APPLICATION NO:
F/2002/8173

LOCATION:
35 Loddon Bridge Road, Woodley Reading.

APPLICANT:
Mr T Cannon

PROPOSAL:
Proposed erection of 10.15m high amateur radio mast.

EARLIEST DATE FOR DECISION: **23/01/2003**

APPLICATION WILL HAVE EXPIRED ON 05/02/2003

CASE OFFICER: **Daniel Gigg**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr T Cannon
35 Loddon Bridge Road
Woodley
Berks
RG5 4AP

Application Number: F/2002/8173

Parish: **WOODLEY**

Location: **35, Loddon Bridge Road, Woodley, Reading.**

Proposal: **Proposed erection of 10.15m high amateur radio mast.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason
1. By virtue of its siting, scale and form the radio mast will be an incongruous feature in the landscape and as such is contrary to policy LBE2 of the adopted Loddon Area Local Plan, policies WOS3 and WBE1 of the Wokingham District Local Plan (as proposed to be modified) and policy EN1 of the Berkshire Structure Plan.

Informative
1. The applicant is invited to discuss with officers an alternative scheme with a view to an approval.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policy LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 05/02/2003

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/8173

Applicant : Mr T Cannon .

Location : 35, Loddon Bridge Road, Woodley, Reading.
Proposal : Proposed erection of 10.15m high amateur radio mast.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 11/12/2002

Earliest Date for Decision : 23/01/2003

Latest Consultation Date/Site Notice Expiry Date : 23/01/2003

This application will have expired on: 05/02/2003. 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 :

Parish Council - The ~~xxxx~~ mast would be inappropriate and have an unacceptable impact on neighbours.

Planning Issues :

Impact upon character of the area.
" " neighbouring properties

Application Number: F/2002/8173 – 35 Loddon Bridge Road, Woodley.

Appraisal:

Proposed Development

The proposed development is for an amateur radio mast. The mast will be 10.15m in height and at its widest point will be 6m.

The site lies in the identified settlement. The proposed falls to be assessed against policies in the Loddon Area Local Plan (adotped) and Wokingham District Local Plan (as proposed to be modified).

Planning History

41613 – Retrospective planning permission was granted for an 8.22m high mast in 1993. It was felt that there would not be an impact on the character of the area given that the existing trees would provide sufficient screening. However, a condition was attached requesting the mast to be removed from the site when no longer needed for reception or transmission.

1. Impact upon neighbouring properties

There will be no detrimental impacts on neighbouring properties in terms of the proposed aerial mast causing overshadowing or being overbearing.

2. Impact upon the character of the area

From the details submitted on the planning application, the proposed radio mast would not be retractable. Accordingly, it would be a permanent feature on the landscape. The main impact will be from the part of the radio mast that will be 6m in width with it being at a height of 10.15m. Even though the applicant would intend to paint the radio mast green and locate it behind a tree, it is not felt that this would reduce its impact. As such it would be an incongruous feature on the landscape that would be visible from Coppice Road and the rear amenity space of the properties at Coppice Road and Munro Avenue.

~~**Approval:**~~ **Refusal:** ✓

8173

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			By virtue of its siting, scale and form the radio mast will be an incongruous feature in the landscape and as such is contrary to Policies LBE2 of the adopted Loddon Area Local Plan, Policies WOS3 and WBE1 of the Wokingham District Local Plan (as proposed to be modified) and Policy EN1 of the Berkshire Structure Plan

Informatives for approvals	
1	The applicant is invited to discuss with officers an alternative scheme with a view to an approval.
N16	

Loddon Area Local Plan	LBE2
South East Area Local Plan	
Wokingham District Local Plan	WOS3, WBE1
Green Belt Local Plan	
Berkshire Structure Plan	EN1
Minerals Local Plan	

Recommendation and conditions/reasons agreed: P. J.S. Andrews

Date: 30/4/03

RECORD OF SITE VISIT

SITE ADDRESS: 35 Loddon Bridge Road Woodley Reading.

APPLICATION NUMBER: F/2002/8173

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 7/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES
- Land at no. 45 is 90cm higher than at no 35 -
- Views into Site from Coppice Road.
- Land to rear of no 45 is also higher

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ADDRESS 35 LODDON BRIDGE ROAD PARISH WOODLEY

PLOT No. 1 ORD. SHEET No. SU.7671(53)

BUILDER Messrs. James Miller & Partners

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/29/58	Messrs. James Miller & Ptns	Outline	23.5.58	N/A. Refuse
0/47/58	"	"	8.7.58	N/A. C/A.
135/58	"	Semi/Det. House	8.7.58	App. C/A.
195/58	"	Revised Type - Semi/Det. House	21.11.58	App. C/A.
RD/666/67	Mr. H. H. Bullard	Garage	21.12.67	App. N/A.
1264/72	Mr W J. Butler	Addn'l Bedroom, Utility & Toilet	3.8.72	Permitted Developt.
28984			27/1/87	C/A
AAA 3633	MR. S. ELDER	1st FLOOR EXT.	20.10.87	APP
4/613	MR. T. CANNON (RLTRD)	27' MAST IN GARDEN	24.9.93	C/A
F/2001/3678	"	ext to driveway	14.05.01	C/A
F/2002/8173	"	10.15m radio mast		

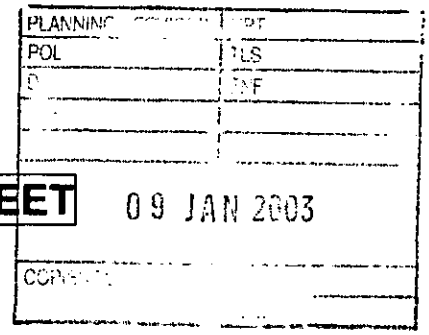
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Daniel Gigg



WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER: F/2002/8173

PROPOSAL: Proposed erection of 10.15m high amateur radio mast

SITE ADDRESS: 35 Loddon Bridge Road

APPLICANT: Mr. T. Cannon

The Plans Committee had some concerns that the location of this mast, with its increased height, was inappropriate, and would have an unacceptable impact on neighbours.

Signed: _____ Date: 8.1.03.
for Woodley Town Council

Application Number: F/2002/8173

Case Officer : DPG

Map No : 53
Site Area :
Received Date: 11/12/2002

Valid Date :

Level : Delegated Application

Description : Proposed erection of 10.15m high amateur radio mast.

Location : 35, Loddon Bridge Road, Woodley, Reading.

Parish : WY **Ward :** Loddon. 30.12.02 JB.

Applicant : Mr T Cannon

Fee Required: £110 **Fee Received: £110** (2)

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	Not imperial sizes.		
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL	[redacted]		
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 30-12-02 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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S1N + See map.

.....

.....

No pre-apps.

**********FILE COPY**********

Tel: 0118 974 6296

Date: 30 December 2002

My ref: F/2002/8173

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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 Councillor

Application Number: F/2002/8173
35, Loddon Bridge Road, Woodley, Reading.
Proposed erection of 10.15m high amateur radio mast.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8173**
35, Loddon Bridge Road, Woodley, Reading.
Proposed erection of 10.15m high amateur radio mast.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Thair

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6296

Date: 30 December 2002

My ref: F/2002/8173

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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

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Trevor Watson
Development Control Manager

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Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Clifford

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6296

Date: 30 December 2002

My ref: F/2002/8173

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Daniel Gigg** Application Number: **F/2002/8173**
35, Loddon Bridge Road, Woodley, Reading.
Proposed erection of 10.15m high amateur radio mast.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Clacey

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/8173

Proposal:
Proposed erection of 10.15m high amateur radio mast.

Location:
35, Loddon Bridge Road, Woodley, 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 F/2002/8173 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/01/2003. 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.

Trevor Watson
Development Control Manager

30 December 2002

Organisation_Name	Building_Name	address1	Postcode
		1COPPICE ROADREADING	RG5 3QX
		2COPPICE ROADREADING	RG5 3QX
		3COPPICE ROADREADING	RG5 3QX
		4COPPICE ROADREADING	RG5 3QX
		6COPPICE ROADREADING	RG5 3QX
		2MUNRO AVENUEREADING	RG5 3QY
		4MUNRO AVENUEREADING	RG5 3QY
		31LODDON BRIDGE ROADREADING	RG5 4AP
		33LODDON BRIDGE ROADREADING	RG5 4AP
		35LODDON BRIDGE ROADREADING	RG5 4AP
		45LODDON BRIDGE ROADREADING	RG5 4AP
		47LODDON BRIDGE ROADREADING	RG5 4AP
		48LODDON BRIDGE ROADREADING	RG5 4AT
		50LODDON BRIDGE ROADREADING	RG5 4AT
		52LODDON BRIDGE ROADREADING	RG5 4AT
		54LODDON BRIDGE ROADREADING	RG5 4AT

Environmental Services

For office use only. Application number:

11.DEC.2002 8173

Householder planning application form

WOKINGHAM UNITARY
Aiming for Excellence

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

11 DEC 2002

1	Your name	THOMAS CANNON
	Address and postcode	35 LODDON BRIDGE RD WOODLEY READING BERKS RG5-4AP
	Phone number	0118 9628304 07748 528791
	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	35 LODDON BRIDGE RD WOODLEY READING BERKS RG5-4AP
4	Give brief details of the proposal for example, two storey side extension. About the application	10·150m AMATEUR RADIO MAST
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☒ No ☐ All trees staying
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	¼" Thick Galvanised Steel Bottom Section 3⅝×3⅝ Square Top section 3" Round. I can Paint Green to Blend in with trees
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	~~Existing:~~	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: J. Cannon

on behalf of

Date 9-12-02

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐