;

One 15m high monopole, one equipment cabin measuring 3.7m long by 2.5m wide and 2.8m high and development ancillary.

Under Part 24 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001, the Council are allowed 56 days beginning with the date of the application to consider whether prior approval will be required to the siting and appearance of the development proposed and, if so, to give or refuse such approval and to serve that decision upon the applicant.

Copies of the application and accompanying plans may be inspected during normal office hours at the following address;

Wokingham District Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Any person wishing to make representations about the siting and appearance of the proposed development are invited to forward their views in writing to the Council within **14 days of the date of this notice** clearly referring to the site address given at the top of this notice.

SIGNED:

ON BEHALF OF **BT Cellnet Ltd** DATED: 06 December 2001

A·P·T
A Marconi company

The Barn, Farndon Grange, Marston Lane, East Farndon, Market Harborough, Leicestershire LE16 9SL
Telephone: (01858) 439300 Fax: (01858) 439301
Web Site: www.aptelecom.com

10.DEC.2001* 5445

Chief Planning Officer.
Reading Borough Council
Planning Department
PO Box 17
Civic Centre
Reading
RG1 7TD

My Ref: NGM/07198
Your Ref:
Date: 06 December 2001

Dear Sir /Madam,

LICENCE NOTIFICATION AS REQUIRED BY THE PUBLIC TELECOMMUNICATIONS CODE SYSTEMS OPERATORS LICENCE GRANTED PURSUANT TO THE TELECOMMUNICATIONS ACT 1984

NOTIFICATION OF PERMITTED DEVELOPMENT PROPOSED BY BTCELLNET LTD FOR THE ERECTION OF SIX ANTENNA AND TWO DISHES AT LANE END FARM, SHINFIELD, READING, RG2 9BE.

BTCellnet Limited is licensed to provide a Cellular Radio Network within the United Kingdom. In order to facilitate this, the company has been conferred the status of Public Telecommunication Code System Operator to provide a public telecommunication system under Section 9 of the Telecommunications Act 1984.

As a condition of its operating licence, BTCellnet is obliged to give you 28 days notice of its intention to carry out the development specified above and as shown on the attached plans numbered 01BT100/007198/APT01/101/A, 201/A and 202/A.

The proposed works constitute permitted development under Class A to Part 24 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001. **For the avoidance of doubt the development does not require the submission of a prior approval notification application (or a fee) under the said Order.**

I trust that this clarifies the situation.

Yours faithfully,

N Martyn

Neil Martyn
For and on behalf of BTCellnet Ltd
Direct Line: 01858 439316
E-mail: Neil.Martyn@Marconi.com

ANGLIA ZONE 2 PLOTS

10.DEC.2001* 5445

FUTURE PLANNED

Showing coverage of all 'Main Group' Cells
'Main Group' consists of all Cells deemed 'in play' at the time of producing the plots.

PLANNED

Showing coverage of all Operational Cells with the addition of the planned Cell

EXISTING

Showing coverage of existing, Operational Cells, only

TRAFFIC CAPTURE AREA

Showing coverage of the planned Cell only and demonstrating predicted capture area of user traffic. This is demonstrated by plotting coverage at -
-95 dBm

Mrs. Y. BARTLETT
01189884932.

(1)

1 Lane End Villas
Shinfield Rd
Nr. Reading
Berks RG2 9BS.
23.01.02.

PLANNING SERVICES	HPT
POL	TLS
DC NAB	ENF
APP	
CS	
28 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

RBS

F.A.O.
Miss N. Brown
Planning Officer
Planning Dept
W.D.C.

SN was displayed by case officer 19/2

I did not receive mail 11.2.02

Your Ref. TL/2001 5445
Lane End Farm House
BT Cellnet/erection of 15m Mast + ancillary development

Dear Miss Brown.

Approx. 2wks ago I noticed a v. brief note on the Planning Applications item in the local paper. Myself & my family live opposite Lane End Farm in v. close proximity the above mentioned development.

We have not received any notification of the proposed application by BT Cellnet.

We wish to object most strongly against

WORK SHEET FOR : Natalie Brown

Application Number : TL/2001/5445

Applicant : Bt Cellnet Ltd C/O APT.

Location : Lane End Farm House, Shinfield Road, Shinfield, Reading.

Proposal : Proposed erection of 15m high monopole, equipment cabin and ancillary development.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/12

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12

Date Registered : 07/12/2001

Earliest Date for Decision : 06/01/2002

Latest Consultation Date/Site Notice Expiry Date : 06/01/2002

This application will have expired on: 01/02/2002. 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 :

Planning Issues :

Application Number: TL/2001/5445

Appraisal :

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

Application Number TL/2001/5445
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Lane End Farm House Shinfield Road Shinfield Reading.

APPLICATION NUMBER: TL/2001/5445

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes by case officer at entrance to site

2. DESCRIPTION OF SURROUNDINGS Rural Reading uni land

3. DESCRIPTION OF SITE/BUILDING old sheds conifer screening

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: TL/2001/5445

Appraisal:

Development

Proposed erection of 15m high monopole, equipment cabin and ancillary development.

The site is within an area designated as rural and separation of settlement by the Loddon Area Local plan and as an area of countryside and green gap and wedges by the Wokingham District Local Plan (Deposit Draft).

The site is on land owned by Reading University within Lane End Farm. It would be adjacent to the M4 and would be screened by the existing conifer trees. It would be located within an overgrown area within an area of old sheds.

1. Impact upon neighbouring properties

   It would be located approximately 260m from the boundary of the outline application (O/2000/2292) for 142 dwellings (means of access only) , which was approved on 29/11/2000. It would also be 460m from Barn Close, Cutbush Lane, and 250m from Nos. 1 and 2 Ducketts Cottage, Shinfield Road (other side of M4), and 490m from The Black Boy Pub.

   Due the distances from residential properties, it is considered that there would be no adverse impacts upon the residential amenities of neighbouring properties within the vicinity of the area.

2. Impact upon the character of the area

   The proposed development would be screened from the M4 by the existing firs. The compound around the mast and equipment is shown to be landscaped which would help to the reduce the impact upon the surrounding area. The mast would also be slim line in design rather than lattice in style, which would further reduce the impact upon the surrounding countryside. It is therefore considered that there would be no adverse effects to the countryside character of the area.

Approval: ✓ **Refusal:**

T. G Watson [signature]

1 letter of representation received (I did not receive until 1/2/02 after decision issued) objection to TL & that no SN displayed.
case office displayed SN on 17/12/01 → on health grounds and proximity
TL is > 400m from this property.

Applicationo	Name & Addres
TL/2001/5445	Mrs Bartlett 1 Lane End Villas Shinfield Road Nr READING RG2 9BS

App granted letter sent 04/02/02

WOKINGHAM UNITARY
Aiming for Excellence

Shinfield
Parish Council
Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6
Tel/Fax: 0118 9547115

PLANNING SERVICES | HPT
POL | TLS
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APP
CS
COPIES TO: | ACK
FILE:

02 January 2002

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2001/5250 REVISED PLANS
Location: Pearmans Glade, Shinfield Road, Shinfield Green
New plans show: Drive access widened to 4.0 m – drawing no 1620-01B.
Observations: No comment

F/2001/5377
Location: Loddon Reach, Reading Road, Arborfield
Proposal: Proposed single storey side extension to dwelling to form granny annexe
Officer: Helen Pollock
Observations: No comment

F/2001/5383
Location: Shetlands, Brookers Hill, Shinfield
Proposal: Proposed single storey front and rear extension to dwelling
Officer: Heidi Lynch
Observations: No comment

F/20001/5405
Location: 285 Hyde End Road, Spencers Wood
Proposal: Proposed two storey rear extension to dwelling and single storey side extension.
Officer: Heidi Lynch
Observations: No comment

F/2001/5440
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of three dwellings plus garages.
Officer: Angela Odell
Observations: No comment

Continued.....

ADDITIONAL PLANS As above
New plans: Proposed landscape Plans, drawing no 1964/30

TL/2001/5445
Location: Lane End Farm House, Shinfield Road, Shinfield
Proposal: Proposed erection of 15m high monopole, equipment cabin and ancillary development
Officer: Natalie Brown
Observations: No comment

F/2001/5538
Location: Loddon Court Farm, Beech Hill Road, Spencers Wood
Proposal: Proposed change of use of land from touring caravan site to extension to mobile home park.
Officer: Angela Odell
Observations: We strongly object as it is exposed in open countryside, outside settlement boundary and fails to comply with the requirements of the District Local Plan. We are also concerned about the traffic generation on to an already busy highway.

F/2001/5465
Location: 124 Shirley Avenue, Whitley
Proposal: Proposed single storey front extension to dwelling to form replacement porch.
Officer: Louise Smith
Observations: No comment

F/2001/5557
Location: Glengarry, Basingstoke Road, Three Mile Cross
Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling.
Officer: Natalie Brown
Observations: No comment

CON/2001/5578
Location: Land at Cottage Lane, Pingewood, Reading
Proposal: Consultation from West Berks Council on application for change of use of land for off road driving tuition at speeds not exceeding 10 mph and erection of portakabin and portaloo
Observations: No comment

F/2001/5410 ADJOINING PARISH CONSULTATION
Location: Whiteknights Cp. School, Fairlawn Green, Reading
Proposal: Proposed extension to modular classroom to form 2 new classrooms
Officer: Andrew Thorley
Observations: No comment

VAR/2001/5488
Location: 225-227 Hyde End Road, Shinfield, Reading
Proposal: Proposed variation to condition 4 of consent F/2001/3212 to allow for bathroom windows to be openable.
Officer: Lousie Smith
Observations: No comment

F/2001/5479
Location: 7 Hyde End Lane, Ryeish Green, Reading
Proposal: Proposed two storey and single storey rear extension to dwelling
Officer: Philip Taylor
Observations: No comment

F/2001/5562
Location: 75 Oatlands Road, Shinfield
Proposal: Proposed single storey front extension to dwelling
Officer: Richard Kelly
Observations: No comment

Continued.....

RM/2001/5187
Location: Land at Church Farm & Cattle Breeding Centre, Church lane, Shinfield
The new plans show: Alteration to red line area, exclusion of balancing pond, alteration to description of development to 67 dwellings and alteration to siting on plots 1-8.
Officer: Angela Odell
Observations: No comment

F/2001/5541 – ADJOINING PARISH CONSULTATION
Location: 7 Cinnamon Close, Earley, Reading
Proposal: Proposed erection of single storey rear extension to form conservatory
Officer: Louise Smith
Observations: No comment

CON/2001/5600 – ADJOINING PARISH CONSULTATION
Location: Plot 7, Brook Drive, Green Park, Reading
Proposal: Application for the erection of two 5 storey B1 office buildings with associated surface car parking and landscaping.
Officer: Elaine Vashi
Observations: No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Natalie Brown
Development Control

Your Ref: TL/2001/5445

From: John Mullaney
Environmental Heath

My Ref:

Date. December 18, 2001

PROPOSED: ERECTION OF 15M HIGH MONOPOLE, EQUIPMENT AND CABIN

LOCATION: LANE END FARM, CUTBUSH LANE, SHINFIELD

Having considered the Environmental Health implications of the above planning application, I have no 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 National Radiological Protection Board (NRPB) was established by the Radiological Protection Act 1970 and is responsible for conducting research and providing advice and services for protection against ionising and non-ionising radiation in the U.K. They are continually reviewing the vast body of world-wide research on the subject.

The NRPBs` current advice is that there is no proven human health risk from these installations. This position is confirmed by the Chartered Institute of Environmental Health and pressure groups such as Powerwatch network. There are however countries and areas of the world where precautionary measures have been adopted, e.g. New Zealand Ministry of Education has issued a policy statement preventing cellular phone antennas from being sited at state schools in the future.

Further research is currently being undertaken into possible health implications although to date no definitive statement can be made.

The NRPB have set up an Advisory Group to look into this matter. This Group has concluded, in reference to buffer zones for sensitive developments, that there is neither a clear basis from which to derive a meaningful assessment of risk, nor is there any indication of how putative risk might vary with exposure. Thus there is no scientific justification for seeking to reduce exposure in these situations and that a decision to do so must be based on social and economic rather than scientific grounds.

continued.....

The Chartered Institute of Environmental Health's current policy is as follows:

"The CIEH with regard to overhead and buried high voltage power lines, electricity sub-stations, wind generators, microwave and radio transmitters mobile phone base stations and other similar installations emitting electro magnetic radiation (EMR) in close proximity to dwellings considers:

(a) That the effect on human health based on scientific evidence is insignificant and not proven.

(b) That there is no convincing national or international scientific research linking Electromagnetic Radiation and deterioration in human health.

(c) That a precautionary approach to restricting building or access near such installations (apart from physical safety barriers) cannot be sustained on health grounds alone and if adopted must be based on access, amenity and public acceptability considerations.

(d) That Local Authorities should adopt a policy on how to address questions from the public on Electromagnetic radiation from such sources."

Please contact me if you require further information.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

A·P·T
A Marconi company

The Barn, Farndon Grange, Marston Lane, East Farndon, Market Harborough, Leicestershire LE16 9SL
Telephone: (01858) 439300 Fax: (01858) 439301
Web Site: www.aptelecom.com

51377
NAYB
03 JAN

Ms Natalie Brown
Wokingham District Council
Development Control Section
Civic Offices
Shute End
Wokingham
RG40 1BN

My Ref: NGM/07198
Your Ref: TL/2001/5445
Date: 28 December 2001

Dear Ms Brown,

Proposed Telecommunications Development at Lane End Farm House, Shinfield Road, Shinfield, Reading.

I write with reference to the notice of permitted development (your reference TL/2001/5445 refers) for the above mentioned telecommunications development.

Firstly, contrary to the information given in your letter, I would like to point out that the notice of permitted development was sent to you by recorded delivery and that Royal Mail has confirmed that the Council received the documentation on 07/12/01 (see enclosure). It is from this date that the 56 day period stipulated by Part 24 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001 runs and not the date on which the application was registered. Therefore, in my opinion, the 56-day period expires on the 31/01/02 and not the 01/02/02 as stated in your letter.

Secondly, I also wish to confirm that under The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001 it is the responsibility of the Local Planning Authority to erect the site notice.

Section A3 (5) states; ***'Subject to paragraphs (7)(c) and (d), upon receipt of the application under paragraph (4) the Local Planning Authority shall –***

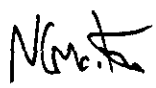
(d) in the case of development which does not fall within (b) or (c), shall give notice of the proposed development, in the appropriate form set out in schedule 3 to the Procedure Order –

(i) by site display in at least one place on or near the land to which the application relates for not less that 21 days'.

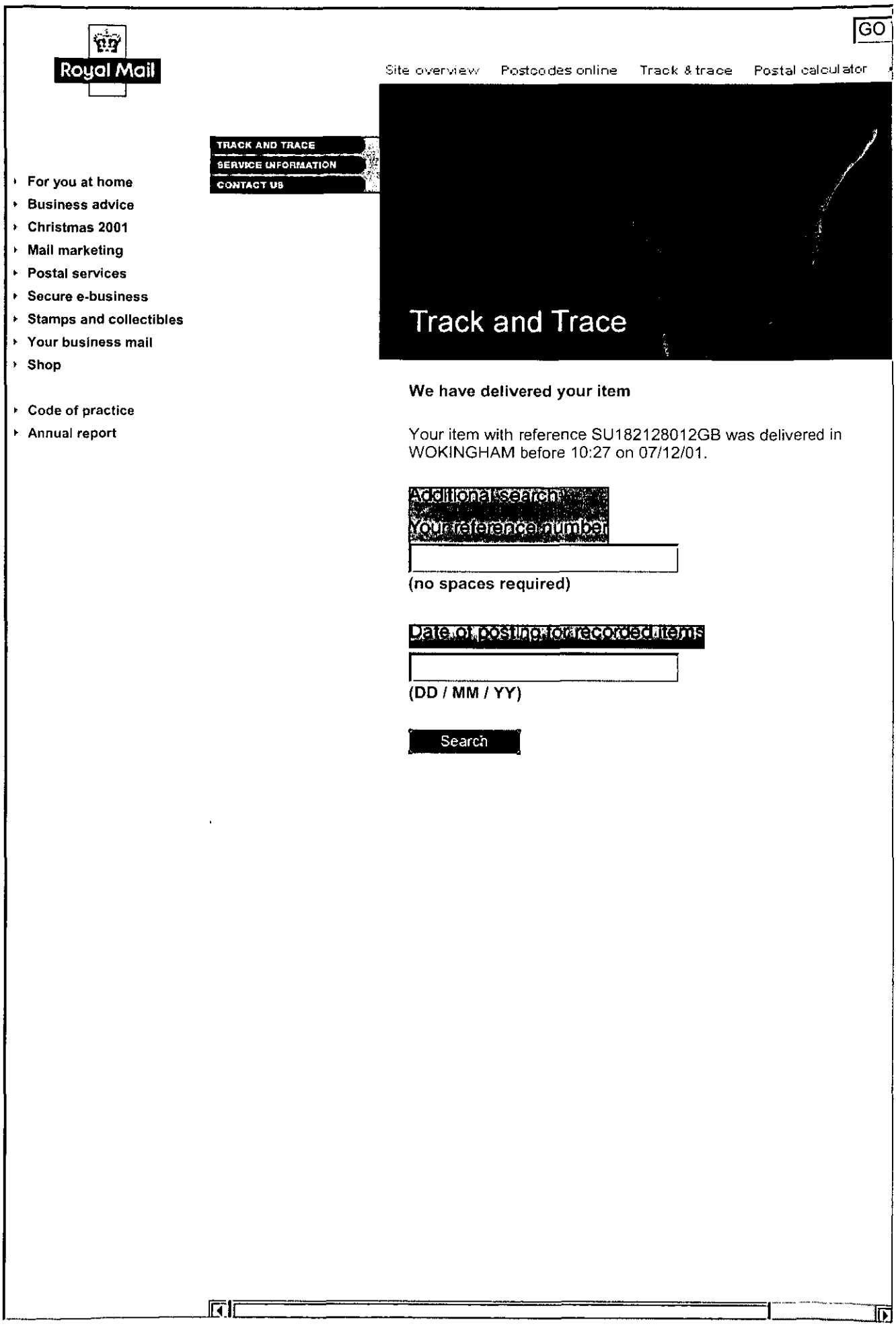
I therefore hereby return the site notice that accompanied your letter dated the 13th December 2001.

I hope that this clarifies the situation. However should you wish to discuss this issue please do not hesitate to contact me.

Yours Sincerely,



Neil Martyn
For and on Behalf of BTCellnet Ltd
Direct Line: 01858 439316
E-mail: Neil.Martyn@Marconi.com


Royal Mail
GO
Site overview
Postcodes online
Track & trace
Postal calculator
TRACK AND TRACE
SERVICE INFORMATION
CONTACT US
For you at home
Business advice
Christmas 2001
Mail marketing
Postal services
Secure e-business
Stamps and collectibles
Your business mail
Shop
Code of practice
Annual report
Track and Trace
We have delivered your item
Your item with reference SU182128012GB was delivered in WOKINGHAM before 10:27 on 07/12/01.
Additional search
Your reference number
(no spaces required)
Date of posting for recorded items
(DD / MM / YY)
Search

Application Number : TL/2001/5445	Map No : 65
Case Officer : NPB	Site Area : 0.01
Valid Date : 7/12/01	Received Date: 07/12/2001

Level : Delegated Application

Description : Proposed erection of 15m high monopole, equipment cabin and ancillary development.

Location : Lane End Farm House, Shinfield Road, Shinfield, Reading.

Parish : SH Ward : SHI 13/12/01.

Applicant : Bt Cellnet Ltd C/O APT.

Fee Required: £190 Fee Received: £190

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 13/12/01-B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property ✓

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

As map.....

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OTHERS

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A·P·T
A Marconi company

The Barn, Farndon Grange, Marston Lane, East Farndon, Market Harborough, Leicestershire LE16 9SL
Telephone: (01858) 439300 Fax: (01858) 439301
Web Site: www.aptelecom.com

10.DEC.2001* 5445

Chief Planning Officer
Wokingham District Council
Development Control Section
Civic Offices
Shute End
Wokingham
RG40 1BN

My Ref: NGM/07198
Your Ref:
Date: 06 December 2001

Dear Sir,

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2001 - PART 24 DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEM OPERATORS

NOTIFICATION OF PERMITTED DEVELOPMENT PROPOSED BY BTCELLNET LTD FOR THE ERECTION OF ONE 15M MONOPOLE, ONE EQUIPMENT CABIN AND DEVELOPMENT ANCILLARY AT LANE END FARM, SHINFIELD, READING, RG2 9BE.

BT Cellnet Ltd is licensed to provide a Cellular Radio Network within the United Kingdom. In order to facilitate this, the company has been conferred the status of Public Telecommunication Code System Operator to provide a public telecommunication system under Section 9 of the Telecommunications Act 1984.

We are writing, on behalf of BT Cellnet, to make application under condition A.3 (3) of the above Order for a determination as to whether the prior approval of the authority will be required to the siting and appearance of the development. We attach plans (Ref No: 01BT100/007198/APT01/101/A, 201/A and 202/A) showing the proposed installation, together with a cheque for £190.00 (One Hundred and Ninety Pounds).

Should you wish to discuss the proposals in greater detail, or require further technical information, please do not hesitate to contact the undersigned.

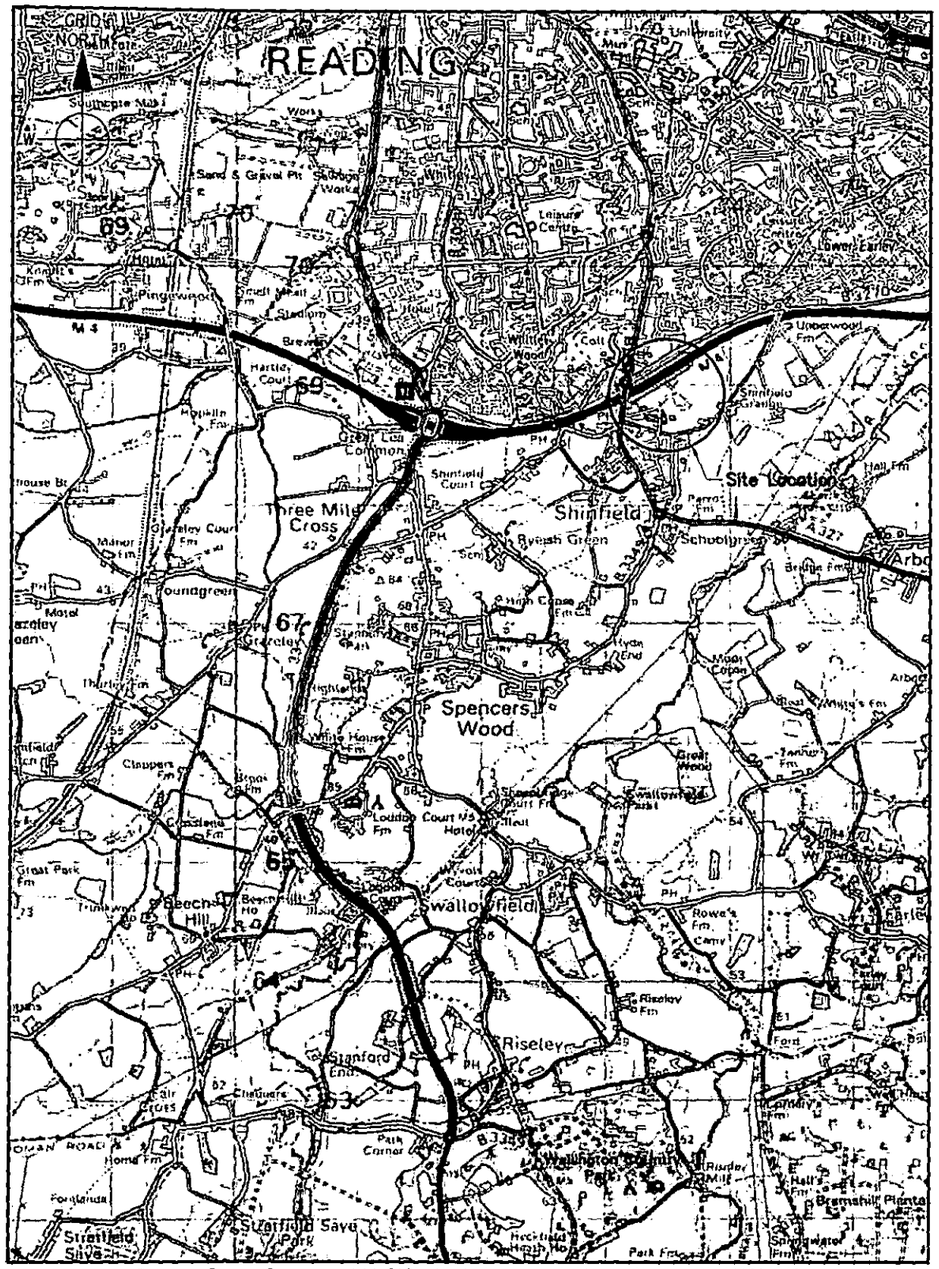
Yours faithfully,

N/Mott

Neil Martyn
For and on Behalf of BTCellnet Ltd
Direct Line: 01858 439316
E-mail: Neil.Martyn@Marconi.com

CAD File Ref No op1696_100_a.dwg

5445



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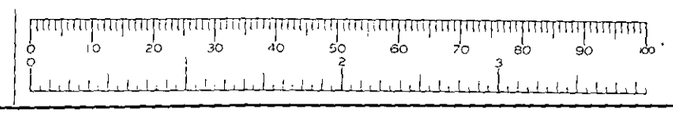
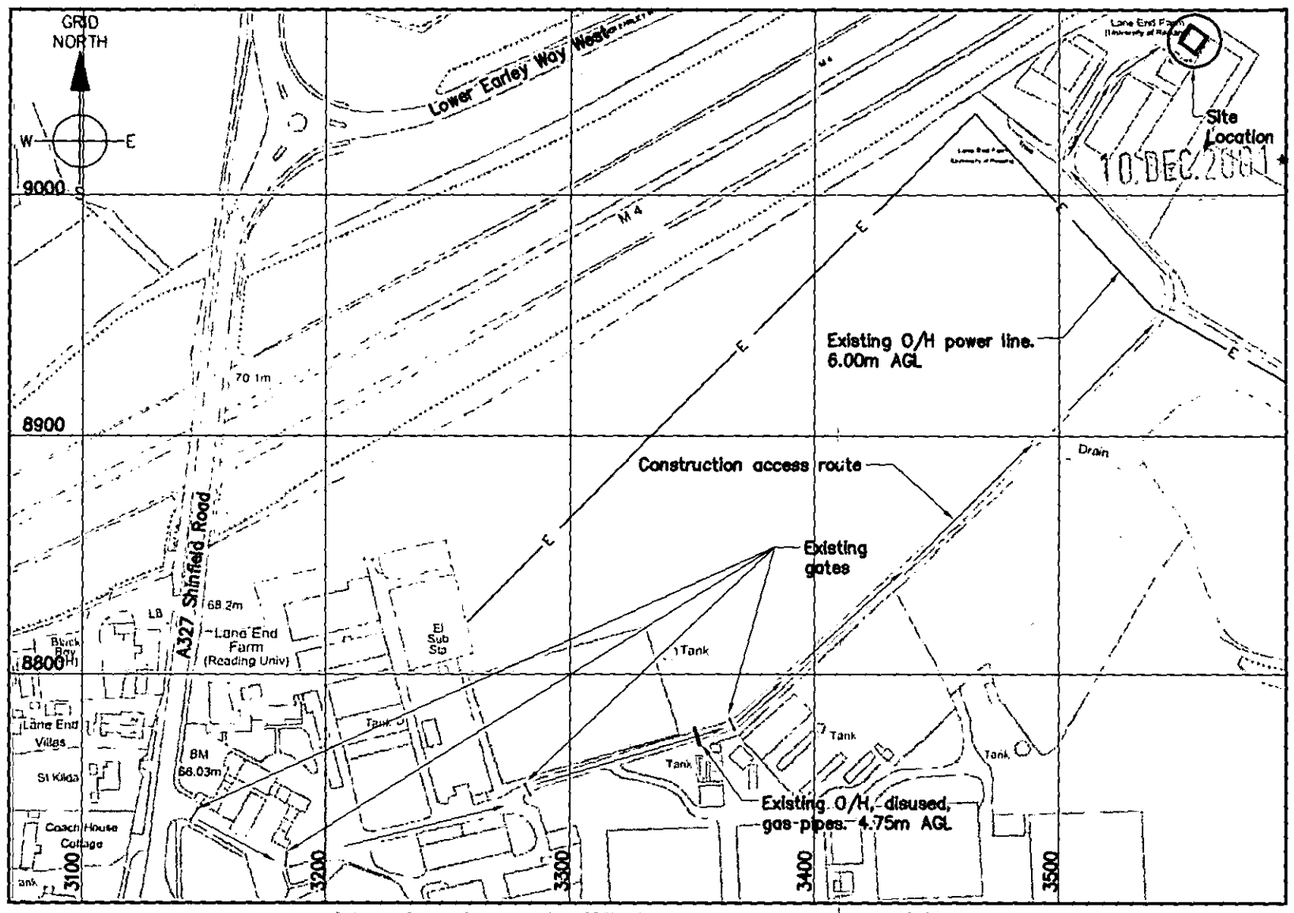
SITE AREA MAP

Scale 1:50000



N.G.R.
473560E,169065N



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SITE LOCATION MAP

Scale 1:2500

APPROVED

CONSTRUCTION SITE DIRECTIONS:

From J11 on the M4 take the B3270 (Whitley Wood Lane) till the A327 (Shinfield Rd). Follow the A327 over the M4 for 300m then turn left into the Horticultural Station. Follow the track past the greenhouses. After 300m turn left and after a further 100m, the site is on the right in the corner by the conifer trees.

Rev	Date	Amendments	Drawn By	Approved By
A	19/11/01	FIRST ISSUE	BE	

A·P·T
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FAX: +44 (0) 1252 666067

Client: BTCellnet

Client Ref: ADC

Job Title: CELL – 007198
READING SOUTH
LANE END FARM, SHINFIELD,
READING, RG2 9BE

Drawing Title:
SITE LOCATION – CONSTRUCTION ROUTE

Drawing Status: PLANNING

Scale				Issue date:
AS SHOWN				
Surveyor	Date	Checked By	Date	Approved by	Date
B Eshmade	16/11/01	BE	19/11/01	DK	19/11/01

Drawing No. 01BT100/007198/APT01/101 Rev. A

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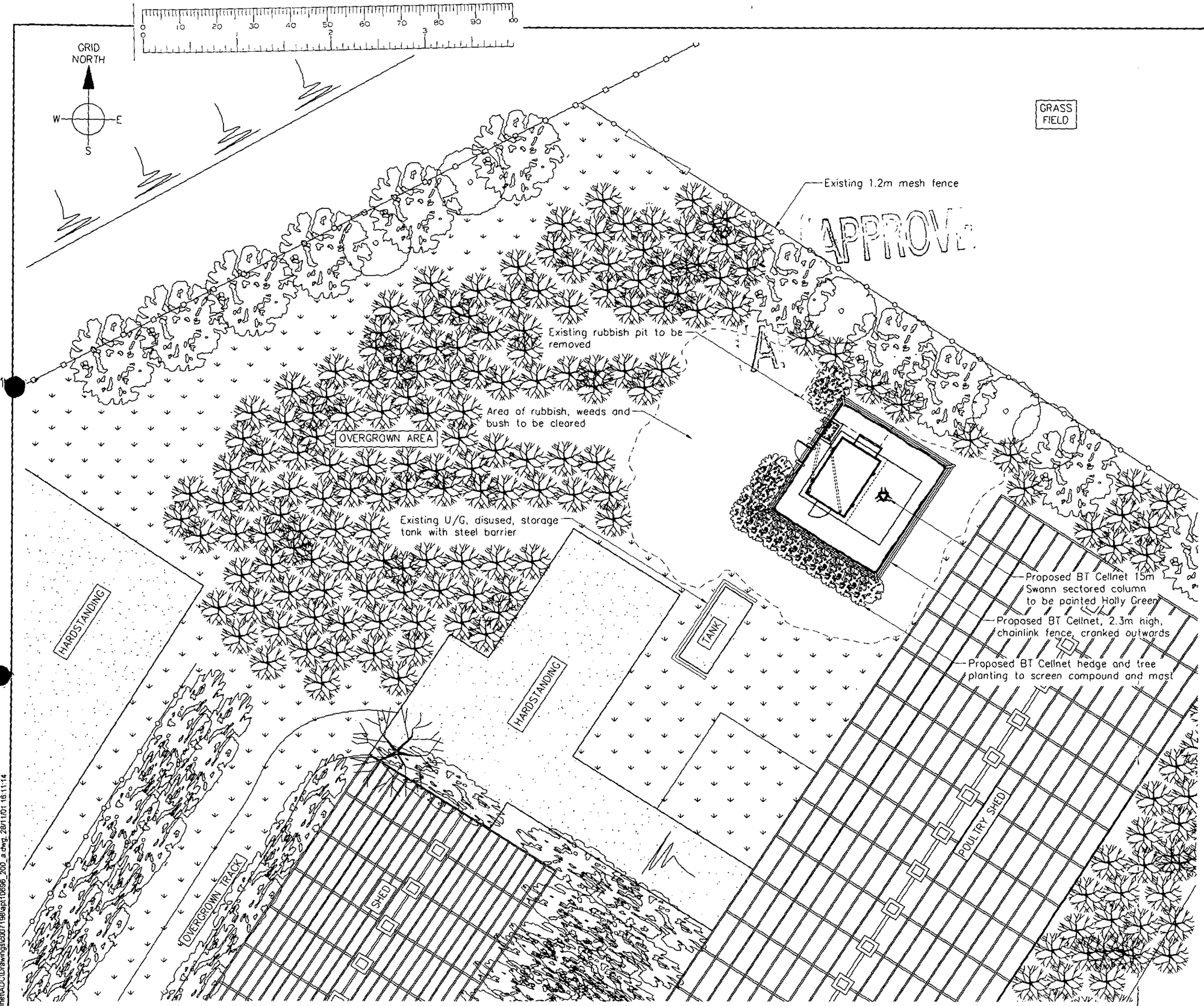

CAD File Ref No apt10696_200_a.dwg

GENERAL NOTES:

1.1 Use written dimensions only

1.2 All dimensions are in mm unless specified

1.3 Assume all site details are existing unless specified

APPROVED

10.DEC.2001 * 5445

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Client Ref: ADC

Job Title: CELL – 007198
READING SOUTH
LANE END FARM, SHINFIELD,
READING, RG2 9BE

Drawing Title: SITE LAYOUT

Drawing Status: PLANNING

Scale				Issue date:
1:200				28/11/01
Surveyor: B Eshmade	Date: 16/11/01	Checked by: DR	Date: 28/11/01	Approved by:	Date: 28/11/01

Drawing No. 01BT100/007198/APT01/201 Rev. A

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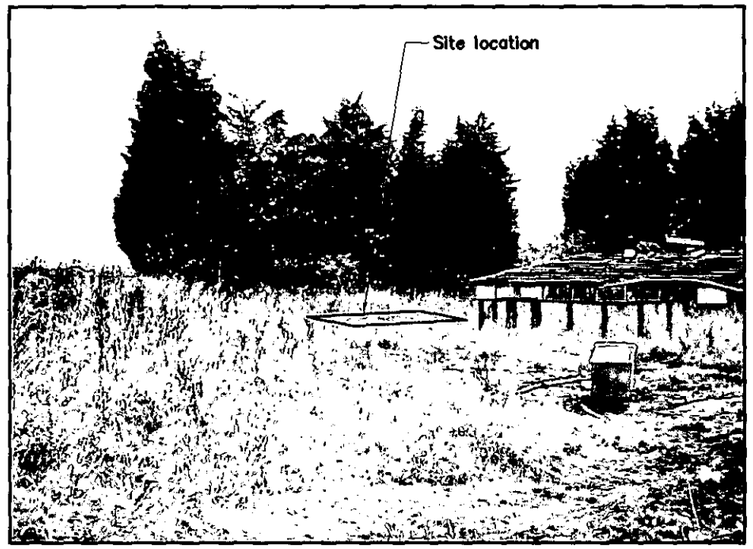
CAD File Ref No apt10696_300_a.dwg

10.DEC.2001 ★ 5445



SITE ACCESS



VIEW FROM SOUTH WEST

APPROVED



VIEW FROM SOUTH



VIEW FROM SOUTH

Rev	Date	Amendments	Drawn By	Approved By
A	20/11/01	FIRST ISSUE	BE	...

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Client Ref: ADC

Job Title: CELL – 007198
READING SOUTH
LANE END FARM, SHINFIELD,
READING, RG2 9BE

Drawing Title: SITE PHOTOS

Drawing Status: PLANNING

Scale	Issue date:
NA	28/11/01

Surveyor	Date	Checked By	Date	Approved by	Date
B Eshmade	15/11/01		28/11/01		28/11/01

Drawing No. 01BT100/007198/APT01/301 Rev. A

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CAD File Ref No apt10696_200_a.dwg

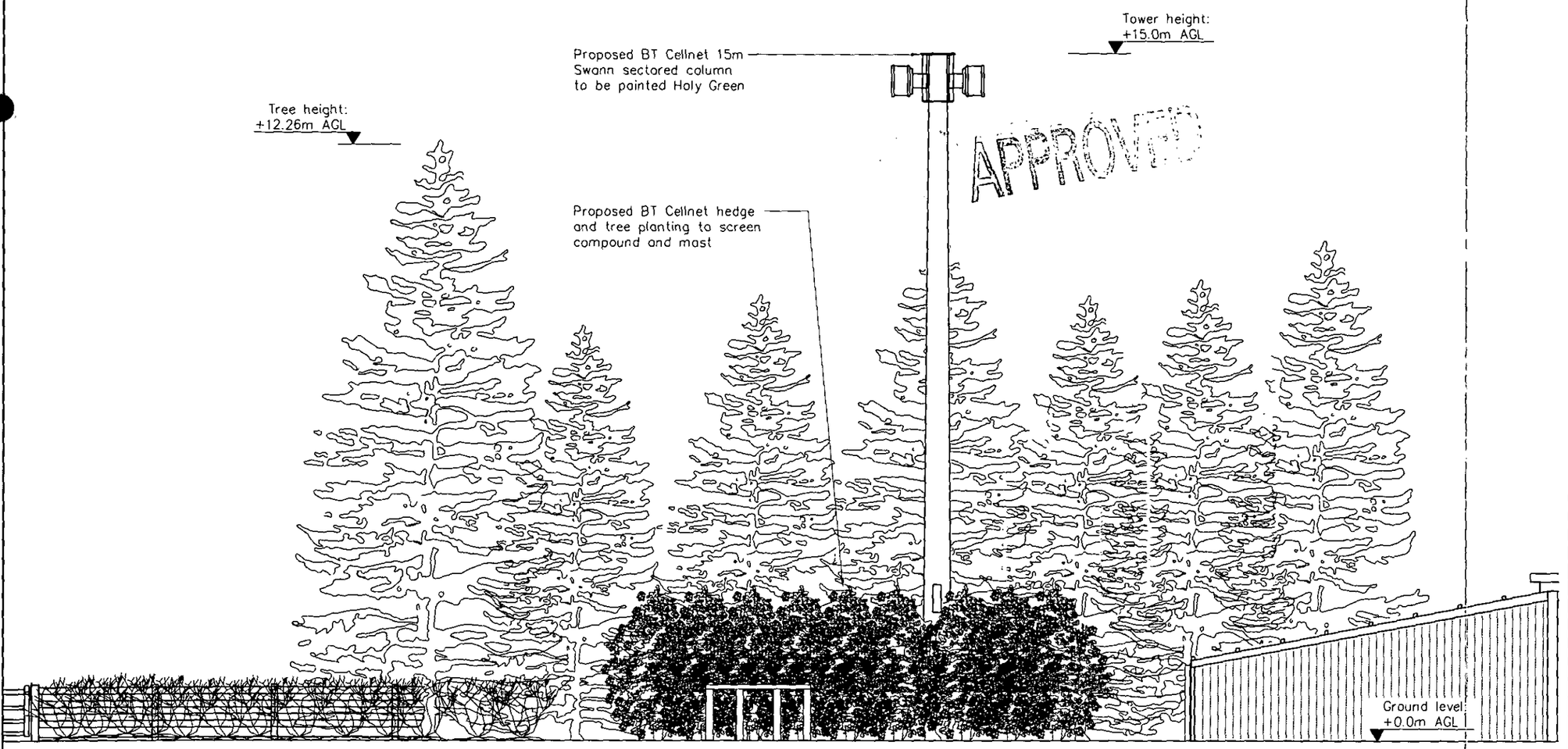
GENERAL NOTES:

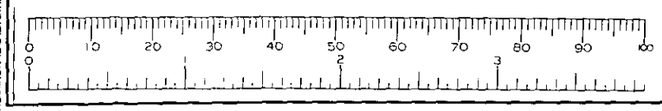
1.1 Use written dimensions only

1.2 All dimensions are in mm unless specified

1.3 Assume all site details are existing unless specified

10.DEC.2001 * 5445





Rev	Date	Amendments	Drawn By	Approved By
A	19/11/01	FIRST ISSUE	BE	...

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Client:

BTCellnet

Client Ref: ADC

Job Title: CELL – 007198
READING SOUTH
LANE END FARM, SHINFIELD,
READING, RG2 9BE

Drawing Title:

SITE ELEVATION – SOUTH WEST

Drawing Status: PLANNING

Scale	Issue date:
1:100	28/11/01

Surveyor	Date	Checked by	Date	Approved by	Date
B Eshmade	16/11/01		28/11/01		28/11/01

Drawing No. 01BT100/007198/APT01/202 Rev. A

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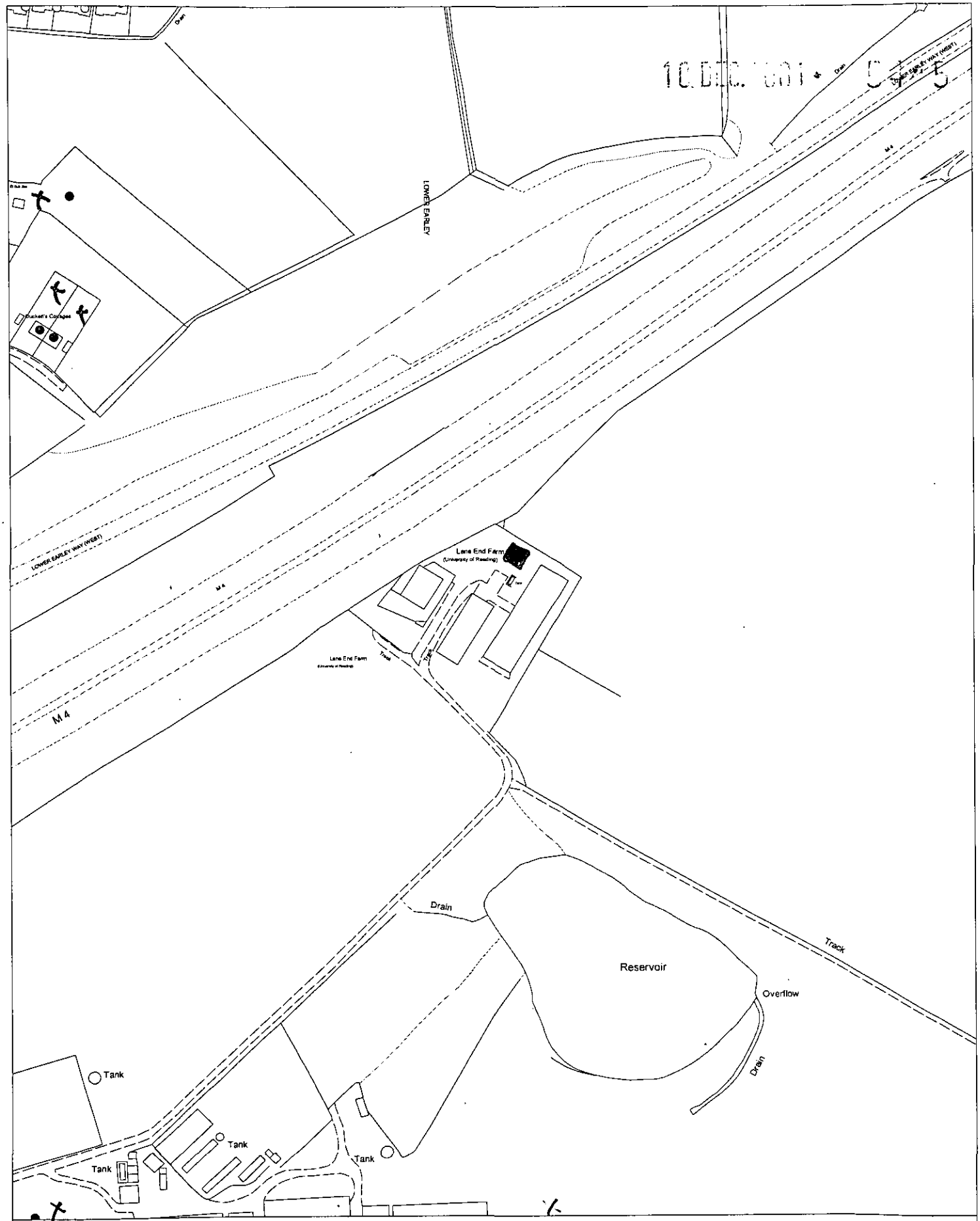

Site Plan, Scale: 1 to 2500

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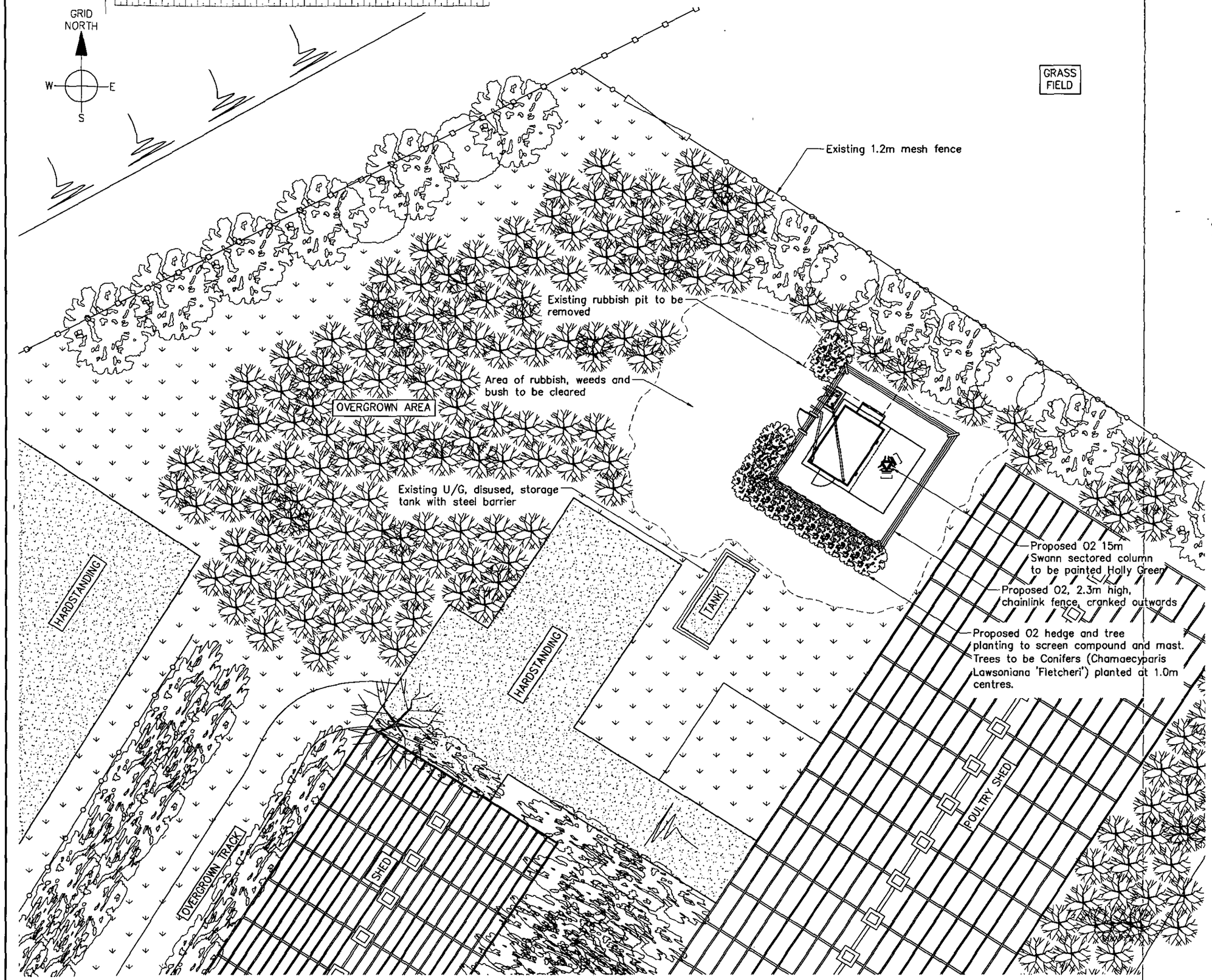
Date: 7 December 2001

N
W E
S



CAD File Ref No apt10696_200_b.dwg

GENERAL NOTES:

1.1 Use written dimensions only

1.2 All dimensions are in mm unless specified

1.3 Assume all site details are existing unless specified

PLANS TO MEET CONDITIONS

5445

PLANNING SERVICES	HPT
PCL	TLS
DC	FMF
APF	
CS	

17 JUN 2002

COPIES TO

Rev	Date	Amendments	Drawn By	Approved By
B	14/06/02	LANDSCAPING DETAILS ADDED	GD	...
A	19/11/01	FIRST ISSUE	BE	...

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Client: O_2

Client Ref: ADC

Job Title: CELL – 007198
READING SOUTH
LANE END FARM, SHINFIELD,
READING, RG2 9BE

Drawing Title: SITE LAYOUT

Drawing Status: PLANNING

Scale				Issue date:	
1:200					
Surveyor B Eshmade	Date 16/11/01	Checked by	Date	Approved by	Date

Drawing No. 01BT100/007198/APT01/201 Rev. B