36 signatures. PLANNING SERVICES HPT

APPLICATION NO:
TL/2002/5605

LOCATION:
Land At Junction Of Clay Lane & London Road, Wokingham.

APPLICANT:
BT Cellnet Ltd C/O APT

PROPOSAL:
Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna ,two equipment cabinets and ancillary development.

EARLIEST DATE FOR DECISION: **02/02/2002**

APPLICATION WILL HAVE EXPIRED ON: 28/02/2002

CASE OFFICER: **Elaine Vashi**

D0

717

RAILEX
Marbleboard

EASIFILE EP7

Appeal Decision

Site visit made on 30 September 2002

by Simon Emerson BSc DipTP MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

15 OCT 2002

Appeal Ref: APP/X0360/A/02/1090164
Land at the junction of Clay Lane and London Road, Wokingham.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under a development order.
- The appeal is made by O2 (UK) Limited (formerly BT Cellnet Limited) against the decision of Wokingham District Council.
- The application (Ref: TL/2001/5605) dated 2 January 2002 was refused by notice dated 27 February 2002.
- The development proposed is the erection of one 10m monopole mobile phone mast, complete with one tri-sector antenna, 2 equipment cabinets and ancillary development.

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

Procedural Matters

1. The application is for prior approval under the provisions of Part 24, of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) in respect of development by a telecommunications code system operator. The appeal concerns only the siting and appearance of the development.

Planning Policy

2. The development plan includes the Berkshire Structure Plan (1991-2006) and the South East Area Local Plan 1994. No development plan or other policies are referred to in the decision notice, but the Council refer to a number of policies in their appeal submissions. In the structure plan, policy TC1 sets out criteria for telecommunication development; such development should be sited and designed so as not to result in significant adverse visual impact. Policy EN1 seeks to protect the character and quality of the environment; among other matters, development should be appropriate in scale, form impact, character and siting to its location and embody a high standard of design. Policy LD3 seeks to prevent development which would seriously harm the character and appearance of an area.

3. In the local plan, the Council refer to policy STV1 which lists identified settlements, but the Council do not indicate whether the site is within the identified settlement of Wokingham. But in my view, this policy is of limited relevance compared with those policies which specifically concern telecommunications development and those which seek to protect the character and appearance of an area. Policies SBE1 and SBE2 have similar objectives to structure plan policy EN1.

4. The Wokingham District Local Plan is nearing adoption; the Inspector's report on objections was received in November 2001. Policy WIC14 concerns telecommunications

development and refers to structure plan policy TC1 and other policies in the local plan. Policy WBE1 states that the Council will require good contemporary design, which respects its local character. The Council do not indicate that these policies are subject to any further modifications and I therefore consider that they have considerable weight.

5. National guidance on telecommunications is set out in Planning Policy Guidance (PPG) 8 *Telecommunications* 2001. The Government's general policy is to facilitate the growth of new and existing telecommunication systems whilst keeping the environmental impact to a minimum.

Main Issue

6. From what I have seen and read, I consider that the main issue is the effect on the character and appearance of the area.

Reasons

7. The proposed site for the mast is at the back edge of the footway on the southern side of London Road, which is the main road into Wokingham from Bracknell. The site is on the edge of the main built-up area; just to the west of the site the speed limit reduces to 30mph. There is residential development on the northern side of the road, but on the southern side of the road there is no development east of Clay Lane.

8. My impression is that the carriageway of this part of London Road is wider than is typical of many A roads. There are footways on either side of the road; the footway on the southern side being separated from the carriageway by a grass verge. For a considerable distance on either side of the site there is an almost continuos line of bushes and mature trees. There are regularly spaced lighting columns along this section of road; these are about 10m high. There are also various road signs in the vicinity. In my view, this section of London Road forms an important and attractive approach to Wokingham.

9. The proposed mast consists of a solid pole, somewhat thicker than the nearby lighting columns. The proposed colour of the pole is crystal blue. The antennae would be contained within the circumference of the main pole – there would be no equipment projecting from the pole, resulting in a simple, uncluttered appearance. The equipment cabinets would be coloured green and also sited at the back edge of the footway.

10. The proposed pole would be readily noticeable by drivers and pedestrians using London Road. But given its set back from the carriageway; its alignment with and similar height to the lighting columns nearby; its uncluttered appearance; the backdrop of mature trees; and the overall width of London Road, I consider that the mast would not be unduly prominent or appear out of scale or character with its setting. The equipment cabinets would be relatively small-scale features, similar to cabinets used by other utility providers and frequently seen alongside roads. In my view, the development would not harm the character or appearance of the area and there would be no conflict with the aim of policies in the development plan and in the emerging plan to ensure that the visual impact of development is acceptable.

11. The mast would also be readily visible from the front of a number of dwellings on the opposite side of London Road, but the overall width of the road, the backdrop of trees against which it would be seen and its similar scale to the lighting columns would ensure that the mast would not be overbearing or intrusive in the outlook of residents.

12. The appellant has explained that the mast is needed to increase signal strength for its existing network in this south-eastern corner of Wokingham and to provide coverage for its new 3G network. The appellant investigated 3 possible alternative sites further from residential property, but none were available. The Council has not suggested any alternative sites. Given that there would be no material harm from the development, it is unnecessary, in my view, to consider further whether alternative sites are available. I consider that there is no conflict with the aim of telecommunications policies TC1 and WIC14.

Other matters

13. Residents express concerns about the possible health risks from the development. Health risk was not a reason for refusal and the Council accepts in their appeal submissions that there is no valid objection on health grounds.

14. The health risk of radio base stations was one of the matters considered by the Independent Expert Group on Mobile Phones (The Stewart Committee). Their report was published in May 2000. The revised PPG 8 (August 2001) incorporates the Government's response to the report. The Government accepted the report's recommendations, including the need for base stations to comply with the radio frequency public exposure guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP). These are more stringent than the limits previously imposed.

15. PPG 8 indicates that the planning system in not the place for determining health safeguards. It goes on to state that if a proposed mobile phone base station meets the ICNIRP guidelines, it should not be necessary to consider further the health aspects of the development and concerns about them. The appellant has confirmed that the proposed equipment would comply with the ICNIRP guidelines. The emissions from the mast would be a very small fraction of the maximum recommended by ICNIRP.

16. I have found nothing to indicate that there would be an actual, objective, risk to health, nor is there evidence to outweigh recent Government advice on health considerations. In the light of all the above, I consider that the health fears of local residents are not a reason to dismiss the appeal.

Conclusions

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

Formal Decision

18. In exercise of the powers transferred to me, I allow the appeal and grant approval for the siting and appearance of the proposed 10m monopole mobile phone mast, complete with one tri-sector antenna, 2 equipment cabinets and ancillary development on land at the junction of Clay Lane and London Road, Wokingham, in accordance with the terms of the application Ref. TL/2001/5605 dated 2 January 2002, and the plans submitted therewith.

Information

19. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

20. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than approval of siting and appearance within the provisions of Part 24, of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Simon Emerson

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

REFUSAL OF PRIOR APPROVAL OF TELECOMMUNICATIONS NOTIFICATION

Mr Ben Stansfield
APT Ltd.
Dolphin House
Albany Park
Camberley
Surrey
GU16 7QH

Notification No: TL/2001/5605

Parish: Wokingham

Proposal: Proposed erection of one 10m monopole with one tri sector antenna, two equipment cabinets and development ancillary thereto.

Location: Land at Junction of Clay Lane and London Road

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

1. The proposal is unacceptable in view of the visual impact upon the local street scene and character of the area

Date:27th February 2002

Principal Development Control Officer

Tel: (0118) 974 6492

Date:

My ref: TL/2002/5599

WOKINGHAM UNITARY
Aiming for Excellence

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

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: TL/2002/5599
Land At Junction Of Gipsy Lane &, Southlands Road, , Wokingham.
Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna, two equipment cabinets and ancillary development.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **TL/2002/5599**
Land At Junction Of Gipsy Lane &, Southlands Road, , Wokingham.
Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna, two equipment cabinets and ancillary development.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Wyatt

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date:

My ref: TL/2002/5599

CONFIDENTIAL

WOKINGHAM UNITARY
Aiming for Excellence
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

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: TL/2002/5599
Land At Junction Of Gipsy Lane &, Southlands Road, , Wokingham.
Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna, two equipment cabinets and ancillary development..

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

03.JAN.2002* 5605

Proposed Development

The Site

The search area identified by the operator is located on the east edge of the urban area of Wokingham. The search area is a predominantly urban area; the A329 lies to the north of the search area with the main railway line to the south. An area of farmland is located in the eastern part of the search area with the remainder comprising residential properties. The land within the search area is relatively flat.

On account of the lack of alternative sites within the search area the proposed site is a street furniture option located on the eastern edge of the urban area. The site is set back from the carriageway on the south side of A329 (London road) in line with an existing street lamp to minimise its visual impact to road and pedestrian users. The land is within the control of Wokingham District Council Highways Department. Access to the site is gained via London Road. Maps indicating the location of the site are provided on drawing No. P/17914A/GEN/050.

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

Please find enclosed a search and coverage area map for the designated site. The search area is the region within which BT Cellnet would seek to locate a radio base station, and the coverage area is the region that requires radio signal coverage. In this instance the search and coverage areas cover the same region.

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, as outlined on the planning application form, and the general layout of the proposed telecommunications infrastructure are illustrated on the attached site layout plan (NGR: SU 82673, 68614) and elevations (Drawing No's. P/17914A/GEN/050 and P/17914A/GEN/051).

The proposed development consists of a 10m tall column complete with one tri-sector antenna. The column is proposed to be coloured Crystal Blue (BS 4800 18E 49). Two associated equipment cabinets, measuring 1360 x 1380 x 350mm and 1450 x 1500 x 350mm are to be sited adjacent to the

installation to the west. These cabinets are to be located to the rear of the footpath and painted green to help integrate these structures within the street scene.

Existing street lamps will help to integrate the proposal within the surrounding area. The siting of the proposed development in close proximity to an existing street lamp (see attached photograph) of a similar height to the proposed column will assist the integration of the proposal into the locality. Furthermore, trees situated on the both sides of London Road, as illustrated on the attached photographs, will provide screening to the pole when viewed from the residential properties located adjacent to the site.

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.

A.P.T. Marconi, on behalf of BT Cellnet Ltd., sent a pre-application consultation letter to the Authority dated 23 March and 11 July 2001. The latter letter identified the proposed design and location within the identified search area. A subsequent telephone conversation between Mr Justin Smith of APT Marconi and Mr Mike Thorpe from your Council was held on 16 August 2001. The officer indicated a preference for such installations to be located in the countryside and some 60m from residential properties. However, as can be illustrated from the search area map and the section covering alternative sites this has not proved to be possible in this circumstance, as such a stealth design has been proposed in order to satisfy the need identified by BT Cellnet.

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 mast and site sharing. For example, PPG 8 General Policies paragraph / bullet point 19 states:

"***In order to limit visual intrusion, the Government attaches considerable importance to keeping the numbers of radio and telecommunications masts, and of the sites for such installations, to the minimum consistent with the efficient operation of the network.***"

It is inevitable however that sites for new masts will be required in certain circumstances. 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 development on the environment."

The proposed column has been adopted for use due to its sympathetic design and siting adjacent to an existing lamppost of similar height and this is therefore considered consistent with Government advice.

Local Planning Policies

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

Policy WIC14 of the Wokingham District Local Plan (Consolidated Document Highlighting Proposed Amendments: February 2000) relates to telecommunications development. It states before permission is granted applicants will be required to show that no alternatively less visual intrusive site is available or technically feasible. Considerations of alternative options are identified later in this supporting statement.

Furthermore, the LPA appear to have adopted an 'informal policy' in its dealing with telecommunications developments, prohibiting those within 60 metres of residential property. This is contrary to Government advice contained within PPG8 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."

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 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.

APT Marconi
January 2002

03.JAN.2002* 5605

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 and illustrated on the attached search area and alternatives map included:

A. Woods Farm – The site provider was contacted but was not interested in having the proposed radio equipment on their land.

B. Agricultural Land – The site provider was contacted but was not interested in having the proposed radio equipment on their land.

C. Agricultural Land - The site provider was approached but was not interested in having the proposed radio equipment on their land due to the landowner awaiting housing development. This site was therefore discounted from the survey.

The site subject of this application met the required criteria for this cell. In erecting a 10-metre column mast on a pavement site adjacent to an existing

12 JAN 2002 5605

lamppost the proposal minimises any detrimental visual impact on the surrounding streetscape.

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

23 JAN 2002 5605

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 0.091% 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.

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

03.JAN.2002* 5605

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
January 2002

PLANNING SERVICES | HPT
POL 03 JAN 2002 | TPS
DC | ENF
APP |
CS |
0 4 JAN 2002
COPIES TO: | ACK:
FILE:
5505

A·P·T
A Marconi company

DEVELOPER'S NOTICE OF PROPOSED DEVELOPMENT

Proposed development at: **LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 2LT.**

I give notice that **APT-Marconi** on behalf of: **BTCellnet 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;

FOR THE ERECTION OF ONE 10M MONOPOLE MOBILE PHONE MAST, COMPLETE WITH ONE TRI-SECTOR ANTENNA, TWO EQUIPMENT CABINETS AND DEVELOPMENT ANCILLARY THERETO

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;

The Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
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: B. Stanford

ON BEHALF OF: BTCellnet Ltd

DATED: 02 January 2002

03 JAN 2002 5605

A·P·T
A Marconi company

DEVELOPER'S NOTICE OF PROPOSED DEVELOPMENT

Proposed development at: **LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 2LT.**

I give notice that **APT-Marconi** on behalf of: **BTCellnet 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;

FOR THE ERECTION OF ONE 10M MONOPOLE MOBILE PHONE MAST, COMPLETE WITH ONE TRI-SECTOR ANTENNA, TWO EQUIPMENT CABINETS AND DEVELOPMENT ANCILLARY THERETO

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;

The Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
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: B. Stanford

ON BEHALF OF: BTCellnet Ltd DATED: 02 January 2002

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

03 JAN 2002 - 5605

Highways Department.
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Ref: 17914
Date: 02 January 2002

Dear Sir / Madam

Proposed Telecommunications Installation for BTCellnet Ltd at London Road, Wokingham, Berkshire RG40 2LT.

As you will know, APT-Marconi on behalf of BTCellnet Ltd is proposing to submit an application to the Local Planning Authority 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,

B. Stansfield

Ben Stansfield
For and on Behalf of: BTCellnet Ltd
Direct Line: 01276 605016

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

03. JAN. 2002 * 5605

Highways Department.
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Ref: 17914
Date: 02 January 2002

Dear Sir / Madam

Proposed Telecommunications Installation for BTCellnet Ltd at London Road, Wokingham, Berkshire RG40 2LT.

As you will know, APT-Marconi on behalf of BTCellnet Ltd is proposing to submit an application to the Local Planning Authority 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,

B. Stansfield

Ben Stansfield
For and on Behalf of: BTCellnet Ltd
Direct Line: 01276 605016

56 DAY PRIOR APPROVAL NOTIFICATION AND SUPPORTING STATEMENT

RE: HOLME GREEN NORTH, LONDON ROAD
OUR REF: 17914

(Please quote above reference number in all communications)

January 2002

BTCellnet Limited
Brunel Way
Slough
Berkshire
SL1 1XL

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

03. JAN. 2002* 5605

CONTENTS

Section

- Code of Best Practice Forms and Certificates
- Proposed Development
- Planning Policy
- Assessment of Need
- Consideration of Alternatives
- Health and Safety
- Conclusion

Drawing/ Plan No

- Site Location and Layout Plan (Drawing No: P/17914A/GEN/050)
- Elevation drawing (P/17914A /GEN/051)

Appendix

- Cell search area
- Radio Coverage Plots as existing
- Radio Coverage Plots including proposed site
- Radio Coverage Plots for proposed site in isolation
- Compliance with ICNIRP (1998) Public Exposure Guidelines
- Licence Notification letter
- Colour photographs of site
- Copy of Developer's notice & covering letter

APT Marconi
January 2002

03.JAN.2002* 5605

A·P·T

A Marconi company

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	**LONDON ROAD**	**Site Address – HOLME GREEN NORTH LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 2LT.**
NGR	**SU 82673/68614**	
Site Ref. Number	**17914**	
Site Type (Macro/Micro/Picocell)	**Macrocell Street Furniture**	**Date – 2/1/02**

Pre Application Checklist

1. Date of last pre-rollout information submission to LPA	**03/05/97**
2. Name of LPA contact	**Julia Bird**
3. Comments – please see supporting information	

4. Date of written offer of pre-application consultation with LPA	**23/3/01**
5. Was there pre-application contact with the LPA	**Yes**
6. Date of pre-application contact with LPA	**16/8/01**
7. Name of LPA contact	**Mike Thorpe**
8. Outcome	**See supportive statement**
9. Was an LPA mast register used to check for suitable sites by the operator or the LPA?	**No**
10. If no explain why **No details of such register provided by LPA**	
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) A radio base station is required at the above site to provide extra radiotelephone coverage and capacity to the surrounding area. It is also required in order to provide contiguous radio cover to my Client's network.	
14. Alternative Sites Considered – See supporting statement	

Technical Information

03.JAN.2002* 5605

1.	**ICNIRP Declaration attached**	**Yes**
2.	**Frequency**	**900/1800 MHz**
3.	**Modulation characteristics**	**GMSK – GSM900/1800, QPSK - UMTS**
4.	**Power output**	**100w EiRP or 50dBm – GSM – 500w - UMTS**
5.	**Height of antenna (m at mid-point)**	**9.5m**

Reasons for choice of design

The use of a monopole mast and the siting of the equipment cabin were chosen so as to minimise the visual impact of the development within the existing streetscape.

The Proposed Structure

Type of Structure (e.g. tower, mast, etc): Column
Overall height: 10.0 Metres
Height of existing building (where applicable):

Equipment Housing:			**Second Equipment Housing:**		
Length:	1.360	Metres	Length:	1.450	Metres
Width:	0.350	Metres	Width:	0.350	Metres
Height:	1.380	Metres	Height:	1.500	Metres

Materials (as applicable):
Tower/mast etc: - type of material and external colour:
Galvanised Steelwork – painted Crystal Blue (BS4800 18 E 49)
Equipment housing- type of material and external colour:
Green plastic coated metal

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?**	

3. Additional relevant information	
Location of and distance to nearest residential property (were applicable)	03. JAN. 2002 ..32..M
Location of and distance to nearest school or college	..1000..M
Evidence that the school(s)/college(s) have been consulted	No

5605

For further information, please contact

Name	Ben Stansfield	Telephone	01276 605016
Operator	BT Cellnet Ltd	Fax no	01276 683781
Address	Dolphin House	Email address	Ben.Stansfield@marconi.com
	Albany Park		
	Camberley		
	Surrey		
	GU16 7QH.		
Signed	B. Stansfield	Date	2/1/02
Position	Planning Officer	Company (on behalf of the above operator)	A.P.T

03.JAN.2002* 5605

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

The Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

My Ref: 17914
Date: 02 January 2002

Dear Sir /Madam,

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

NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY BT CELLNET LTD. FOR THE ERECTION OF ONE TRI-SECTOR ANTENNA ON A 10M COLUMN AT LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 2LT.

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 Ltd is obliged to give you 56 days notice of its intention to carry out the development specified above and as shown on the attached plan numbered P/17914A/GEN/050 & /051.

The proposed works constitute permitted development under Part 24 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001.

I trust that this clarifies the situation.

Yours faithfully,

B. Stansfield

Ben Stansfield
For and on behalf of: BTCellnet Limited
Direct Line: 01276 605016

5605

03. JAN. 2002* 5605

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

The Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

My Ref: 17914
Date: 02 January 2002

Dear Sir /Madam,

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

ERECTION OF ONE 10M MONOPOLE MOBILE PHONE MAST, COMPLETE WITH ONE TRI-SECTOR ANTENNA, TWO EQUIPMENT CABINETS AND DEVELOPMENT ANCILLARY THERETO AT LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 2LT.

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.

We are writing, on behalf of BTCellnet Ltd, 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 plan (Ref No:P/17914A/GEN/050 & /051) and a site location plan showing the proposed installation, together with a cheque for £190.00 (One Hundred and Ninety Pounds) and supporting information.

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,

B. Stansfield

Ben Stansfield
For and on Behalf of: BTCellnet Limited
Direct Line: 01276 605016

Received by Wokingham District Council

Application No: TL/2002/5599

Proposal:
Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna, two equipment cabinets and ancillary development.

Location:
Land At Junction Of Gipsy Lane &, Southlands Road, , Wokingham.

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/2002/5599 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 02/02/2002. 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

09 January 2002

PLANNING SERVICES | HPT
POL 03 JAN 2002 | TPS
DC | ENF
APP |
CS |
04 JAN 2002
COPIES TO: | ACK:
FILE:

A·P·T
A Marconi company

DEVELOPER'S NOTICE OF PROPOSED DEVELOPMENT

Proposed development at: **LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 2LT.**

I give notice that **APT-Marconi** on behalf of: **BTCellnet 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;

FOR THE ERECTION OF ONE 10M MONOPOLE MOBILE PHONE MAST, COMPLETE WITH ONE TRI-SECTOR ANTENNA, TWO EQUIPMENT CABINETS AND DEVELOPMENT ANCILLARY THERETO

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;

The Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
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: B. Stanfield

ON BEHALF OF: BTCellnet Ltd

DATED: 02 January 2002

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

03. JAN. 2002 * 5605

Highways Department.
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Ref: 17914
Date: 02 January 2002

Dear Sir / Madam

Proposed Telecommunications Installation for BTCellnet Ltd at London Road, Wokingham, Berkshire RG40 2LT.

As you will know, APT-Marconi on behalf of BTCellnet Ltd is proposing to submit an application to the Local Planning Authority 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,

B. Stansfield

Ben Stansfield
For and on Behalf of: BTCellnet Ltd
Direct Line: 01276 605016

5605

03.JAN.2002* 5605

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

The Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

My Ref: 17914
Date: 02 January 2002

Dear Sir /Madam,

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

ERECTION OF ONE 10M MONOPOLE MOBILE PHONE MAST, COMPLETE WITH ONE TRI-SECTOR ANTENNA, TWO EQUIPMENT CABINETS AND DEVELOPMENT ANCILLARY THERETO AT LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 2LT.

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.

We are writing, on behalf of BTCellnet Ltd, 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 plan (Ref No:P/17914A/GEN/050 & /051) and a site location plan showing the proposed installation, together with a cheque for £190.00 (One Hundred and Ninety Pounds) and supporting information.

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,

B. Stansfield

Ben Stansfield
For and on Behalf of: BTCellnet Limited
Direct Line: 01276 605016

56 DAY PRIOR APPROVAL NOTIFICATION AND SUPPORTING STATEMENT

RE: HOLME GREEN NORTH, LONDON ROAD
OUR REF: 17914

(Please quote above reference number in all communications)

January 2002

BTCellnet Limited
Brunel Way
Slough
Berkshire
SL1 1XL

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

03.JAN.2002*

CONTENTS

Section

- Code of Best Practice Forms and Certificates
- Proposed Development
- Planning Policy
- Assessment of Need
- Consideration of Alternatives
- Health and Safety
- Conclusion

Drawing/ Plan No

- Site Location and Layout Plan (Drawing No: P/17914A/GEN/050)
- Elevation drawing (P/17914A /GEN/051)

Appendix

- Cell search area
- Radio Coverage Plots as existing
- Radio Coverage Plots including proposed site
- Radio Coverage Plots for proposed site in isolation
- Compliance with ICNIRP (1998) Public Exposure Guidelines
- Licence Notification letter
- Colour photographs of site
- Copy of Developer's notice & covering letter

APT Marconi
January 2002

03. JAN. 2002 ★ 560

A·P·T

A Marconi company

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	**LONDON ROAD**	**Site Address – HOLME GREEN NORTH LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 2LT.**
NGR	**SU 82673/68614**	
Site Ref. Number	**17914**	
Site Type (Macro/Micro/Picocell)	**Macrocell Street Furniture**	**Date – 2/1/02**

Pre Application Checklist

1. Date of last pre-rollout information submission to LPA	**03/05/97**
2. Name of LPA contact	**Julia Bird**
3. Comments – please see supporting information	

4. Date of written offer of pre-application consultation with LPA	**23/3/01**
5. Was there pre-application contact with the LPA	**Yes**
6. Date of pre-application contact with LPA	**16/8/01**
7. *Name of LPA contact*	***Mike Thorpe***
8. Outcome	**See supportive statement**
9. Was an LPA mast register used to check for suitable sites by the operator or the LPA?	**No**
10. If no explain why **No details of such register provided by LPA**	
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) A radio base station is required at the above site to provide extra radiotelephone coverage and capacity to the surrounding area. It is also required in order to provide contiguous radio cover to my Client's network.	
14. Alternative Sites Considered – See supporting statement	

Technical Information

03.JAN.2002*

1. ICNIRP Declaration attached		Yes
2. Frequency	900/1800 MHz	
3. Modulation characteristics	GMSK – GSM900/1800, QPSK - UMTS	
4. Power output	100w EiRP or 50dBm – GSM – 500w - UMTS	
5. Height of antenna (m at mid-point)	9.5m	

Reasons for choice of design
The use of a monopole mast and the siting of the equipment cabin were chosen so as to minimise the visual impact of the development within the existing streetscape.

The Proposed Structure

Type of Structure (e.g. tower, mast, etc): Column
Overall height: 10.0 Metres
Height of existing building (where applicable):

Equipment Housing:

Length:	1.360	Metres
Width:	0.350	Metres
Height:	1.380	Metres

Second Equipment Housing:

Length:	1.450	Metres
Width:	0.350	Metres
Height:	1.500	Metres

Materials (as applicable):
Tower/mast etc: - type of material and external colour:
Galvanised Steelwork – painted Crystal Blue (BS4800 18 E 49)
Equipment housing- type of material and external colour:
Green plastic coated metal

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?	

3. Additional relevant information	
Location of and distance to nearest residential property (were applicable)	03. JAN. 2002 32..M
Location of and distance to nearest school or college	..1000..M
Evidence that the school(s)/college(s) have been consulted	No

5609

For further information, please contact

Name	Ben Stansfield	Telephone	01276 605016
Operator	BT Cellnet Ltd	Fax no	01276 683781
Address	Dolphin House	Email address	Ben.Stansfield@marconi.com
	Albany Park		
	Camberley		
	Surrey		
	GU16 7QH.		
Signed	B. Stansfield	Date	2/1/02
Position	Planning Officer	Company (on behalf of the above operator)	A.P.T

03.JAN.2002* 5605

Proposed Development

The Site

The search area identified by the operator is located on the east edge of the urban area of Wokingham. The search area is a predominantly urban area; the A329 lies to the north of the search area with the main railway line to the south. An area of farmland is located in the eastern part of the search area with the remainder comprising residential properties. The land within the search area is relatively flat.

On account of the lack of alternative sites within the search area the proposed site is a street furniture option located on the eastern edge of the urban area. The site is set back from the carriageway on the south side of A329 (London road) in line with an existing street lamp to minimise its visual impact to road and pedestrian users. The land is within the control of Wokingham District Council Highways Department. Access to the site is gained via London Road. Maps indicating the location of the site are provided on drawing No. P/17914A/GEN/050.

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

Please find enclosed a search and coverage area map for the designated site. The search area is the region within which BT Cellnet would seek to locate a radio base station, and the coverage area is the region that requires radio signal coverage. In this instance the search and coverage areas cover the same region.

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, as outlined on the planning application form, and the general layout of the proposed telecommunications infrastructure are illustrated on the attached site layout plan (NGR: SU 82673, 68614) and elevations (Drawing No's. P/17914A/GEN/050 and P/17914A/GEN/051).

The proposed development consists of a 10m tall column complete with one tri-sector antenna. The column is proposed to be coloured Crystal Blue (BS 4800 18E 49). Two associated equipment cabinets, measuring 1360 x 1380 x 350mm and 1450 x 1500 x 350mm are to be sited adjacent to the

installation to the west. These cabinets are to be located to the rear of the footpath and painted green to help integrate these structures within the street scene.

Existing street lamps will help to integrate the proposal within the surrounding area. The siting of the proposed development in close proximity to an existing street lamp (see attached photograph) of a similar height to the proposed column will assist the integration of the proposal into the locality. Furthermore, trees situated on the both sides of London Road, as illustrated on the attached photographs, will provide screening to the pole when viewed from the residential properties located adjacent to the site.

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.

A.P.T. Marconi, on behalf of BT Cellnet Ltd., sent a pre-application consultation letter to the Authority dated 23 March and 11 July 2001. The latter letter identified the proposed design and location within the identified search area. A subsequent telephone conversation between Mr Justin Smith of APT Marconi and Mr Mike Thorpe from your Council was held on 16 August 2001. The officer indicated a preference for such installations to be located in the countryside and some 60m from residential properties. However, as can be illustrated from the search area map and the section covering alternative sites this has not proved to be possible in this circumstance, as such a stealth design has been proposed in order to satisfy the need identified by BT Cellnet.

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 mast and site sharing. For example, PPG 8 General Policies paragraph / bullet point 19 states:

"***In order to limit visual intrusion, the Government attaches considerable importance to keeping the numbers of radio and telecommunications masts, and of the sites for such installations, to the minimum consistent with the efficient operation of the network.***"

It is inevitable however that sites for new masts will be required in certain circumstances. 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 development on the environment."

The proposed column has been adopted for use due to its sympathetic design and siting adjacent to an existing lamppost of similar height and this is therefore considered consistent with Government advice.

Local Planning Policies

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

Policy WIC14 of the Wokingham District Local Plan (Consolidated Document Highlighting Proposed Amendments: February 2000) relates to telecommunications development. It states before permission is granted applicants will be required to show that no alternatively less visual intrusive site is available or technically feasible. Considerations of alternative options are identified later in this supporting statement.

Furthermore, the LPA appear to have adopted an 'informal policy' in its dealing with telecommunications developments, prohibiting those within 60 metres of residential property. This is contrary to Government advice contained within PPG8 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."

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 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.

APT Marconi
January 2002

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 and illustrated on the attached search area and alternatives map included:

A. Woods Farm – The site provider was contacted but was not interested in having the proposed radio equipment on their land.

B. Agricultural Land – The site provider was contacted but was not interested in having the proposed radio equipment on their land.

C. Agricultural Land - The site provider was approached but was not interested in having the proposed radio equipment on their land due to the landowner awaiting housing development. This site was therefore discounted from the survey.

The site subject of this application met the required criteria for this cell. In erecting a 10-metre column mast on a pavement site adjacent to an existing

lamppost the proposal minimises any detrimental visual impact on the surrounding streetscape.

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 0.091% 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.

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
January 2002

Tel: (0118) 974 6451

Date:

My ref: TL/2002/5605

WOKINGHAM UNITARY
Aiming for Excellence

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

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: TL/2002/5605
Land At Junction Of Clay Lane &, London Road, , Wokingham.
Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna ,two equipment cabinets and ancillary development.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **TL/2002/5605**
Land At Junction Of Clay Lane &, London Road, , Wokingham.
Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna ,two equipment cabinets and ancillary development.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor R Wyatt

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date:

My ref: TL/2002/5605

CONFIDENTIAL

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

WOKINGHAM UNITARY
Aiming for Excellence
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: TL/2002/5605
Land At Junction Of Clay Lane &, London Road, , Wokingham.
Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna ,two equipment cabinets and ancillary development..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

WORK SHEET FOR : Elaine Vashi

Application Number : TL/2002/5605

Applicant : BT Cellnet Ltd C/O APT.

Location : Land At Junction Of Clay Lane &, London Road, , Wokingham.

Proposal : Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna ,two equipment cabinets and ancillary development.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/01/2002

Earliest Date for Decision : 02/02/2002

Latest Consultation Date/Site Notice Expiry Date : 02/02/2002

This application <u>will have expired on</u>: <u>28/02/2002.</u> 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 :

OBS LETTERS: 38 letters rec.
38 signature petition.

HIGHWAYS: no objection

PROPERTY: 'no new'

WOKINGHAM TOWN COUNCIL: Object on grounds of - siting
- visually intrusive

Planning Issues :

* IMPACT UPON VISUAL AMENITY OF AREA.

Application no. TL/2002/5605

Appraisal:

The application being considered is for the erection of a 10m high monopole mast with two equipment cabinets 1.36m by 1.38m and 1.45m by 1.5m, along London Road approximately 25m to the north west of Clay Lane. The area is characterised by residential development along the northern side of London Road and the area immediately to the south west of the site is characterised by open greenfields maturely landscaped along the boundary with London road.

Concerns of Local Residents

35 letters of objection have been received from concerned local residents and a petition with 38 signatures. Local residents have raised concerns, which can be summarised under the following points:

1. Size and siting of the proposed mast and equipment cabinets; prominence in the street scene and impact visual amenity/ character of the local area.
2. Proximity of proposed installation to residential dwellings

1. Visual amenity

The proposed telecommunications mast would be approximately 10m high, and as shown on the submitted plans would be no higher than the existing street lamp. The mast is proposed to be located approximately 4m away from the lamp post closer to Clay Lane. Although the mast will be obscured by the presence of the existing street lamp when viewed from a distance, it is considered that it will become visible as the site is approached. It is also considered that the equipment cabinets will be visible due to their size, scale and massing. Due to the presence of existing street furniture and the mature setting of this part of London Road it is considered that the proposed mast and related equipment would contribute to a cluttering of street furniture and would have a negative impact upon the visual amenity of the street scene.

2. Proximity to residential dwellings and health hazards

Whilst many people accept that there are gaps in the knowledge surrounding mobile phone base stations the general feeling in the area is one of grave concern and a feeling that human health particularly towards children living in the immediate vicinity must be protected.

PPG 8 clearly states that it is 'the Governments firm view that the planning system is not the place for determining health safeguards.' The Stewart Report recommends that as 'the balance of evidence to date suggests that exposure to RF radiation below NRPB and ICNIRP guidelines do not cause adverse health effects to the general population.' This is reflected in the governments view that, 'if the proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for the Local Planning Authority to consider further the health aspects and concerns.'

Local residents raise the point that the Stewart Report advocates the use of the 'precautionary principle' and the establishment of 'clearly defined exclusion zones' around base station antennas. The Stewart report defines the precautionary approach, to be adopted for use in the UK, as being the ICNIRP guidelines for public

exposure (rather than those of the NRPB). In the governments view Local Planning Authorities, 'should not implement their own precautionary policies e.g. by way of imposing a ban or moratorium on new telecommunications development...' With regards to exclusion zones, these are only to be implemented where installations exceed ICNIRP guidelines.

As the installation being considered in this application meets ICNIRP guidelines (as stated in BT Cellnet submission) the aims of PPG 8 have been met and no valid objection on health grounds exists.

Conclusion

It is considered that the proposed 10m high monopole mast and two equipment cabinets due to the size, scale and siting would be obtrusive features in the street scene and would add to clutter of street furniture in the area such that it would have an adverse impact upon the visual amenity of the street scene and character of the local area.

Application Number TL/2002/5605
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land At Junction Of Clay Lane & London Road Wokingham.

APPLICATION NUMBER: TL/2002/5605

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 21/1/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
residential area.

3. DESCRIPTION OF SITE/BUILDING
25m from Clay Lane
road signs & street lamp

4. RELATIONSHIP TO ADJOINING PROPERTIES
n/a.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: TL/2002/5605

Proposal:
Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna ,two equipment cabinets and ancillary development.

Location:
Land At Junction Of Clay Lane &, London Road, , Wokingham.

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/2002/5605 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/02/2002. 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

09 January 2002

03 JAN 2002 5605

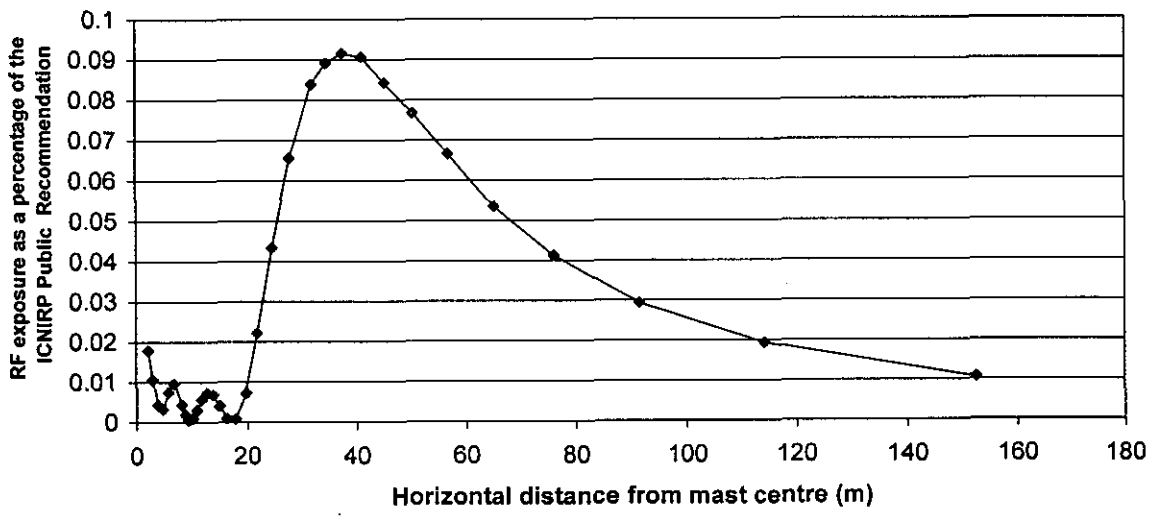
STREET FURNITURE MACROCELL ANTENNA FIELD STRENGTH PREDICTION

BTcellnet

SITE: 17914 SF London Road

Range from	2	m
to	200	m
900 MHz Band:		
Number of carriers	2	
ERP per carrier	17	Watts relative to a dipole
1800 MHz Band:		
Number of carriers	0	
ERP per carrier	100	Watts relative to a dipole
3rd Generation:		
Number of carriers	1	
ERP per carrier	122	Watts relative to a dipole
Mechanical Downtilt	0	degrees
Antenna Height	10	m - measured local ground to antenna centre
Measurement height	0	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 =	7.30	milliwatts per sq m
at	38	metres from the mast
	0.010	% of NRPB safety levels
	0.091	% of ICNIRP safety level
equivalent to	1.7	Volts per metre

Warnings: None

Date: 12-Dec-01

03.JAN.2002* 5605

BTcellnet

Declaration of Conformity with ICNIRP Public Exposure Guidelines ("ICNIRP Declaration")

BT Cellnet
260 Bath Road
Slough
SL1 4DX

Certifies that the proposed equipment and installation as detailed in the attached planning / GPDO application at:

Cell 17914 Holme Green North
London Road, Wokingham, Berkshire, RG40 2LT

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 * "on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz)".

* Reference: 1999/519/EC

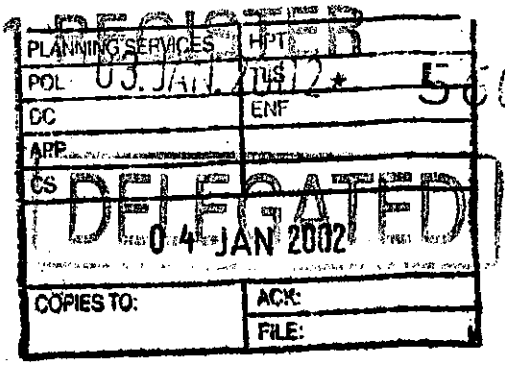
Date: 6th December 2001.....

Signed: ..... On behalf of BT Cellnet

Name: Abdul Ajaz

Position: M25 Zone 1 Acquisition Manager

PART 1 REGISTER



5605

A·P·T
A Marconi company

DEVELOPER'S NOTICE OF PROPOSED DEVELOPMENT

Proposed development at: **LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 2LT.**

I give notice that **APT-Marconi** on behalf of: **BTCellnet 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;

FOR THE ERECTION OF ONE 10M MONOPOLE MOBILE PHONE MAST, COMPLETE WITH ONE TRI-SECTOR ANTENNA, TWO EQUIPMENT CABINETS AND DEVELOPMENT ANCILLARY THERETO

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;

The Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
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: B. Stanford

ON BEHALF OF: BTCellnet Ltd

DATED: 02 January 2002

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

03 JAN 2002 * 5605

Highways Department.
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Ref: 17914
Date: 02 January 2002

Dear Sir / Madam

Proposed Telecommunications Installation for BTCellnet Ltd at London Road, Wokingham, Berkshire RG40 2LT.

As you will know, APT-Marconi on behalf of BTCellnet Ltd is proposing to submit an application to the Local Planning Authority 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,

B. Stansfield

Ben Stansfield
For and on Behalf of: BTCellnet Ltd
Direct Line: 01276 605016

5605

03.JAN.2002* 5605

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

The Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

My Ref: 17914
Date: 02 January 2002

Dear Sir /Madam,

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

ERECTION OF ONE 10M MONOPOLE MOBILE PHONE MAST, COMPLETE WITH ONE TRI-SECTOR ANTENNA, TWO EQUIPMENT CABINETS AND DEVELOPMENT ANCILLARY THERETO AT LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 2LT.

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.

We are writing, on behalf of BTCellnet Ltd, 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 plan (Ref No:P/17914A/GEN/050 & /051) and a site location plan showing the proposed installation, together with a cheque for £190.00 (One Hundred and Ninety Pounds) and supporting information.

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,

B. Stansfield

Ben Stansfield
For and on Behalf of: BTCellnet Limited
Direct Line: 01276 605016

56 DAY PRIOR APPROVAL NOTIFICATION AND SUPPORTING STATEMENT

RE: HOLME GREEN NORTH, LONDON ROAD
OUR REF: 17914

(Please quote above reference number in all communications)

January 2002

BTCellnet Limited
Brunel Way
Slough
Berkshire
SL1 1XL

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

03.JAN.2002*

CONTENTS

Section

- Code of Best Practice Forms and Certificates
- Proposed Development
- Planning Policy
- Assessment of Need
- Consideration of Alternatives
- Health and Safety
- Conclusion

Drawing/ Plan No

- Site Location and Layout Plan (Drawing No: P/17914A/GEN/050)
- Elevation drawing (P/17914A /GEN/051)

Appendix

- Cell search area
- Radio Coverage Plots as existing
- Radio Coverage Plots including proposed site
- Radio Coverage Plots for proposed site in isolation
- Compliance with ICNIRP (1998) Public Exposure Guidelines
- Licence Notification letter
- Colour photographs of site
- Copy of Developer's notice & covering letter

APT Marconi
January 2002

03.JAN.2002* 56

A·P·T

A Marconi company

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	LONDON ROAD	Site Address – HOLME GREEN NORTH LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 2LT.
NGR	SU 82673/68614	
Site Ref. Number	17914	
Site Type (Macro/Micro/Picocell)	Macrocell Street Furniture	Date – 2/1/02

Pre Application Checklist

1. Date of last pre-rollout information submission to LPA	03/05/97
2. Name of LPA contact	Julia Bird
3. Comments – please see supporting information	

4. Date of written offer of pre-application consultation with LPA	23/3/01
5. Was there pre-application contact with the LPA	Yes
6. Date of pre-application contact with LPA	16/8/01
7. Name of LPA contact	Mike Thorpe
8. Outcome	See supportive statement
9. Was an LPA mast register used to check for suitable sites by the operator or the LPA?	No
10. If no explain why No details of such register provided by LPA	
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) A radio base station is required at the above site to provide extra radiotelephone coverage and capacity to the surrounding area. It is also required in order to provide contiguous radio cover to my Client's network.	
14. Alternative Sites Considered – See supporting statement	

Technical Information

03.JAN.2002*

1.	ICNIRP Declaration attached	Yes
2.	Frequency	900/1800 MHz
3.	Modulation characteristics	GMSK – GSM900/1800, QPSK - UMTS
4.	Power output	100w EiRP or 50dBm – GSM – 500w - UMTS
5.	Height of antenna (m at mid-point)	9.5m

Reasons for choice of design
The use of a monopole mast and the siting of the equipment cabin were chosen so as to minimise the visual impact of the development within the existing streetscape.

The Proposed Structure

Type of Structure (e.g. tower, mast, etc): Column
Overall height: 10.0 Metres
Height of existing building (where applicable):

Equipment Housing:			**Second Equipment Housing:**		
Length:	1.360	Metres	Length:	1.450	Metres
Width:	0.350	Metres	Width:	0.350	Metres
Height:	1.380	Metres	Height:	1.500	Metres

Materials (as applicable):
Tower/mast etc: - type of material and external colour:
Galvanised Steelwork – painted Crystal Blue (BS4800 18 E 49)
Equipment housing- type of material and external colour:
Green plastic coated metal

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?	

3. Additional relevant information	
Location of and distance to nearest residential property (were applicable)	03 JAN 2002 32..M
Location of and distance to nearest school or college	..1000..M
Evidence that the school(s)/college(s) have been consulted	No

560

For further information, please contact

Name	Ben Stansfield	Telephone	01276 605016
Operator	BT Cellnet Ltd	Fax no	01276 683781
Address	Dolphin House	Email address	Ben.Stansfield@marconi.com
	Albany Park		
	Camberley		
	Surrey		
	GU16 7QH.		
Signed	B. Stansfield	Date	2/1/02
Position	Planning Officer	Company (on behalf of the above operator)	A.P.T

Proposed Development

The Site

The search area identified by the operator is located on the east edge of the urban area of Wokingham. The search area is a predominantly urban area; the A329 lies to the north of the search area with the main railway line to the south. An area of farmland is located in the eastern part of the search area with the remainder comprising residential properties. The land within the search area is relatively flat.

On account of the lack of alternative sites within the search area the proposed site is a street furniture option located on the eastern edge of the urban area. The site is set back from the carriageway on the south side of A329 (London road) in line with an existing street lamp to minimise its visual impact to road and pedestrian users. The land is within the control of Wokingham District Council Highways Department. Access to the site is gained via London Road. Maps indicating the location of the site are provided on drawing No. P/17914A/GEN/050.

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

Please find enclosed a search and coverage area map for the designated site. The search area is the region within which BT Cellnet would seek to locate a radio base station, and the coverage area is the region that requires radio signal coverage. In this instance the search and coverage areas cover the same region.

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, as outlined on the planning application form, and the general layout of the proposed telecommunications infrastructure are illustrated on the attached site layout plan (NGR: SU 82673, 68614) and elevations (Drawing No's. P/17914A/GEN/050 and P/17914A/GEN/051).

The proposed development consists of a 10m tall column complete with one tri-sector antenna. The column is proposed to be coloured Crystal Blue (BS 4800 18E 49). Two associated equipment cabinets, measuring 1360 x 1380 x 350mm and 1450 x 1500 x 350mm are to be sited adjacent to the

installation to the west. These cabinets are to be located to the rear of the footpath and painted green to help integrate these structures within the street scene.

Existing street lamps will help to integrate the proposal within the surrounding area. The siting of the proposed development in close proximity to an existing street lamp (see attached photograph) of a similar height to the proposed column will assist the integration of the proposal into the locality. Furthermore, trees situated on the both sides of London Road, as illustrated on the attached photographs, will provide screening to the pole when viewed from the residential properties located adjacent to the site.

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.

A.P.T. Marconi, on behalf of BT Cellnet Ltd., sent a pre-application consultation letter to the Authority dated 23 March and 11 July 2001. The latter letter identified the proposed design and location within the identified search area. A subsequent telephone conversation between Mr Justin Smith of APT Marconi and Mr Mike Thorpe from your Council was held on 16 August 2001. The officer indicated a preference for such installations to be located in the countryside and some 60m from residential properties. However, as can be illustrated from the search area map and the section covering alternative sites this has not proved to be possible in this circumstance, as such a stealth design has been proposed in order to satisfy the need identified by BT Cellnet.

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 mast and site sharing. For example, PPG 8 General Policies paragraph / bullet point 19 states:

"In order to limit visual intrusion, the Government attaches considerable importance to keeping the numbers of radio and telecommunications masts, and of the sites for such installations, to the minimum consistent with the efficient operation of the network."

It is inevitable however that sites for new masts will be required in certain circumstances. 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 development on the environment."

The proposed column has been adopted for use due to its sympathetic design and siting adjacent to an existing lamppost of similar height and this is therefore considered consistent with Government advice.

Local Planning Policies

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

Policy WIC14 of the Wokingham District Local Plan (Consolidated Document Highlighting Proposed Amendments: February 2000) relates to telecommunications development. It states before permission is granted applicants will be required to show that no alternatively less visual intrusive site is available or technically feasible. Considerations of alternative options are identified later in this supporting statement.

Furthermore, the LPA appear to have adopted an 'informal policy' in its dealing with telecommunications developments, prohibiting those within 60 metres of residential property. This is contrary to Government advice contained within PPG8 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."

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

A·P·T
A Marconi company
Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

52466

PLANNING SERVICES	HPT
POL EV	TLS
APP	ENF
DS	

30 JAN 2002

COPIES TO:	ACK:
	FILE:

Ms E Vashi
Development Control Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

My Ref: 17914
Your Ref: TL/2002/5605
Date: 29 January 2002

Dear Ms Vashi,

ERECTION OF ONE 10M MONOPOLE MOBILE PHONE MAST, COMPLETE WITH ONE TRI-SECTOR ANTENNA, TWO EQUIPMENT CABINETS AND DEVELOPMENT ANCILLARY THERETO AT SOUTHLANDS ROAD, WOKINGHAM, BERKSHIRE.
CLAY LANE.

I write with reference to your letter dated 28 January 2002 and our further telephone conversation.

Your letter indicates the need for the Prior Approval process to be undertaken with respect to this proposed development. Following our discussion we understand that the information provided with the submission is sufficient for you to make a decision.

We note that you have requested whether the site could be moved further from the residential properties. As discussed with you the site you indicated as a possible location (the field to the rear of the proposed site) has already been considered as an alternative site within the supporting statement. Having further discussions with our acquisition agent we can confirm that the owner of this land is not prepared to rent an area of this land to BTCellnet as such it has not been possible to alter the proposed location of the development.

As you are aware from the supporting information already provided the search area for the site is driven by customer demand with this at its greatest in urban areas. Where the search area is predominately residential in nature it is unlikely to be able to find a suitable location located far from residential properties. The proposed street furniture will be in accordance with ICNIRP levels and its design has been suggested in order to minimise its visual impact on the street scene.

If however you require further information in order to make your decision please do not hesitate to contact me.

Yours sincerely,

Ben Stansfield
For and on Behalf of BTCellnet Ltd
Direct Line: 01276 605016
E-mail: Ben.Stansfield@marconi.com

PLANNING SERVICES
POL
DC EV
APP
CS
HPT 52487
TLE
ENF
COPIES TO:
30 JAN 2002
ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Elaine Vashi

Application Number: TL/2001/5605

Proposal: Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna, two equipment cabins and ancillary development.

Site Address: Land at junction of Clay Lane & London Road, Wokingham

Applicant: BT Cellnet Ltd C/O APT

Your observations are required in respect of this application **by 02/02/02**

At its meeting on 22 January 2002, the Planning & Transportation Committee resolved to make the following observation:

Object on the following grounds:

- **The siting is not appropriate**
- **Both the pole and large equipment cabins are visually intrusive, and would adversely affect the amenities of the area.**

SIGNED: _____ **DATE:** 28/01/02

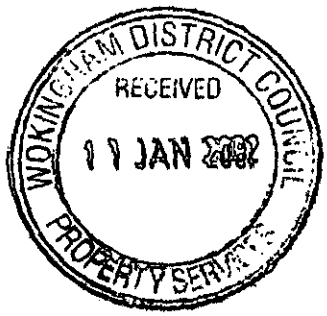
CLERK TO Wokingham Town Council

From

To: Peres. J. Andersen
Property Dept

To

From: Elaine Vashi



Date: 09 January 2002

Application Number: TL/2002/5605

Proposal: Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna ,two equipment cabinets and ancillary development..

Site Address:
Land At Junction Of Clay Lane &, London Road, , Wokingham.

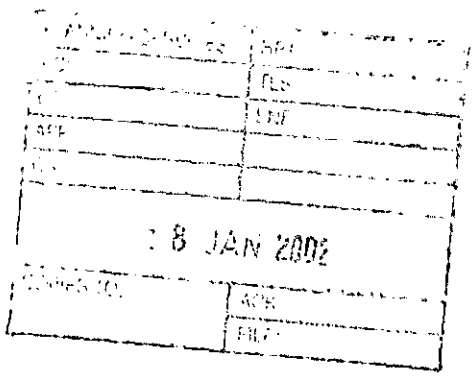
Applicant:
BT Cellnet Ltd C/O APT.

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

Elaine,

The above ~~application~~ site does not fall within or adjacent to Council-owned property so we are not in a position to take a view upon it.

Peres J Andersen
Technical Assistant
Estates Unit.



HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 09 January 2002

Application Number: TL/2002/5605

Proposal: Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna ,two equipment cabinets and ancillary development.

Parish: WOKINGHAM TOWN

Site Address:
Land At Junction Of Clay Lane &, London Road, , Wokingham.

Applicant:
BT Cellnet Ltd C/O APT.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** AE 14/1/02

TL/2001/5605

P. 1

* * * COMMUNICATION RESULT REPORT (27.FEB.2002 19:43) * * *

TTI WDC PLAN&TRANSPORT

FILE MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
116 MEMORY TX		901276683781	OK	P. 2/2

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

AND POSTED FIRST CLASS ON 27th feb. 2002.

E. Vashi.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 27/2/02

TO: mr. BEN STANSFIELD

FROM: E.VASHI **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 01276 683781.

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: TELECOMMUNICATIONS INSTALLATION AT JUNCTION of CLAY LANE & LONDON ROAD.

NOTES:

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
TL/2002/5605	David Barron Caroline Scollan 67 Proctors Road WOKINGHAM. RG40 1RP
TL/2002/5605	Albert Spragg Cherry Trees 264 London Road WOKINGHAM. RG40 1QY
TL/2002/5605	Mrs Heather Harrison 276 London Road WOKINGHAM. RG40 1RD
TL/2002/5605	Doreen and David Patience 11 Woodrow Drive WOKINGHAM. RG40
TL/2002/5605	Mrs C Saunders 40 Priest Avenue WOKINGHAM. RG40 2LX
TL/2002/5605	Mr A Miller 25 Priest Avenue WOKINGHAM. RG40 2LT
TL/2002/5605	Mar & Mrs G.A. Crafter The Laurels 258 London Road WOKINGHAM. RG40 1QY
TL/2002/5605	M. Gaines 294 London Road WOKINGHAM. RG40 1RD
TL/2002/5605	R.S. Nott 296 London Road WOKINGHAM. RG40 1RD
TL/2002/5605	Jeanette E. Meacher 231 London Road WOKINGHAM. RG40 1RB

WOKINGHAM UNITARY
Aiming for Excellence

TL/2002/5605	J.E. Thompson 237 London Road WOKINGHAM. RG40 1RB
TL/2002/5605	T. Lown 8 Osterley Close WOKINGHAM. RG40 2LY
TL/2002/5605	S.L. Harrison 5 Osterley Close WOKINGHAM. RG40 2LY
TL/2002/5605	Mr & Mrs L Parker 270 London Road WOKINGHAM. RG40 1RD
TL/2002/5605	Mrs Kay H Hammond 284 London Road WOKINGHAM. RG40 1RD
TL/2002/5605	Leslie P Skinner Chairman Priest Avenue Residents' Association 4 Osterley Close WOKINGHAM. RG40
TL/2002/5605	Mr P W Povey 2 Priest Avenue WOKINGHAM. RG40 2LX
TL/2002/5605	Rebecca Harrison Lynn Harrison 5 Osterley Close WOKINGHAM. RG40 2LY
TL/2002/5605	Mrs M Hay 278 London Road WOKINGHAM. RG40
TL/2002/5605	R A Blagden 58 Proctors Road WOKINGHAM. RG40 1RP
TL/2002/5605	Mr & Mrs Pritchard 36 Proctors Road WOKINGHAM. RG40 1RP

WOKINGHAM UNITARY
Aiming for Excellence

TL/2002/5605	Bruce & Joanna Robertson 10 Priest Avenue WOKINGHAM. RG40 2LX
TL/2002/5605	Mrs B Stopher 26 Lincoln Gardens TWYFORD RG10 9HU
TL/2002/5605	Lewis & Veena Marsden 280 London Road WOKINGHAM. RG40
TL/2002/5605	Mrs Heather Harrison Burleigh 276 London Road WOKINGHAM. RG40 1RD
TL/2002/5605	Pamela M Davis 6 Thorpe Close WOKINGHAM. RG41 1PW
TL/2002/5605	Mr & Mrs D C H Simmons 3 Tinwell Close LOWER EARLEY RG6 3BJ
TL/2002/5605	Mrs J Fazackerley-Tattam 221 London Road WOKINGHAM. RG40 1RA
TL/2002/5605	Nicola Brown 235 London Road WOKINGHAM. RG40 1RB
TL/2002/5605	Mr & Mrs G Coucher & Family 9 priest Avenue WOKINGHAM. RG40 2LT
TL/2002/5605	G Taylor 302 London Road WOKINGHAM. RG40 1RD
TL/2002/5605	Michael Platt 262 London Road WOKINGHAM. RG40 1QY
TL/2002/5605	Mrs Greta Graham 4 Priest Avenue WOKINGHAM. RG40 2LX

WRONG appn. – 5603

POSITIVE ABOUT DISABLED PEOPLE

Application Refused

Letters sent 11.04.02

WOKINGHAM UNITARY
Aiming for Excellence

APP. No.
TL / 2002 / 5605
mobile phone mast

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
LRD	
CS	
25 JAN 2002	
COPIES TO:	ACK:
	FILE

MR. + MRS. PRITCHARD
36 PROCTORS RD
WOKINGHAM
RG40 1RP
23.1.02

Dear Ms Vashi,

Please note our strong objection to the proposed mobile phone mast etc. as per the above application no. Not only is it a serious and unnecessary blot on the landscape but the health benefits (or should I say "absence of health problems") have yet to be proven. I fear for the health our our own, young children.

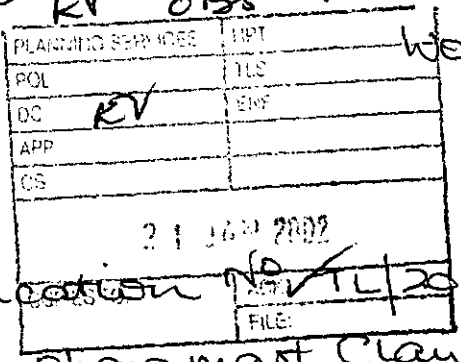
Yours, faithfully

N. Pritchard

16th January '02

KV OBS

11, Woodrow Drive
Wokingham



Re. Application No. TL/2002/5605
(mobile phone mast Clay Lane/London Rd)

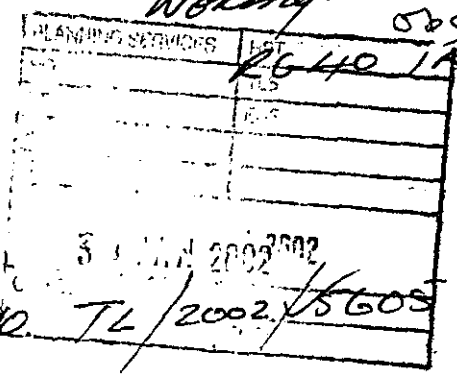
Dear Sir/Madam

Why is the application viewable at Woodley Library but not Wokingham? Is this to dissuade people from inspecting it?

We object to the erection of said mast on the grounds that as yet the health risks are questionable and possibly dangerous.

Yours Sincerely
Doreen and David
Patience

28/1/02 OBS. 237 London Road, Wokingham RG40 1RB



Dear Ms Vashi,

APPLICATION NO. TL/2002/0609

Does Wealth come before Health?

Please use your own conscience on this outrageous proposal ?

a mast right outside our homes.

Yours Sincerely

J. E. Thornton

E. R. Thornton

OBS

Tel 01189786186

276 London Rd.
Wokingham
Berks.
RG40 1RD

PLANNING SERVICES	
POL	TLS
DC ✓	LNF
APP	

Your ref. Elaine Vashi

TL/2002/5665 17 JAN 2002 13/1/02

COPIES TO:	ACK ✓
	FILE:

Ms. Elaine Vashi
Wokingham Unitary
Planning Services, Wokingham

Dear Ms. Vashi,

Thank you for your letter of 10th Jan. 2002, informing me of the proposed erection of one 10m monopole phone mast with antenna, cabinets and ancillary development.

I write immediately, by return, to inform you that I (and my neighbours) object most strongly to this proposal. This would be hideous, a likely and

possible health hazzard to us and also probably a cause of devaluation and saleability of my house. There can be no need to build this development near homes when the fields stretch a long way from our homes and the railway (where nobody resides) might be a more suitable position.

I do hope that you support me in this. I have recently adopted orphaned children who need neither further health risks nor a change of address. (which I would seek if confronted with this development as a reality.)

Yours faithfully,
Heather Harrison (Mrs.)

Shs 231, London Rd

PLANNING SERVICES	HPT
POL	NS
	ENF

30 JAN 2002

COPIES TO:	ACK:
	FILE:

Sevenoaks,

App No TL/2002/~~5605~~

26.01.02.

Dear Madam

I would like to object to the erection of a mast at the end of Clay Lane. Its suspected rays won't affect me personally as I am recovering from a big Cancer operation but I am concerned as there are 4 children living very close

29/1/02

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

Mr & Mrs G. Cowcher
Laura Lindsay Cowcher
Priest Avenue,
Wokingham,
Berks.
RG40 2LT

Dear Ms Vaishi,

Re: application no: TL/2002/0605

We have received notication of the above application and cannot express strongly enough our objection to this going ahead.

There has been insufficient research to show that there is no health hazard generated to both adults and children by the pulse microwaves emitted from mobile phone masts therefore this should not go ahead at the expense of both me & my family.

Yours faithfully.

G. Cowcher (MRS)

38 signatures.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
	2002
	ACK:
	FILE

PETITION

AGAINST THE SITING OF A BT CELLNET MOBILE TELECOMMUNICATIONS MAST AND ANCILLARY EQUIPMENT AT THE JUNCTION OF CLAY LANE AND LONDON ROAD, WOKINGHAM.

Application no. TL/2002/5605

We, the undersigned, being residents of the neighbourhood close to the site of the proposed mobile telecommunications mast at the above location, object to the development on the following grounds:

- The location is too close to houses - it is closer than the 60 metre minimum that the council has adopted as a standard
- It is contrary to the recommendations contained in the *Stuart Report* commissioned by the Government which suggested a cautionary approach
- There are other, less obtrusive, sites in the vicinity which could accommodate the mast and equipment cabinet.

We urge Wokingham District Council to <u>not</u> grant planning permission for the installation.

	NAME	ADDRESS
1	Mrs. H. Harrison Burleigh	276 London Rd. Wokingham
2	DENNIS FULLER	274 LONDON ROAD. W'HAM
3	K N Jarden	280 London Road. W'ham.
4	Linda Abbott	280 London Rd W'ham.
5	RICHARD MUDGE	12 MEDINA CLOSE WOKINGHAM
6	Alan Powdrill	45 London Road Wokingham
7	Paula Powdrill	45 London Road Wokingham
8	[illegible]	74 EASTHAMPSTEAD RD. W'HAM
9	M.E. Hay	278 LONDON ROAD W'HAM.
10	E.R. Thompson	237 London RD. WOKINGHAM.
11	N.H. Brown.	235 London Rd. Wokingham.
12	D COATES	233 London Rd "
13	J. COATES	233 London Rd "
14	J.A. POVEY	2, PRIEST AVE
15	P.W. POVEY	" " "
16	G.A. POVEY	" " "
17	L.A. POVEY	" " "
18	B ROBERTSON	10 PRIEST AVE
19	J A ROBERTSON	" " "
20	D. NUTTALL	1, OSTERLEY CLOSE.

continued →

Please sign and return as soon as possible to
Cllr Iain J Brown, 12 Paice Green , Wokingham , Berkshire. RG40 1YN (NORREYS)
or to Cllr Bob Wyatt, 33 Sturges Road, Wokingham, Berkshire. RG40 2HG (WESCOTT)

Not yet entered on screen or acknowledged; so do let me have this back. I'll consult Ian on it.

Sheila

PETITION

AGAINST THE SITING OF A BT CELLNET MOBILE TELECOMMUNICATIONS MAST AND ANCILLARY EQUIPMENT AT THE JUNCTION OF CLAY LANE AND LONDON ROAD, WOKINGHAM.

Application no. TL/2002/5605

We, the undersigned, being residents of the neighbourhood close to the site of the proposed mobile telecommunications mast at the above location, object to the development on the following grounds:

- The location is too close to houses - it is closer than the 60 metre minimum that the council has adopted as a standard
- It is contrary to the recommendations contained in the *Stuart Report* commissioned by the Government which suggested a cautionary approach
- There are other, less obtrusive, sites in the vicinity which could accommodate the mast and equipment cabinet.

We urge Wokingham District Council to <u>not</u> grant planning permission for the installation.

	NAME	ADDRESS
1	MR & Skinner	4 Osterley Close, Wokingham
2	D. Skinner	"
3	R Hamson	5 Osterley Close, Wokingham
4	[illegible] Page	6 " " "
5	J & Page	" " "
6	C Knight	2 Osterley Close
7	Charlotte Harrison	276 London Rd, Wokingham
8	PAUL HAMMOND	284 London Road Wokingham
9	O. Oakes	290 London R.d.
10	[illegible]	294 LONDON RD
11	R Whyte	296 LONDON RD
12	[illegible]	304, LONDON RD.
13	B & [illegible]	272 London RD.
14	D Baker	270 London Rd.
15	[illegible]	270 LONDON Rd.
16	[illegible]	5 BLAKE CLOSE.
17	V. Howard	5 BLAKE CLOSE.
18	[illegible]	Winton House, Hurst
19		
20		

Please sign and return as soon as possible to
Cllr Iain J Brown, 12 Paice Green , Wokingham , Berkshire. RG40 1YN (NORREYS)
or to Cllr Bob Wyatt, 33 Sturges Road, Wokingham, Berkshire. RG40 2HG (WESCOTT)

Bruce & Joanna Robertson
10 Priest Avenue
Wokingham
Berkshire
RG40 2LX

24 January 2002

tel/fax 0118 9789693

Elaine Vashi
Development Control Officer
Town Planning
Town Council
Wokingham

Ref: BT Cellnet mobile phone mast, Ref TL/2002/5605

Dear Ms Vashi

We live at 10 Priest Avenue, near the proposed site. Today, I spent some time looking at the planning application for the BT Cellnet mobile phone mast, Ref TL/2002/5605.

My comments concerning the above application are:

1. **The need?** - since 1999, I have had and used a BT Cellnet mobile phone - never having a reception problem in the area the mast addresses (except in certain rooms of our house - which you would expect)
2. **Evaluation of other alternatives** - this is weak, where is the proof? One obvious alternative is to place it further up the road (towards the A329M) and therefore away from the nearest housing
3. **Wokingham requirement for 60m** - Marconi have found a site which is 32m. This does not meet our requirements. This was discussed and understood by Marconi/BT on 16 August between Mr Thorpe (Wokingham) and Mr Smith (Marconi)

Yours sincerely

Bruce & Joanna Robertson

Elaine Vashi

From: Bruce Robertson [bruce_n_robertson@lineone.net]
Sent: 24 January 2002 19:04
To: elaine.vashi@wokingham.gov.uk
Subject: BT Cellnet mobile phone mast, Ref TL/2002/5605



Lt020124.doc

Elaine

I am emailing you my comments concerning the above application. We live at 10 Priest Avenue, near the proposed site. Today, I spent some time looking at the planning application for the BT Cellnet mobile phone mast, Ref TL/2002/5605. I attach a letter which has my wife and my comments.

Vivienne suggested that if I phone next week, I will be able to set-up an appointment. I look forward to discussing this further.

Bruce

Elaine Vashi

From: Dave Nuttall [dave.nuttall@ntlworld.com]
Sent: 25 January 2002 15:43
To: elaine.vashi@wokingham.gov.uk
Subject: Proposed Phone Mast - Clay Lane Wokingham Ref : TL/2002/5605

Dear Ms Vashi,

Thank you for taking my call just now. I wish to formally register my objections to the proposed erection of a Telephone Mast at the junction of Clay Lane and London Road.

I live within 150 meteres of the proposed site and have serious safety concerns about the pulse microwave radiation emitting from such a device. I have three young children and pulse microwaves have been shown to cause changes in human cell activity, with children particularly vulnerable, as they absorb more radiation than adults. Experts say that anyone within 400 metres is at risk and recommend such masts be placed no closer than half a mile from residential areas.

There are several miles of open land adjacent to the A329M motorway, away from habitation that would prove much more suitable, where the health risk to residents and the eyesore issue could both be avoided.

To pursue such a scheme in order to obtain rent from a mobile phone company, thereby knowingly placing Wokingham residents' health at risk would be an unprincipled act of greed and could not be countenanced under any circumstances.

I would appreciate your making me aware of progress in this matter and advising me to whom I may lodge an appeal, should permision for this mast be allowed.

Yours Sincerely,
David Nuttall
(1, Osterley Close, Wokingham, Berks RG40 2LY)

(35)

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

280 London Road
Wokingham
Berkshire

25/01/02

Elaine Vashi
Development Control Officer
Wokingham Unitary
Planning Services
P.O. Box 157
Shute End,
Wokingham

Dear Ms Vashi,

Re: Phone Mast Proposition Application No: TL/2002/5605

My family & I are objecting on the grounds of health as pulse microwaves are emitted. These no matter how low, have shown to cause changes in human cell activity. Children are at high risk because they absorb more radiation then adults. Research suggests that a high mast (at least half a mile away from residential areas) would be less dangerous.

We have a son and my neighbours equally have dependent children who are vulnerable. Please note that the figures for the school distances appear inaccurate on the plans for the mast and the pictures give

Please note that we live at the above address, which is more or less directly opposite to the proposed mast site. A ten-metre mast will radiate constantly with a radius of 400 metres, which affects us. We are extremely concerned.

Furthermore there already appears to be a site with a police mast at Coppid Beach where another mast could be accommodated.

Yours Sincerely

Lewis & Veena Marsden

PLANNING SERVICES	HPT
FOL	TLS
DC EV	ENF
APP	
CS	
23 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

0B8

Mrs C Saunders
40 Priest Avenue
Wokingham
Berkshire
RG40 2LX.

21st January 2002

5605

Dear Sir or Madam

I am writing to object about the possible erection of a mobile phone aerial at the junction of Clay Lane and London Road.

I have a four year old son and I am very concerned for him and the rest of my family about the possible health implications of this aerial so close to where we and so many others live.

I would like this letter to be put forward as a formal objection and would be grateful if we were informed of any further developments.

Yours sincerely
CKSaunders.

Mrs C. K. Saunders

OBS

PLANNING SERVICES	RECD
	TLS
	ENF
23 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

Mr A Miller
25 Priest Avenue
WOKINGHAM
Berkshire
RG40 2LT

18 January 2002

Wokingham Unitary
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

For the attention of Elaine Vashi

Dear Madam

Re: Application No. TL/2002/5605
Mobile Phone Mast, Junction of Clay Lane and London Road

In referring to the above-mentioned application by B.T. Cellnet Limited, I am appalled that such a development could be considered so close to the local community.

Public and scientific concern over the detrimental effects on health that mobile phones and the associated masks have, are well publicised and documented.

Radiation in particular is known to be an issue with these items, the implications of which have yet to be fully established.

Any doubt whatsoever about the health and safety issues raised must preclude the siting of such masts anywhere near communities, and to do so in this case would be to gamble with the future health and well-being of myself, my wife and my children.

This is something no individual organisation has the right to do.

I strongly oppose this proposal, and await your reply to this correspondence, which I trust will confirm the authorities intention to oppose such development.

Yours faithfully

Andrew Miller

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
23 JAN 2002
COPIES TO: | ACK:
FILE:

The Laurels
258 London Road
Wokingham
Berkshire
RG40 IQY
20TH January 2002.

Dear Ms Vashi

Reference TL/2002/5605

I refer to your letter regarding the proposed erection of a 10 metre high mobile phone antenna at the junction of Clay Lane / London Road.

I feel I must object to this on the following grounds :

1. It will obviously be visible from the road and such be a blip on the land that is fast disappearing beneath housing and buildings.
2. Having moved to this area from a very built up area I was impressed with the fact that our Council always takes care to keep a close eye on the conservation and look of the surrounding area.
3. I would also ask the question as to why we need another aerial **so close** as I have noted that one is sighted just down the road in Bracknell?

Being a Cellnet user I can assure you that the signal for my mobile phone is always at 90% to 100% and I am at a loss as to why we need another ariel.

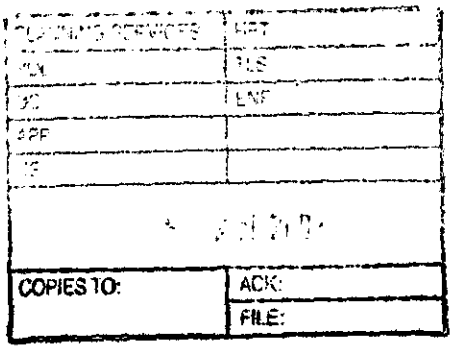
These antenna's are becoming such an accepted sight that I feel no one is taking the note of the actual **need** of yet another ariel.
There is also the unsubstantiated health hazard, and whilst no one has yet proven that these antenna's are unsafe neither has sufficient time elapsed, or enough research been carried out, since the erection of the first antenna to completely rule out the possibility of health related problems.

The Ariel would be near to both homes and a school, which is just down the road.

I look forward to your comments and the hope that you would seriously consider turning down B.T'S proposal.

Yours Sincerely

Mr & Mrs GA Crafter



270 London Rd
Wokingham
Berks
RG40 1RD

24th January 2001

For the attention of; Elaine Vashi

Ref: Proposed phone mast; Application no: TL/2002/5605

I am writing to object to the above application for a 10m high monopole mobile phone mast for the following reasons.

My husband and I have grave reservations about the health issues that surround emissions of pulse microwaves that have been shown to cause changes in human cell activity. We have two very small children and fear that this hazard so close to our home would be detrimental to their well being. As parents we feel sure that the BT bosses would not put this hazard in their own back yard.

Secondly as I and other people have these fears I am sure this would hinder any sale of the property in the future and may even devalue it as a consequence of the mast being so close.

Thirdly I really do not want to look out of my front room window and see a 10m high mobile phone mast, it can only be described as an eyesore.

If you or the BT hot shots can provide documented prove without any doubt these masts are safe then we may feel more at ease about the mast, but I would hope that Wokingham district council would put their residence and children's health first.

May I also add that a large amount of residence in the London road are elderly and may not be in a position to complain as we are?

Please keep me informed of any public meeting or updates on this proposal.

Yours faithfully

Mr. & Mrs. L Parker.

284 London Road,
Wokingham,
Berkshire
RG40 1RD

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

24 January 2002

Dear Madam,

RE: Proposed phone mast application number TL/2002/5605
Land at the junction of Clay Lane and London Road, Wokingham

We have received your letter of the 10th January last relating to this application. Please note that we object most strongly to this application. Our objection is based on the potential health hazzard of having one of these masts so close to housing.

Yours faithfully,

Paul Hammond

K. H. Hammond

Kay H. Hammond (Mrs)

Ms. Elaine Vashi,
Environmental Services Department,
Wokingham Unitary,
P O Box 157,
Shute End,
Wokingham, Berks.
RG40 1WR

PRIEST AVENUE RESIDENTS' ASSOCIATION

* PRIEST AVENUE * LONDON ROAD * OSTERLEY CLOSE * TUDOR CLOSE *
Wokingham Berkshire



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

Elaine Vashi
Wokingham Unitary
Environmental Services Department
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Madame,

Application Number TL/2002/5605 Mobile Phone Mast at the Junction of Clay lane & London Road

On behalf of the Priest Avenue Residents' Association (PARA), we wish to object to the erection of the mobile phone mast at the junction of Clay Land and London Road. In addition we wish to clarify, how we as local residents will be involved in discussion, what input the health authorities will have and what indemnity BT Cellnet Ltd will provide in the case of any adverse effects on health from this mast.

We object to this mast because the mast will be adjacent to the land that provides a separation of the settlements between the towns of Wokingham and Bracknell. We feel very strongly that this land must remain virgin to maintain the separation and although the mast is not that intrusive it will set a precedent for development. Moreover, with the advent of the third generation of mobile telecommunications, it is likely that BT Cellnet will further develop the site to accommodate additional equipment.

The Stewart inquiry into mobile phones recommends "*that a robust planning template be set in place incorporating a requirement for public involvement, an input by health authorities/ health boards and a clear and open system of documentation which can be readily inspected by the general public (paragraphs 6.55 & 6.62).*" We would like to know how BT Cellnet are complying with involving us as member of the public and what input there will be by the health authorities.

We also wish to ascertain what indemnities BT Cellnet will provide if there is any adverse health effects on people who live near the proposed mast. We note that the Stewart inquiry stated that:

"*There are additional factors that need to be taken into account in assessing any possible health effects. Populations as a whole are not genetically homogeneous and people can vary in their susceptibility to environmental hazards. There are well-established examples in the literature of the genetic predisposition of some groups, which could influence sensitivity to disease. There could also be a dependence on age. We conclude therefore that it is not possible at present to say that exposure to RF radiation, even at levels below national guidelines, is totally without potential adverse health effects, and that the gaps in knowledge are sufficient to justify a precautionary approach (Chapter 5, paragraphs 6. 35 & 6. 42).*"

If BT Cellnet believe that there are no adverse health effects from this mast, they should be willing to provide residents with an unlimited indemnity should there be any effects on residents' health from the radiation emitted from the mast. If they are not willing to provide such an indemnity then we must conclude that there are potentially adverse health effects from this mast. The mast should therefore be sited away from areas of population until the risks are known.

The sites mentioned in the planning application, Woods Farm, or the agricultural land may be more suitable. However, it would appear from the wording of the planing application that these sites have

TL/2002/ 5605.

LONDON ROAD/CLAY LANE

from PRIEST AVE.
RESIDENTS ASSOCIATION
is from MR. SKINNER
4, Osterley Close,
Wokingham

would like ack. send to him

been discounted because the landowners did not want the mast on their site. We sincerely hope that Wokingham Unitary will take the same line.

Yours Faithfully

Leslie P. Skinner

Les Skinner Chairman of PARA on behalf of P.A.R.A Committee

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

Mr P W Povey,
2 Priest Avenue,
Wokingham,
Berkshire.
RG40 2LX

Tel. 01189 785796

25th Jan 2002

Elaine Vashi,
Environmental Services Department,
Wokingham Unitary,
PO Box 157,
Shute End,
Wokingham,
Berkshire, RG40 1WR

REF: Proposed mobile phone mast. TL/2002/5605

Dear Ms. Vashi,

I object most strongly to the proposed application and am really quite amazed that your department would even consider the proposed site as suitable for two main reasons.

Firstly, it is far too close to homes in the area and the pavement, posing a possible health hazard to those nearby from the pulse microwave radiation that these masts are known to emit. If there is no risk, why did the parents of children at a school somewhere in England, win a battle to have one removed from the bottom of the school playground?

Secondly, I object on the grounds that it will look unsightly and ugly. Not only to the homes that overlook it, but to visitors to our town that approach from the Copid Beach roundabout. Visitors and residents are impressed by the wonderful line of trees, particularly in Spring and Summer, along that side of the road and this should not be spoiled by one of these ugly monstrosities.

If Wokingham District Council is so desperate for the rent from the erection of this mast, it should be more responsible about where it is erected. Somewhere away from homes and pavements!

Yours sincerely,

Mr P W Povey

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

Rebecca Harrison
5 Osterley Close
Wokingham
Berkshire
RG40 2LY

Elaine Vashi
Envirpnmental Services Dept
Wokingham Unitary
PO Box 157
Shute End
Wokingham
RG40 1WR

26th January 2002

Dear Elaine

APPLICATION NUMBER TL/2002/5605
PROPOSED MOBILE PHONE MAST AT CLAY LANE/LONDON ROAD

I am writing to object to the above Planning Application to erect a mobile phone mast at the junction of Clay Lane and London Road.
I am objecting, as I believe there is a potential health hazard to those unfortunate enough to live nearby.

I hope you will oppose this development

Yours Sincerely,

RHarrison

Rebecca Harrison

PLANNING SERVICES | HPT
PRE | TL
DC | ENF
APP |
DS |
2002
COPIES TO: | ACK:
FILE:

Lynn Harrison
5 Osterley Close
Wokingham
Berkshire
RG40 2LY

Elaine Vashi
Envirpnmental Services Dept
Wokingham Unitary
PO Box 157
Shute End
Wokingham
RG40 1WR

26th January 2002

Dear Elaine

APPLICATION NUMBER TL/2002/5605
PROPOSED MOBILE PHONE MAST AT CLAY LANE/LONDON ROAD

I am writing to object to the above Planning Application to erect a mobile phone mast at the junction of Clay Lane and London Road.
I am objecting, as I believe there is a potential health hazard to those unfortunate enough to live nearby.

I hope you will oppose this development

Yours Sincerely,

Lynn Harrison.

L C Harrison

OS	
COPIES TO:	ACK:
	FILE:

278 London Road
Wokingham
Berkshire

25/01/02

Elaine Vashi
Development Control Officer
Wokingham Unitary
Planning Services
P.O. Box 157
Shute End,
Wokingham

Dear Ms Vashi,

Re: Phone Mast Proposition Application No: TL/2002/5605

I am objecting on the grounds of health hazards as pulse microwaves are emitted by such masts. These no matter how low, have shown to cause changes in human cell activity. Children are at high risk because they absorb more radiation then adults. Research suggests that a high mast (at least half a mile away from residential areas) would be less dangerous.

We live at the above address, which is more or less opposite the proposed mast site. A ten-metre mast will radiate constantly with a radius of 400 metres, which affects us.

I am extremely concerned.

Yours Sincerely

Margaret E. Hay

Mrs M Hay

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

58 Proctors Road
Wokingham
Berks
RG40 1RP

Ms E Vashi
Wokingham District Council
Development Control Officer
Planning Services
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

26 January 2002

Ref Application number TL/2002/5605

Dear Ms Vashi

Thank you for your letter dated 9 January 2002, informing us of BT Cellnet LTD's application to erect a mobile telephone mast on the land at the junction of London Road and Clay Lane, Wokingham.

I would like to express my concern at this proposal, firstly, it would prove to be unsightly and very unfair to the residents who would be directly opposite the site, but more importantly could pose a potential health risk to us and, more worryingly, our children.

Although there is no conclusive proof that mobile phone masts are damaging to our health, the fact that the Government has very recently ordered a 3-year research programme into the possible risks associated with mobile phone use, and mobile phone masts, suggests that there may be cause for concern.

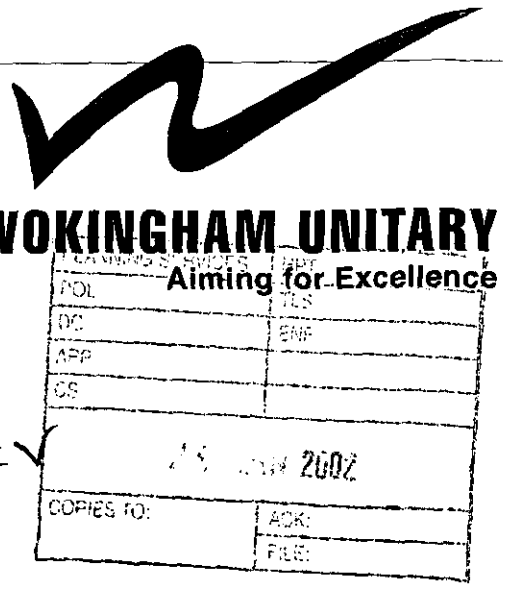
As the land is in an area where many households have young children, and is in close proximity to numerous schools I would like to see the council reject this application, until such time that it is proven that they are perfectly safe.

Yours sincerely

R A Blagden

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 24 January 2002 19:48
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Object
ApplicationNumber: TL/2002/5605
Correspondent_FullName: Bruc & Joanna Robertson
Correspondent_StreetAddress: 10 Priest Avenue
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 2LX
Correspondent_Telephone: 0118 9788693
Correspondent_Email: bruce_n_robertson@lineone.net

Comments:

need questionnable - I have owned a Nokia BT Cellnet network since '99 - always worked fine

evaluation of akternatives - why not further up the road towards the A329M, to increase the distance from nearest house

Wokingham distance requirements are 60m - they have submitted 32m. discussed by phone between Mr Thorpe (Wokingham) and Mr Smith (Marconi) on 16 August

POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk

276 London Rd
Wokingham
Berks.
RG40 1RD
27/1/02

Application
Ref. TL/2002/5605

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

Elaine Vaslı
Wokingham Unitary
Planning Service

Dear Madam,

The proposed mast would be close to and opposite my house. I object strongly to the Proposal. Here we already endure noise, congestion and pollution from speeding traffic. The ugliness of the proposal added to sinister health implications would devalue my home and quality of life.

Due to insufficient research it has been said by those it suits that there is no proof that cancer and other illness is caused by emissions of pulse microwaves 24 hours a day. A 10 metre mast will direct radiation constantly with a radius of 400 metres (that is its purpose!) the Council would, in my opinion, be irresponsible to pass this application, especially if rent would be paid to them for use of land. It is obvious that whilst research is ongoing caution must prevail.

I write to protect my home, health, my children (who are most at risk from absorption of pulse microwaves) and my neighbourhood.

Yours faithfully,

Heather Harrison Burleigh (Mrs.)

Tel. (0118) 974 6451

Date: 10 January 2002

My Ref: Elaine Vashi TL/2002/5605

The Owner / Occupier
276
LONDON ROAD
WOKINGHAM
BERKSHIRE
RG401RD

WOKINGHAM UNITARY
Environmental Services
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

Application Number: TL/2002/5605

Site Address: Land At Junction Of Clay Lane &, London Road, , Wokingham.

Proposal: Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna ,two equipment cabinets and ancillary development.

We have been consulted by BT Cellnet Ltd of their intention to carry out the above mentioned telecommunications development.

The application can be viewed at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **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 take this letter with you or quote application number TL/2002/5605 to enable the library staff to locate the correct information.**

If you have any comments regarding this proposal they must be made in writing and addressed to the case office, **Elaine Vashi**, quoting application number **TL/2002/5605** & should you have any queries please contact the case officer on **(0118) 974 6451**.

All comments must be received within 21 days of the date of this letter and will be open to public view.

Yours faithfully,

Elaine Vashi

Development Control Officer

SITIVE ABOUT

276 London Road
Wokingham
Berkshire
RG40 1RD

23 January 2002

Dear Neighbour,

Ref: Proposed phone mast; Application no: TL/2002/5605

Please see overleaf, a copy of the notice, which was sent to me because my house is close to the proposed mobile mast.

I am objecting, mainly on the grounds that this is likely to be a health hazard. Due to insufficient research at this stage it has been said by those it suits that no proof of cancer and other illness is caused by emissions of pulse microwaves, 24 hours per day at bedroom height and also at ground level. However, even at low levels, pulse microwaves have been shown to cause changes in human cell activity. Children are at high risk because they absorb more radiation than adults, being of smaller size. Experts say that a large, high mast, at least half a mile away from residential areas might be less dangerous.

Councils receive rent from mobile phone companies who erect masts on council land.

Mobile phone masts emit pulse microwave radiation. A 10 metre high mast will direct radiation constantly with a radius of 400 metres.

The closing date for objections is 2nd February 2002. Please write immediately to:

Elaine Vashi Ref: TL/2002/5605
Environmental Services Department
Wokingham Unitary
PO Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

Yours faithfully,

Heather Harrison Burleigh

Heather Harrison Burleigh (Mrs)

PLANNING SERVICES	HPT
POL	TLS
DC	EMF
APP	
CS	
29 JAN 2002	
COPIES TO:	ACK
	FILE

6 Thorpe Close,
Wokingham,
Berks,
RG41 2PW

Re- Application No. TL/2002/5605
Land at junction of Clay Lane and London Road, Wokingham.

Sirs,

I wish to register great disapproval of the proposed mobile phone mast at the above site. I am making my disgust known on two grounds - firstly as a human being and a resident of Wokingham but most importantly I have family who live immediately opposite the proposed site in London Road. Two children are concerned and I have the greatest fear that a mast so close to their home will be detrimental to their health.

Please register my objection.

Yours faithfully,

Pamela M. Davis. 25th January, 2002.

Pamela M. Davis

Tel. (0118) 974 6451

Date: 10 January 2002

My Ref: Elaine Vashi TL/2002/5605

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

The Owner / Occupier
276
LONDON ROAD
WOKINGHAM
BERKSHIRE
RG401RD

WOKINGHAM UNITARY

Environment Planning for Excellence
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

Application Number: TL/2002/5605

Site Address: Land At Junction Of Clay Lane &, London Road, , Wokingham.

Proposal: Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna ,two equipment cabinets and ancillary development.

We have been consulted by BT Cellnet Ltd of their intention to carry out the above mentioned telecommunications development.

The application can be viewed at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **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 take this letter with you or quote application number TL/2002/5605 to enable the library staff to locate the correct information.**

If you have any comments regarding this proposal they must be made in writing and addressed to the case office, **Elaine Vashi**, quoting application number **TL/2002/5605** & should you have any queries please contact the case officer on **(0118) 974 6451.**

All comments must be received within 21 days of the date of this letter and will be open to public view.

Yours faithfully,

Elaine Vashi

Development Control Officer

THEY MUST BE JOKEING ERECT A MASTS IN A BULT UP AREA, THE AMERICAN COMPANIES AND CANADIAN COMPANIES AND MANY MORE WILL (NOT) IF COUNCILS DO THIS FOR MONEY, IT IS TIME THEY WENT (NO PROOF OF CANCER) BUT IF IT PROOFED, WILL IT BE TO LATE FOR SOME, ON THE LONDON RD LOTS OF CHILDEN GO ALONG LONDON RD TO SCHOOL

M James

294 LONDON RD WOKINGHAM RG40 1JD

276 London Road
Wokingham
Berkshire
RG40 1RD

23 January 2002

Dear Neighbour,

Ref: Proposed phone mast; Application no: TL/2002/5605

Please see overleaf, a copy of the notice, which was sent to me because my house is close to the proposed mobile mast.

I am objecting, mainly on the grounds that this is likely to be a health hazard. Due to insufficient research at this stage it has been said by those it suits that no proof of cancer and other illness is caused by emissions of pulse microwaves, 24 hours per day at bedroom height and also at ground level. However, even at low levels, pulse microwaves have been shown to cause changes in human cell activity. Children are at high risk because they absorb more radiation than adults, being of smaller size. Experts say that a large, high mast, at least half a mile away from residential areas might be less dangerous.

Councils receive rent from mobile phone companies who erect masts on council land.

Mobile phone masts emit pulse microwave radiation. A 10 metre high mast will direct radiation constantly with a radius of 400 metres.

The closing date for objections is 2nd February 2002. Please write immediately to:

Elaine Vashi Ref: TL/2002/5605
Environmental Services Department
Wokingham Unitary
PO Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

Yours faithfully,

Heather Harrison Burleigh

Heather Harrison Burleigh (Mrs)

296 London Road Wokingham Berks RG40 1RD

SVS

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

25th January 2002

For Attn : Elaine Vashi
Wokingham Unitary Planning Services
P.O. Box 157
Shute End
WOKINGHAM
Berks. RG40 1WR

Dear Ms. Vashi,

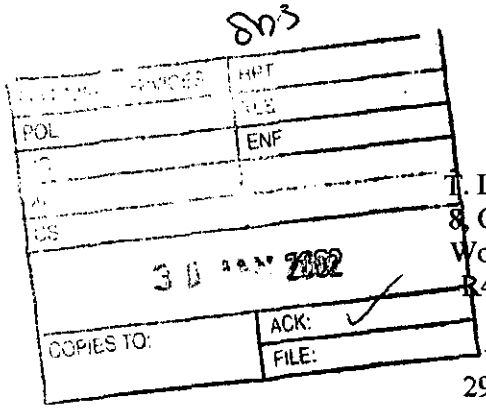
Development Application No. TL / 2002 / 5605.

I live within sight of the proposed development. Not being a mobile phone user I cannot see the benefit to the community, without reliable evidence to judge whether it would detrimental, as micro waves, the reason for the structure can only be commercial.
The amount of past protests against for sports facilities, have prompted me to make a response. We have always said that the approach to the town has always been a poor sight and the mast and it's ancillary components will not improve it.

Yours faithfully

R .S. NOTT

803



Elaine Vashi.
Wokingham Unitary
Environmental Services Department,
PO Box 157,
Shute End,
Wokingham,
RG40 1WR.

T. Lown.
8, Osterley Close,
Wokingham,
RG40 2LY.

29/01/2002.

Dear Madam,

Application Number TL/2002/5605 Mobile Phone Mast at the Junction of Clay Lane and London Road.

With reference to the proposal to erect a ten metre high mast at the junction of Clay Lane and London Road, Wokingham I am concerned about the health implications and as a result ask you not to grant permission.
I have been reading about research that has linked phone masts to epilepsy and cancer in humans. Microwave radiation can interfere with the body's defence system allowing cancer cells to spread more quickly.
Recently, there was an article in "The Guardian" about an increase in cancer at a school in Vallodolid, Spain that has a phone mast nearby. Some countries like Australia, New Zealand, USA, Sweden and Italy will not allow a mast to be built closer than 500 metres from houses and schools and I understand some local councils now keep to the 500 metre guideline.
Masts and pylons scar both country and towns and I know that the advance of technology cannot be halted. However, can such structures be sited where they are not a potential health hazard and where their impact upon the landscape is minimal.

Yours faithfully,

T. Lown. ABIPP.

S L Harrison
5 Osterley Close
Wokingham
Berkshire
RG40 2LY

Elaine Vashi
Envirpnmental Services Dept
Wokingham Unitary
PO Box 157
Shute End
Wokingham
RG40 1WR

26th January 2002

SNS

PLANNING SERVICES	HPT
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	
[illegible]	

30 JAN 2002

COPIES TO:	ACK: ✓
	FILE:

Dear Sirs,

APPLICATION NUMBER TL/2002/5605
PROPOSED MOBILE PHONE MAST AT CLAY LANE/LONDON ROAD

I am writing to object to the above Planning Application to erect a mobile phone mast at the junction of Clay Lane and London Road.

Mobile phone masts emit high power microwave pulses and the long term effects of this radiation are harmful, especially to young children.

Naturally I expect that you will oppose this development as it is damaging to the health of the local inhabitants and will lay you open to claims for compensation.

Yours Sincerely,

Stephen Harrison

302 London Road Wokingham Berks RG40 1RD

PLANNING SERVICES	HPT
DC EV	TLS
APP	ENF
CS	
31 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

Ms Elaine Vashi
Environmental Services Department
Wokingham Unitary
P O Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Ms Vashi

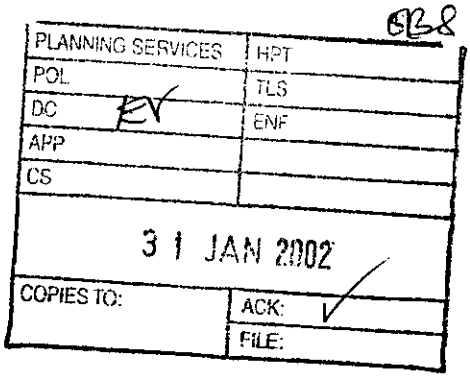
Application no: TL/2002/5605 – Proposed mobile phone mast Clay Lane/London Road

I write to register objection to the erection of a mast at this location. I feel that until we have definitive proof that these low-level masts are not harmful to the humans who have to pass by them and live near them, any planning application must be rejected. Within the last week it has been announced that research is finally to be undertaken to establish how harmful these masts are and I would request that the outcome of these investigations be awaited before any more planning approvals for mobile phone masts are granted.

In any event this mast would seem unnecessary as there is already a tall mast just to the east of the A329/A329(M) intersection which could be used. Expert opinion seems to be that tall masts, such as the one referred to, which can be sited well away from residential properties, might be less dangerous than low-level ones. There are residential properties within a road's with of this proposed site and many young teenagers will have to pass within its influence.

Yours sincerely,

G Taylor



262 London Road
Wokingham
Berks
RG40 1QY
28/01/02

Environmental Services
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR
RefTL/2002/5605

Dear Ms Vashi,

I am writing to notify you of our objections to the proposed monopole mobile phone mast. These include the following:

- The proposed area is the only undeveloped piece of land between Bracknell and Wokingham. We would like it to remain as so.
- The area is currently unspoilt and is an area people walk around. The mast would spoil the fields and be an eye sore.
- There are numerous reports citing links between phone masts and adverse health risks. As we have a three month old baby we are keen not to have the mast built near to our home.
- Building a mast would undoubtedly adversely affect house prices.

Please could you keep us informed as top the outcome of the proposed planning application.

Yours faithfully

Michael Platt

PLANNING SERVICES | HPT
POL | TLS
DC RV | ENF
APP |
GS |
15 JAN 2002
COPIES TO: | ACK: ✓
FILE:

67 Proctors Road
Wokingham
RG40 1RP

13th January 2002

Elaine Vashi
Development Control Officer
Environmental Service Department
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Vashi,

Thank you for you letter of the 9th January reference application TL/2002/5605.

We would like to object in the strongest possible terms to the siting of another mobile phone mast so close residential housing. There is already a mobile phone mast at the Coppid Beech roundabout so why is another one necessary ? Can the service providers not share the mast at the Coppid Beech roundabout or erect the second mast on the same site.

My wife and I have a three year old daughter and are extremely concerned at the possible side affects of living in close proximity to such a powerful source of electromagnetic radiation. The absence of electricity pylons and mobile phone masts was a major factor in choosing to live in this part of Wokingham. We sincerely hope that the application will be rejected. Many thanks.

Yours sincerely,

David Barron

Caroline Scollan

4 Priest Avenue
Wokingham,
Berkshire
RG40 2LX
26 January, 2002

OBS

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

Elaine Vashi
Wokingham Unitary
Environmental Services Department
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Madam

Ref: Application Number TL/2002/5605 Mobile Phone Mast at
Junction of Clay Lane & London Road

I want to object to the erection of the mobile phone mast at the junction of Clay Lane and London Road on the grounds that this may be a health hazard, and because it will be adjacent to the land that provides a seperation between the towns of Wokingham and Bracknell. I believe that this land must remain free of any form of development.. I feel that there has been insufficient research into the possibility of the emissions of pulse microwaves 24 hours a day at bedroom and ground levels will cause cancer or other serious illnesses.

I would also like to know what indemnities BT Cellnet will provide if there is any adverse health effects on people who live near the proposed mast. If BT Cellnet believe there are no adverse health effects from this mast, they should be willing to provide residents with unlimited indemnity should there be any effect on residents health from the radiation emitted from the mast. If they are not willing to provide such an indemnity then the conclusion must be that there are potentially adverse effects from this mast. The mast should therefore be cited away from areas of population.

Yours faithfully

Greta Graham

(Mrs. Greta Graham)

Rec'd 1.30pm 31.1.02

PLANNING SERVICES	HPT
POL	TLS
DC KV	ENF
APP	
COPIES TO:	ACK. ✓
	FILE:

31 JAN 2002

30 January 2002

221 London Road
Wokingham
RG40 1RA

Elaine Vashi
Development Control Officer
Environmental Services Department
P O Box 157
Shute End Wokingham
RG40 1 WR

Dear Madam

Application Number TL/2002/5605 Momopole Mobile Phone Mast

I write to object to the proposed erection of a Mobile Phone Mast on land at the junction of Clay Lane and London Road.

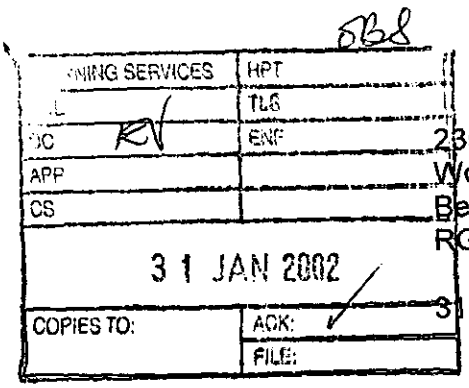
Until safety fears have been disproved it would appear to be very unwise to grant application of the Mobile Phone Mast adjacent to residential areas. Many countries already have legislation in place preventing Mobile Phone Masts being erected within 500 metres of residential suburbs.

Should BT Cellnet Ltd and the local Health Authority believe there are no adverse health from the mast unlimited indemnity will no doubt be forthcoming in case of health problems occurring in the future.

Yours faithfully

Mrs J Fazackerley-Tattam

Rec'd AM 31.1.02



235 London Road
Wokingham
Berkshire
RG40 1RB

31 January 2002

Elaine Vashi
Environmental Services Department
Wokingham Unitary
PO Box 157
Shute End
Wokingham
RG40 1WR

TL/2002/5605 Proposed Phone Mast
Junction of Clay Lane & London Road

Dear Madam

I am writing to object to the proposed erection of a mobile phone mast at the junction of Clay Lane and London Road, Wokingham.

I believe that there is a real health hazard connected to the microwave emissions from such a structure. In particular I believe there to be a real threat to young children who are at high risk of absorbing radiation because of their size and that their bodies are still growing and developing. I have four children whose ages range from 10 to 3, I do not want their health put at risk.

I expect the highest standard of assurances and written indemnities to be provided by BT Cellnet against any adverse health effects caused by this installation. This is of considerable importance as we live within 100 metres of the proposed site.

I also understand that there is already adequate mobile phone cover in this area. I believe that BT Cellnet should investigate the commercial arrangement of site-sharing at existing sites, such as the nearby tower on Coppid Beech Hill, Binfield.

I believe most strongly that we should not pollute or destroy our environment and I support the efforts that Wokingham Unitary have made in this area recently. However, I would not like to see the Unitary Authority create an environment that endangers children, as they are our future.

Yours sincerely

Nicola Brown

Nicola Brown

7 Priest Avenue
Wokingham
Berkshire
RG40 2LT

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
0 4 FEB 2002	
COPIES TO:	ACK: ✓
	FILE

31 January, 2002

Elaine Vashi
Development Control Officer
Wokingham Unitary
Environmental Services Department
PO Box 157
Shute End
Wokingham0
Berkshire
RG40 1WR

Dear Madam

Application No: TL/2002/5605: Land at Junction of Clay Lane & London Road

We write to object to the proposed erection of a 10m high monopole mobile 'phone mast with tri-sector antenna, two equipment cabinets and ancillary development at the above site.

We feel that it is an inappropriate choice of site and it would be preferable to choose a site away from habitation and in a far less obvious place. We would cite the following as sufficient reason to refuse this planning application.

- The proposed site is adjacent to Buckhurst Farm which provides a separation of settlements between Wokingham and Bracknell and any encroachment here could set a precedent for further development – not least more telephone masts.
- From an aesthetic point of view, it would be most unattractive, right at the entrance to Wokingham.
- It is acknowledged that 'phone masts are a potential health hazard; whilst some of the research is inconclusive, sufficient has been gleaned from studies to ascertain that radio-wave radiation is damaging, particularly to certain groups of people.

Bearing the above in mind, we feel it would be far preferable to site this mast well away from a populated area.

We hope that we can rely on the Wokingham Planning Services to exercise extreme caution when considering this planning application and we would urge you to encourage the applicant to seek an alternative site.

Yours sincerely

T G & Mrs P J Lee-Smith

Dated 15 JAN 2002 -
To Elaine Nash -

CHERRY TREE,
264, LONDON ROAD,
WOKINGHAM,
BERKS.
RG40 1QY.

Dear Madam
re app no- TL/2002/5605 -
letter received from you 11th 1.2002 regarding
to erect a 10m pole on land adjacent to Glay Lane-London Rd
I strongly object to this or any form of disturbance in
this area.

I came here, at 264 London Rd which is East of Glay
to retire in 1962, Glay Lane was an ancient "right
of Way" an unmetted road" ideal for walking out into
the countryside, The farmland adjacent to it running back
the The Railway Line, this land was being farmed
i.e Corn for several years with a break to grass
for Hay + Grazing by Cattle + to my mind should still
be a Smallholding

We in this corner of Wokingham are endangered
by having a Fireworks Storage Depot on land
on the south of the Railway running back toward
Bigwood in the Parish of Beackwell. They, Beackwell,
have recently given permission for an extension to the Building
despite objections from myself + other people who contend
the danger of explosion is great.

Should permission be given to the erection of the
Pole as mentioned by you I must add to further danger.
Another important matter arises, no sooner does one
Building take place other Buildings springing up like mushrooms
I would suggest you take your Pole up the Road
+ plant it on the left hand side of Plough Lane L.R.
where an assembly of Officials is to take place!!!

Yours faithfully
Albert Spragg

obs

PLANNING SERVICES	HPT
POL	TLS
DC ✓	ENF
AFP	
CS	

16 JAN 2002

COPIES TO:	ACK: ✓
	FILE:

Recd 10.45AM 30.1.02

Ref: TL/2002/5605

4 Osterley Close
Wokingham
RG40 2LL

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

Ms Elaine Vashi
Wokingham Unitary
Environmental Services Dept
P O Box 157
Shute End
Wokingham
RG40 1WR

30 January 2002

Dear Madam

I am writing this in a personal capacity regarding the BT Cellnet monopole to be sited at the junction of Clay Lane and London Road.

I am of the opinion that no mobile phone mast should be situated near houses until it is proven that they are not a health hazard and this has not been done yet.

If they have to be erected there is plenty of open space away from houses in the Wokingham area where this could be done.

I hope Wokingham Council will reject this application. My own home is within 50 yards of this site.

Yours faithfully

L. P. Skinner

L P Skinner

* * * COMMUNICATION RESULT REPORT (28.JAN.2002 15:03) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
662	MEMORY TX		901276683781	OK	P. 3/3

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

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 28/1/02

TO: MR. B. STANSFIELD.

FROM: ELAINE VASHI Planning Services.

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 3

RECIPIENT FAX NUMBER: 01276 683781

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: TELECOMMUNICATIONS APPLICATIONS AT
1. SOUTHLANDS RD, WOKINGHAM & (REF: TL/2002/5599)

NOTES: 2. LONDON RD, WOKINGHAM (REF: TL/2002/5605)

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 28 January, 2002
My ref: TL/2002/5605
Your ref: 17914

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

Mr B Stansfield
APT
Dolphin House,
Albany Park
Camberley
Surrey
GU16 7QH

Dear Mr Stansfield

RE: PROPOSED ERECTION OF ONE TRI SECTOR ANTENNA ON A 10M COLUMN AT LONDON ROAD, WOKINGHAM
APP. NO. TL/2002/5606

I refer to the proposed erection of one tri sector antenna on a 10m column at London Road, Wokingham.

I write to formally advise you that the Local Planning Authority require Prior Approval of this scheme, in view of the proximity of the proposed mast to residential properties.

I would be grateful if you would advise me in writing within 7days of this letter, if you are able to revise this scheme and locate it in an alternative location, which would be significantly further away from any residential properties.

If you wish to discuss this matter further please do not hesitate to contact Elaine Vashi on the above number.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer.

Application Number : TL/2002/5605	Map No : 76
Case Officer : Elaine Vashi	Site Area : 0.01
Valid Date : 3.1.02.	Received Date: 03/01/2002

Level : Delegated Application

Description : Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna ,two equipment cabinets and ancillary development.

Location : Land at junction of Clay Lane and, London Road, Wokingham, .

Parish : Wokingham Ward : Wescott · 9.1.02 B

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 If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 9.1.02 TB

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

.....

.....

.....

.....

.....

.....

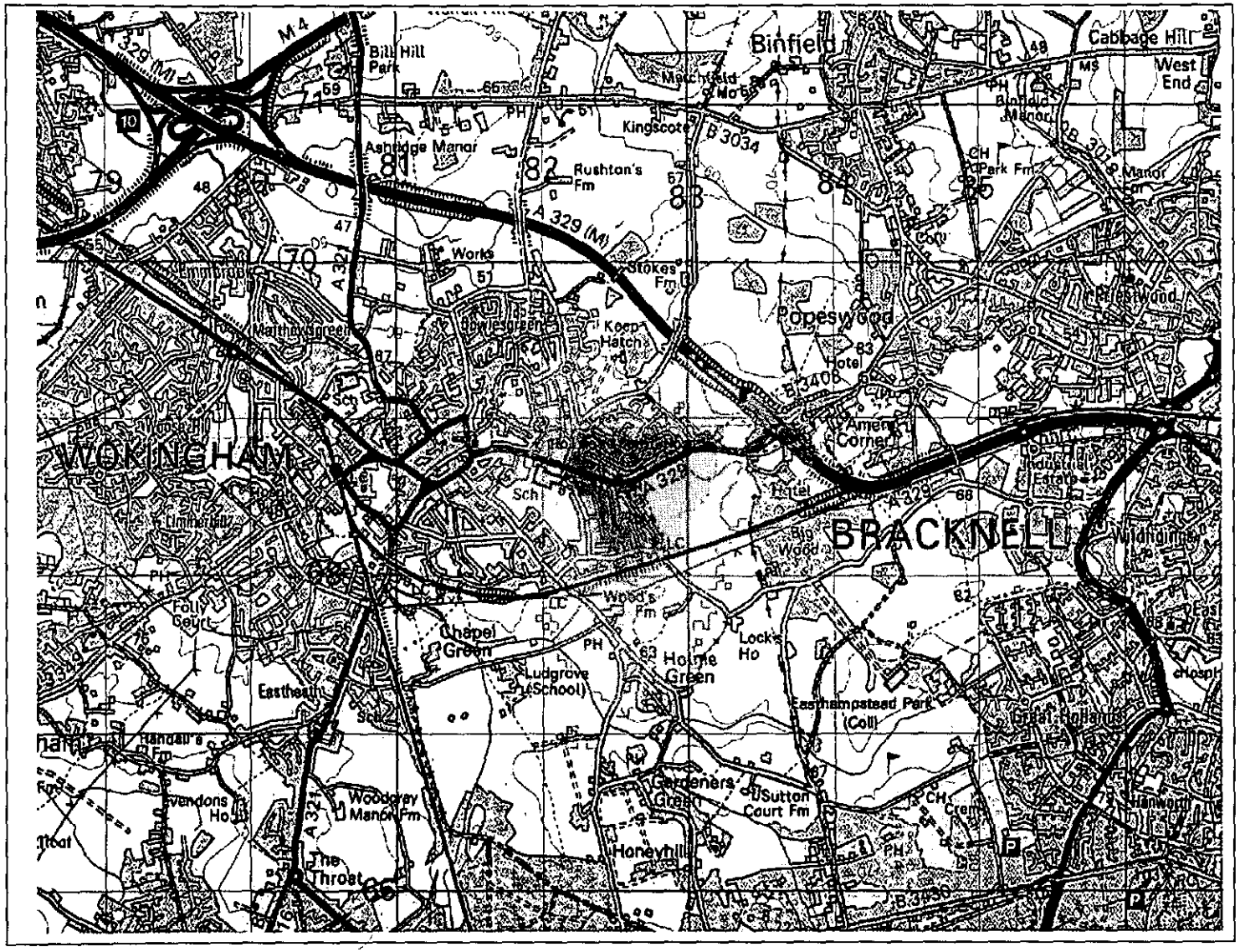
NEIGHBOURS

..... See map .....

.....

.....

17914- Holme Green Nth - London Rd S.F



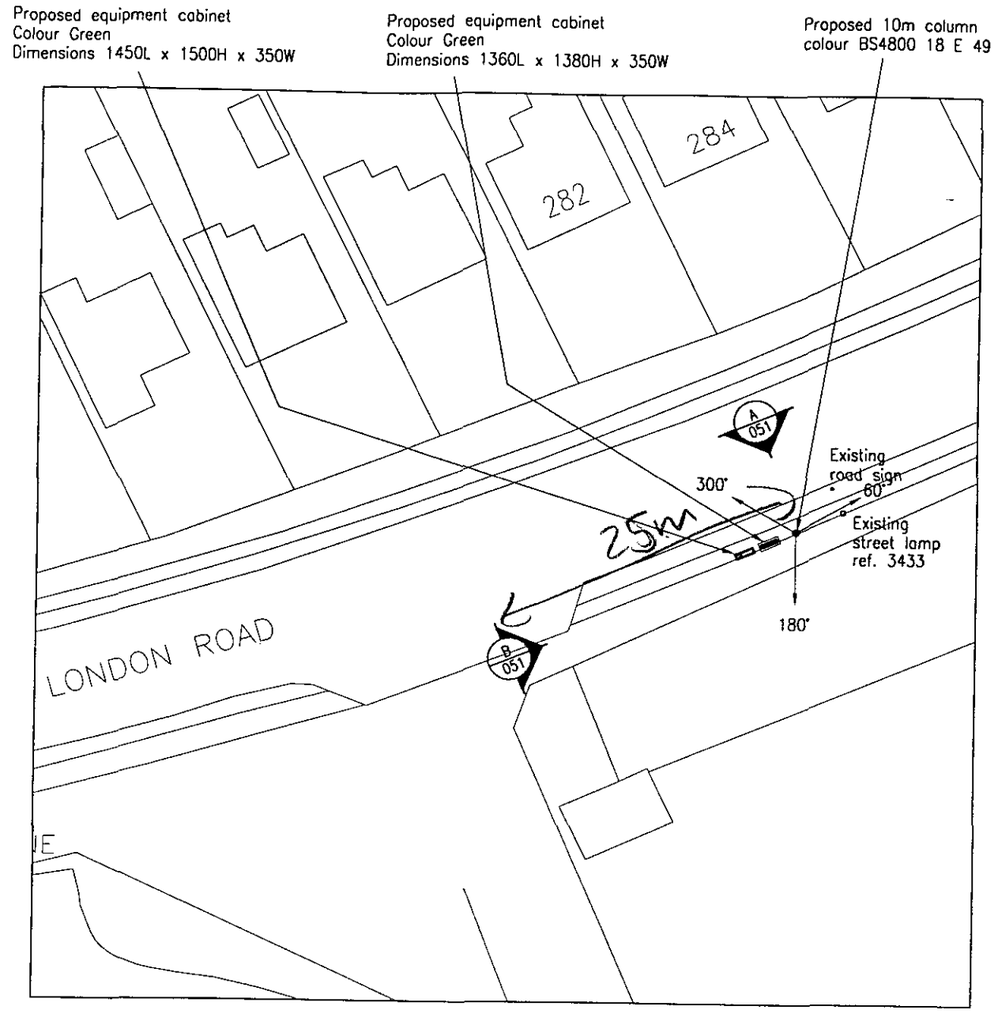
GSM 900 Coverage 17914 new cell site.

BTcellnet

Site Colour Coding:
None – Random

Best Server (Classes):
- On street [>= –78 (dBm)]
- In car [>= –72 (dBm)]
- Suburban In B [>= –68 (dBm)]
- Dense Urban In B [>= –60 (dBm)]

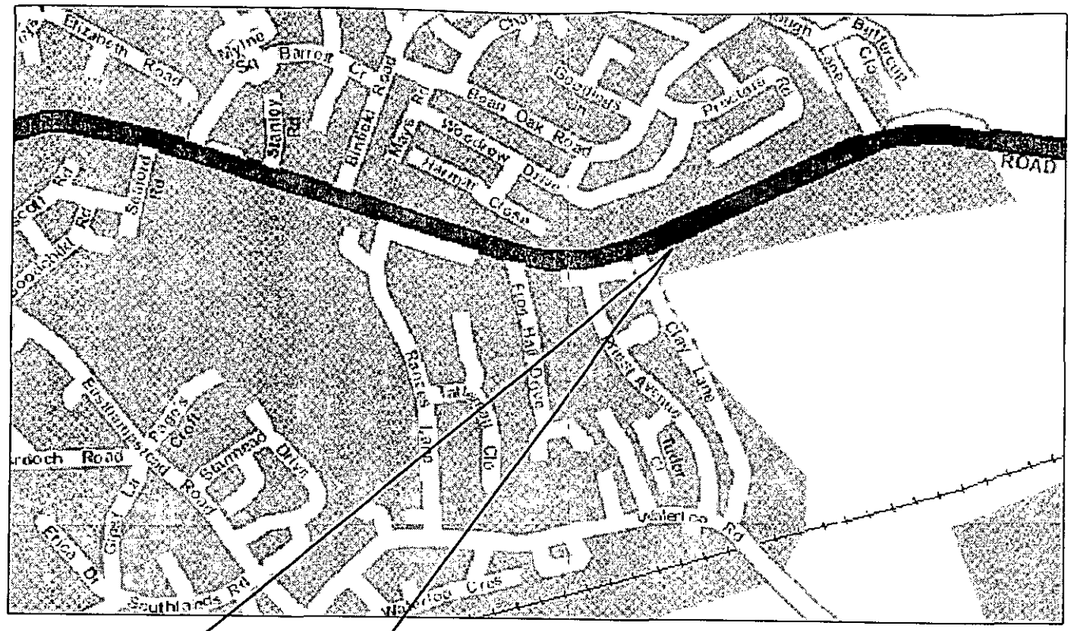
03.JAN.2002* 5605



SITE LOCATION MAP

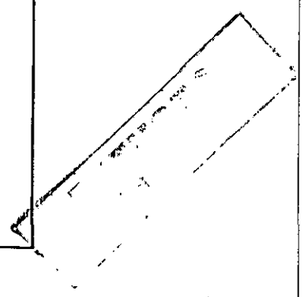
SU 82673 68614

Scale 1 : 500



STREET MAP DIRECTIONS

Direction Details	Exit M4 J10, head South on A329M. Exit at Wokingham A329, London Road. Proposed site can be found opposite 282 London Road.



BTcellnet

TITLE: SITE LOCATION MAPS

PROJECT: HOLME GREEN NORTH – CELL 17914A LONDON ROAD SF
Opp. 282 London Road, Wokingham, Berks RG40 2LT

Eastern Contracting Ltd
Easlea Road
Moreton Hall Ind. Estate
Bury St. Edmunds
Suffolk. IP32 7BY.

STATUS: PLANNING DATE 12/01 APPR

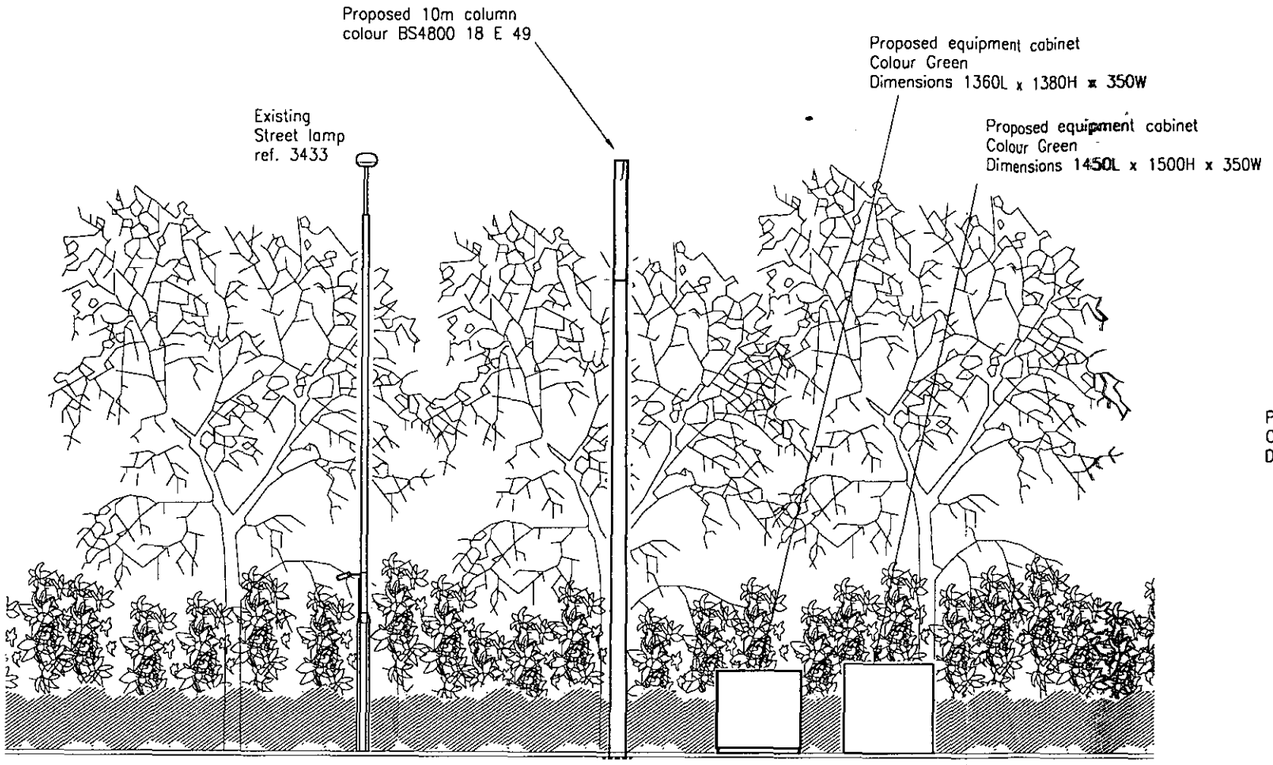
REV.	DATE	BY	REVISION	CHKD	APPR

DO NOT SCALE

DRAWN DJP	CHECKED	SCALE	AS NOTED
DATE DEC 01	DATE 22/01		
ENG. B.K.	FILE NAME		REV:
DRAWING No. P/17914A/GEN/050			

© Eastern Contracting Ltd

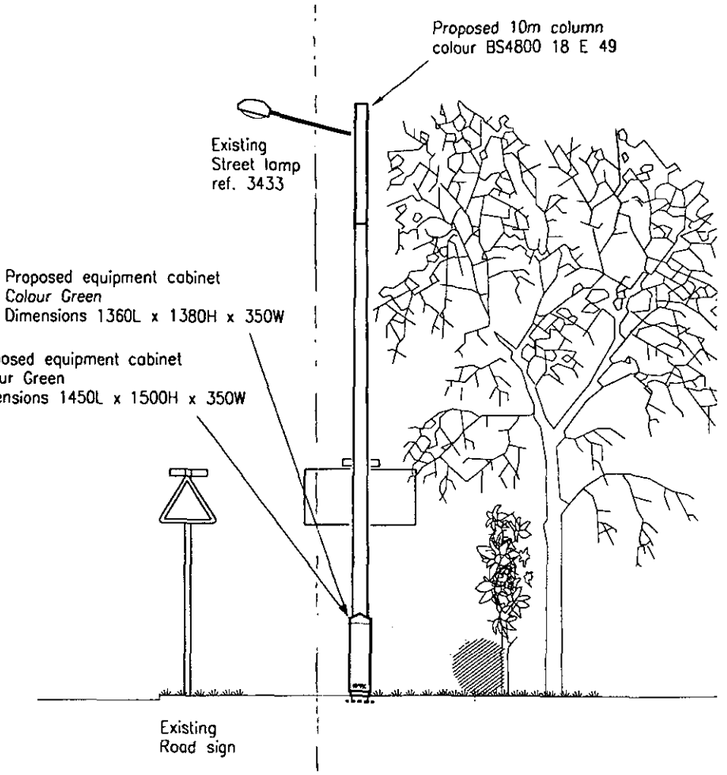
03.JAN.2002* 5605



PROPOSED STREET FURNITURE

ELEVATION "A"

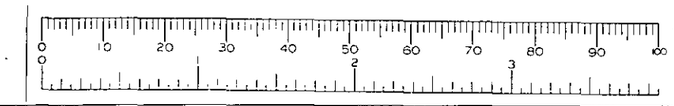
Scale 1 : 100



PROPOSED STREET FURNITURE

ELEVATION "B"

Scale 1 : 100



BTcellnet

TITLE: PROPOSED STREET FURNITURE

PROJECT: HOLME GREEN NORTH – CELL 17914A LONDON ROAD SF
Opp. 282 London Road, Wokingham, Berks RG40 2LT

Eastern Contracting Ltd
Easlea Road
Moreton Hall Ind. Estate
Bury St. Edmunds
Suffolk. IP32 7BY.

STATUS: PLANNING | DATE 12/01 | APPR

REV.	DATE	BY	REVISION	CHKD	APPR

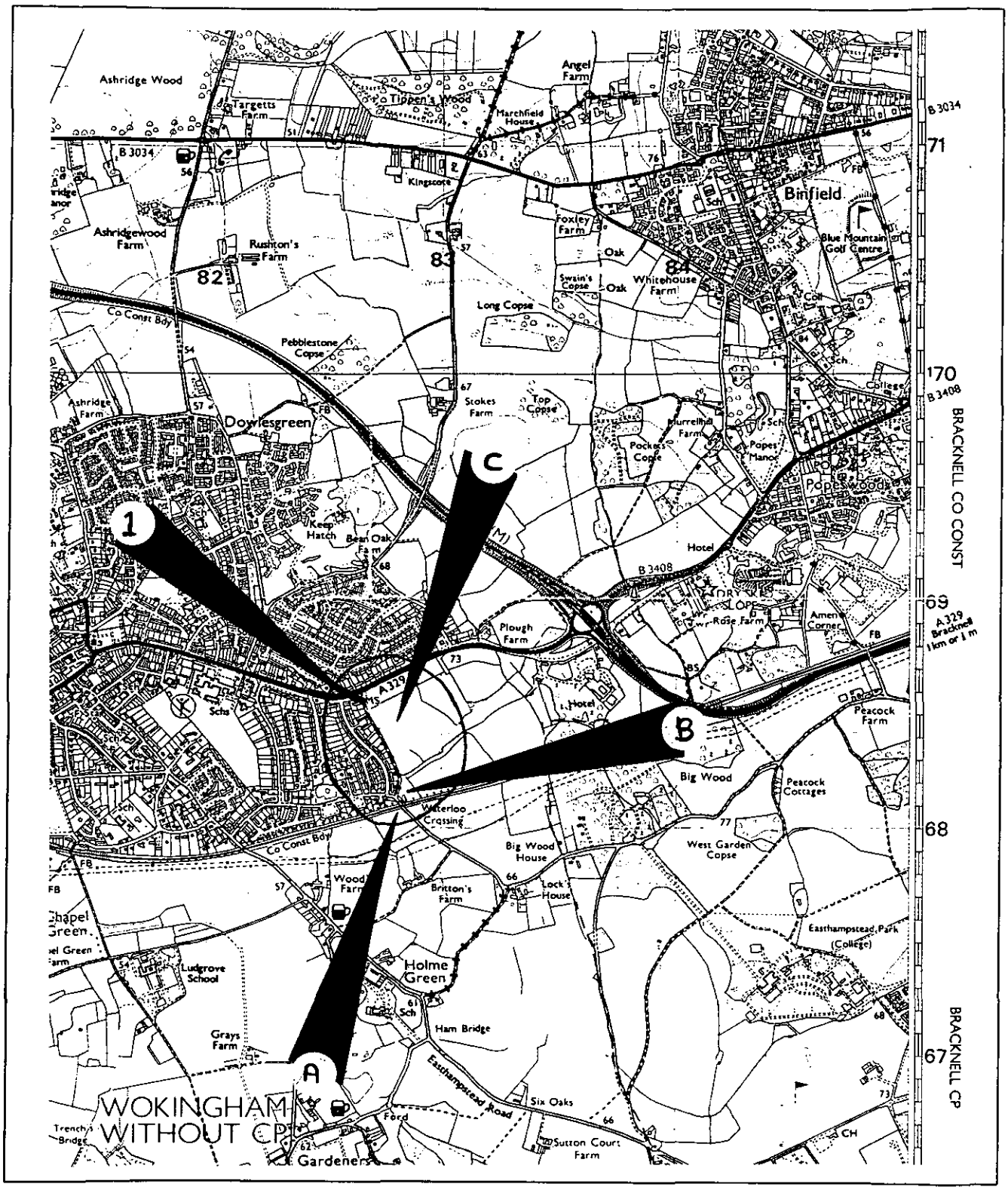
DO NOT SCALE

DRAWN DJP	CHECKED RAC	SCALE AS NOTED	
DATE DEC 01	DATE 12/01		
ENG. B.K.	FILE NAME		REV.
DRAWING No. P/17914A/GEN/051			

© Eastern Contracting Ltd

A·P·T

BTcellnet



Cell: 17914	-	**Holme Green North**

Map: Explorer 160



STREETLAMP IN PROPOSED LOCATION OF STREET FURNITURE

LOCATION OF STREETLAMP SHOWING PAVEMENT & TRAFFIC ISLAND



03 JAN 2002 * 5605

LEX SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-28866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

APPLICATION NO.5605

Name of appellant:
02 (UK) Ltd (Formerly BT Cellnet Ltd)

Site address:
Land at junction of Clay Lane & London Rd, Wokingham

Proposal:Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna, two eqipment cabinets & ancillary development

Case Officer:EV

ALLOWED
15/10/02

716
00

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: EV

APPLICATION NUMBER: 5605

APPELLANT: 02 (UK) Ltd (Formerly BT Cellnet Ltd)

SITE: Land at junction of Clay Lane & London Rd, Wokingham

APPEAL REF: APP/X0360/A/02/1090164

Allowed 15/10/02

START DATE: 15/05/02

DATE OF SITE VISIT 30/09/02.

Progress Record	Date Actioned	Initials
Appeal Logged:	17/05/02	
Entered on Access:	17/05/02	DG
Notification Letters Due:	**29/05/02**	
Notification Letters Sent:	22/05/02	DG
Questionnaire Due:	**29/05/02**	
Questionnaire Sent:	22/05/02	DG
Statement Due:	**26/06/02**	
Statement Sent:	24/06/02	DG.
Comments on Statement Due	17/07/02	
Comments on Statement Sent	—	
Decision letter circulated:	16/10/02	DG
Decision entered on Access:	16/10/02	DG.

Appeal Decision

Site visit made on 30 September 2002

by Simon Emerson BSc DipTP MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
15 OCT 2002

Appeal Ref: APP/X0360/A/02/1090164
Land at the junction of Clay Lane and London Road, Wokingham.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under a development order.
- The appeal is made by O2 (UK) Limited (formerly BT Cellnet Limited) against the decision of Wokingham District Council.
- The application (Ref: TL/2001/5605) dated 2 January 2002 was refused by notice dated 27 February 2002.
- The development proposed is the erection of one 10m monopole mobile phone mast, complete with one tri-sector antenna, 2 equipment cabinets and ancillary development.

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

Procedural Matters

1. The application is for prior approval under the provisions of Part 24, of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) in respect of development by a telecommunications code system operator. The appeal concerns only the siting and appearance of the development.

Planning Policy

2. The development plan includes the Berkshire Structure Plan (1991-2006) and the South East Area Local Plan 1994. No development plan or other policies are referred to in the decision notice, but the Council refer to a number of policies in their appeal submissions. In the structure plan, policy TC1 sets out criteria for telecommunication development; such development should be sited and designed so as not to result in significant adverse visual impact. Policy EN1 seeks to protect the character and quality of the environment; among other matters, development should be appropriate in scale, form impact, character and siting to its location and embody a high standard of design. Policy LD3 seeks to prevent development which would seriously harm the character and appearance of an area.

3. In the local plan, the Council refer to policy STV1 which lists identified settlements, but the Council do not indicate whether the site is within the identified settlement of Wokingham. But in my view, this policy is of limited relevance compared with those policies which specifically concern telecommunications development and those which seek to protect the character and appearance of an area. Policies SBE1 and SBE2 have similar objectives to structure plan policy EN1.

4. The Wokingham District Local Plan is nearing adoption; the Inspector's report on objections was received in November 2001. Policy WIC14 concerns telecommunications

development and refers to structure plan policy TC1 and other policies in the local plan. Policy WBE1 states that the Council will require good contemporary design, which respects its local character. The Council do not indicate that these policies are subject to any further modifications and I therefore consider that they have considerable weight.

5. National guidance on telecommunications is set out in Planning Policy Guidance (PPG) 8 *Telecommunications* 2001. The Government's general policy is to facilitate the growth of new and existing telecommunication systems whilst keeping the environmental impact to a minimum.

Main Issue

6. From what I have seen and read, I consider that the main issue is the effect on the character and appearance of the area.

Reasons

7. The proposed site for the mast is at the back edge of the footway on the southern side of London Road, which is the main road into Wokingham from Bracknell. The site is on the edge of the main built-up area; just to the west of the site the speed limit reduces to 30mph. There is residential development on the northern side of the road, but on the southern side of the road there is no development east of Clay Lane.

8. My impression is that the carriageway of this part of London Road is wider than is typical of many A roads. There are footways on either side of the road; the footway on the southern side being separated from the carriageway by a grass verge. For a considerable distance on either side of the site there is an almost continuos line of bushes and mature trees. There are regularly spaced lighting columns along this section of road; these are about 10m high. There are also various road signs in the vicinity. In my view, this section of London Road forms an important and attractive approach to Wokingham.

9. The proposed mast consists of a solid pole, somewhat thicker than the nearby lighting columns. The proposed colour of the pole is crystal blue. The antennae would be contained within the circumference of the main pole – there would be no equipment projecting from the pole, resulting in a simple, uncluttered appearance. The equipment cabinets would be coloured green and also sited at the back edge of the footway.

10. The proposed pole would be readily noticeable by drivers and pedestrians using London Road. But given its set back from the carriageway; its alignment with and similar height to the lighting columns nearby; its uncluttered appearance; the backdrop of mature trees; and the overall width of London Road, I consider that the mast would not be unduly prominent or appear out of scale or character with its setting. The equipment cabinets would be relatively small-scale features, similar to cabinets used by other utility providers and frequently seen alongside roads. In my view, the development would not harm the character or appearance of the area and there would be no conflict with the aim of policies in the development plan and in the emerging plan to ensure that the visual impact of development is acceptable.

11. The mast would also be readily visible from the front of a number of dwellings on the opposite side of London Road, but the overall width of the road, the backdrop of trees against which it would be seen and its similar scale to the lighting columns would ensure that the mast would not be overbearing or intrusive in the outlook of residents.

12. The appellant has explained that the mast is needed to increase signal strength for its existing network in this south-eastern corner of Wokingham and to provide coverage for its new 3G network. The appellant investigated 3 possible alternative sites further from residential property, but none were available. The Council has not suggested any alternative sites. Given that there would be no material harm from the development, it is unnecessary, in my view, to consider further whether alternative sites are available. I consider that there is no conflict with the aim of telecommunications policies TC1 and WIC14.

Other matters

13. Residents express concerns about the possible health risks from the development. Health risk was not a reason for refusal and the Council accepts in their appeal submissions that there is no valid objection on health grounds.

14. The health risk of radio base stations was one of the matters considered by the Independent Expert Group on Mobile Phones (The Stewart Committee). Their report was published in May 2000. The revised PPG 8 (August 2001) incorporates the Government's response to the report. The Government accepted the report's recommendations, including the need for base stations to comply with the radio frequency public exposure guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP). These are more stringent than the limits previously imposed.

15. PPG 8 indicates that the planning system in not the place for determining health safeguards. It goes on to state that if a proposed mobile phone base station meets the ICNIRP guidelines, it should not be necessary to consider further the health aspects of the development and concerns about them. The appellant has confirmed that the proposed equipment would comply with the ICNIRP guidelines. The emissions from the mast would be a very small fraction of the maximum recommended by ICNIRP.

16. I have found nothing to indicate that there would be an actual, objective, risk to health, nor is there evidence to outweigh recent Government advice on health considerations. In the light of all the above, I consider that the health fears of local residents are not a reason to dismiss the appeal.

Conclusions

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

Formal Decision

18. In exercise of the powers transferred to me, I allow the appeal and grant approval for the siting and appearance of the proposed 10m monopole mobile phone mast, complete with one tri-sector antenna, 2 equipment cabinets and ancillary development on land at the junction of Clay Lane and London Road, Wokingham, in accordance with the terms of the application Ref. TL/2001/5605 dated 2 January 2002, and the plans submitted therewith.

Information

19. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

20. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than approval of siting and appearance within the provisions of Part 24, of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Simon Emerson

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: 02 (UK) Ltd (Formerly BT Cellnet Ltd)
SITE: Land at junction of Clay Lane & London Rd, Wokingham
APPLICATION NO.: 5605
PROPOSAL: Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna, two eqipment cabinets & ancillary development

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Wescott

Mr J P Green

Mr R J Wyatt

Clerk(s) of Parish / Town Council of Wokingham

Mr K Abnett, Town Hall, Market Place, Wokingham RG40 1AS

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

List of those notified of appeal

The Owner/Occupiers of the following addresses in Wokingham:

Proctors Rd: 2-28(evens), 32-40(evens) 45-57(odds), 54-62(evens), 59- 71(odds)

Priest Ave: 1-41

Waterloo Rd: 72,72a,74

Froghall Dve:1-12, 14-48 & Flats 1-12 Froghall

Tudor Close:1 & 19-24

Osterley Close: 1-8

Woodrow Dve: 2-29, 31-59(odds), 30-50 (evens)

Harmar Close: 1 – 17 &19

London Rd: 219-237(odds),258-332(evens),The Three Frogs,

Bean Oak Rd: 35-73(odds), 16-64 (evens)

Thorpe Close: 6

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : BT Cellnet Ltd c/o APT

APPEAL SITE : Land at the junction of Clay Lane and London Road, Wokingham

REASON FOR APPEAL : Appeal against refusal of prior approval for the erection of one 10m high monopole mobile phone mast with one tri-sector antenna, two equipment cabinets and ancillary development

---

LOCAL PLANNING AUTHORITY REFERENCE : TL/2002/5605

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/02/1090164

1.0 LOCATION AND SITE DESCRIPTION

1.1 The appeal site is located along London Road approximately 25m to the north west of Clay Lane. The area is characterised by residential development along the northern side of London Road, and the area immediately to the south west of the site is characterised by open fields maturely landscaped along the boundary with London Road.

2.0 PLANNING HISTORY

2.1 On 3rd January 2002 an application for prior approval of 10m high monopole mobile phone mast with one tri-sector antenna, two equipment cabinets and ancillary development was submitted for consideration.

2.2 On 27th February 2002 Wokingham District Council in pursuance of their powers under Part 24 of the Town and Country (General Permitted Development) (Amendment) Order 1998, refused prior approval for the following reason:

'The proposal is unacceptable in view of the visual impact upon the local street scene and character of the area.'

2.3 The above refusal of prior approval forms the subject of this appeal.

3.0 POLICY BACKGROUND

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

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

3.3 The policies contained within the Berkshire Structure Plan relevant to the consideration of this appeal are:
TC1: Assessment of proposals for Telecommunication Development
EN1: Protection and enhancement of the Environment of Built-Up Areas
LD3: Environmental Impact of Development

3.4 South East Area Local Plan
The South East Area Local Plan was adopted on 15th April 1994 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21 November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision".

3.6 The policies contained within the South East Area Local Plan, relevant to the consideration of this appeal are:

STV1: Identified Settlements
SBE1: Design of New Development
SBE2: Inappropriate Design

3.7 The Wokingham District Local Plan (Draft Deposit)
The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced on 6th October 1998. The Inspectors Report on the Local Plan Inquiry was published in November 2001 (with the exception of Policy WSM1).

3.7 The policy contained with the draft Wokingham District Local Plan relevant to the consideration of this appeal is:
WIC14: Assessment of proposals for Telecommunication Development
WBE1: Development in its Local Context

4.0 CASE FOR THE LOCAL PLANNING AUTHORITY

4.1 It is considered that the main issue relevant to the consideration of this appeal is the siting of the proposed mast and the impact it would have upon the visual amenity of the area.

4.2 Impact upon the visual amenity of the area
The proposed telecommunications mast would be approximately 10m high, and as shown on the plans submitted would be no higher than the existing street lamp. The mast is proposed to be located approximately 4m away from the lamp post, closer to Clay Lane. Although the mast will be partially obscured by the presence of the existing street lamp when viewed from a distance, it is considered that it will become visible as the site is approached from both directions. It is also considered that the equipment cabinets will be particularly visible due to their size, scale and massing. Due to the presence of existing street furniture and the mature setting of this part of London Road it is considered that the proposed mast and related equipment would contribute to a cluttering of street furniture and would have a negative impact upon the visual amenity of the street scene.

4.3 Proximity to residential dwellings and health hazards
Whilst many people accept that there are gaps in the knowledge surrounding mobile phone base stations the general feeling in the area is one of grave concern and a feeling that human health particularly towards children living in the immediate vicinity must be protected.

4.4 PPG 8 clearly states that it is 'the Government's firm view that the planning system is not the place for determining health safeguards.' The Stewart Report recommends that as 'the balance of evidence to date suggests that exposure to RF radiation below NRPB and ICNIRP guidelines 'do not cause adverse health effects to the general population.' This is reflected in the governments view that, 'if the proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should be necessary for the local Planning Authority to consider further the health aspects and concerns.'

4.5 Local residents raise the point that the Stewart Report advocates the use of the 'precautionary principle' and the establishment of 'clearly defined exclusion zones' around base station antennas. The Stewart Report defines the precautionary approach, to be adopted for use in the UK, as being the ICNIRP guidelines for public exposure (rather than those of NRPB). In the Governments view Local Planning Authorities, 'should not implement their own precautionary policies e.g. by way of imposing a ban or moratorium on new telecommunications development...' With regards to exclusion zones, these are only to be implemented where installations exceed ICNIRP guidelines.

4.6 As the installation being considered in this application meets ICNIRP guidelines (as stated in BT Cellnet's submission) the aims of PPG8 have been met and no valid objection on health grounds exists.

5.0 CONCLUSION

5.1 It is considered that the proposed 10m high monopole mast and two equipment cabinets, due to their size, scale and siting would be obtrusive in the street scene and would add to clutter of street furniture in the area such that it would have an adverse impact upon the visual amenity of the street scene and character of the local area.

5.2 As such the proposal is contrary to policies STV1, SBE1 and SBE2 of the South East Area Local Plan, policies TC1, EN1 and LD3 of the Berkshire Structure Plan and policies WIC14 and WBE1 of the Wokingham District Local Plan (Deposit Draft). There are no material considerations, which would outweigh the conflict

5.3 It is therefore respectfully requested that the present appeal be dismissed

APPENDICES

Appendix 1: Location plan.

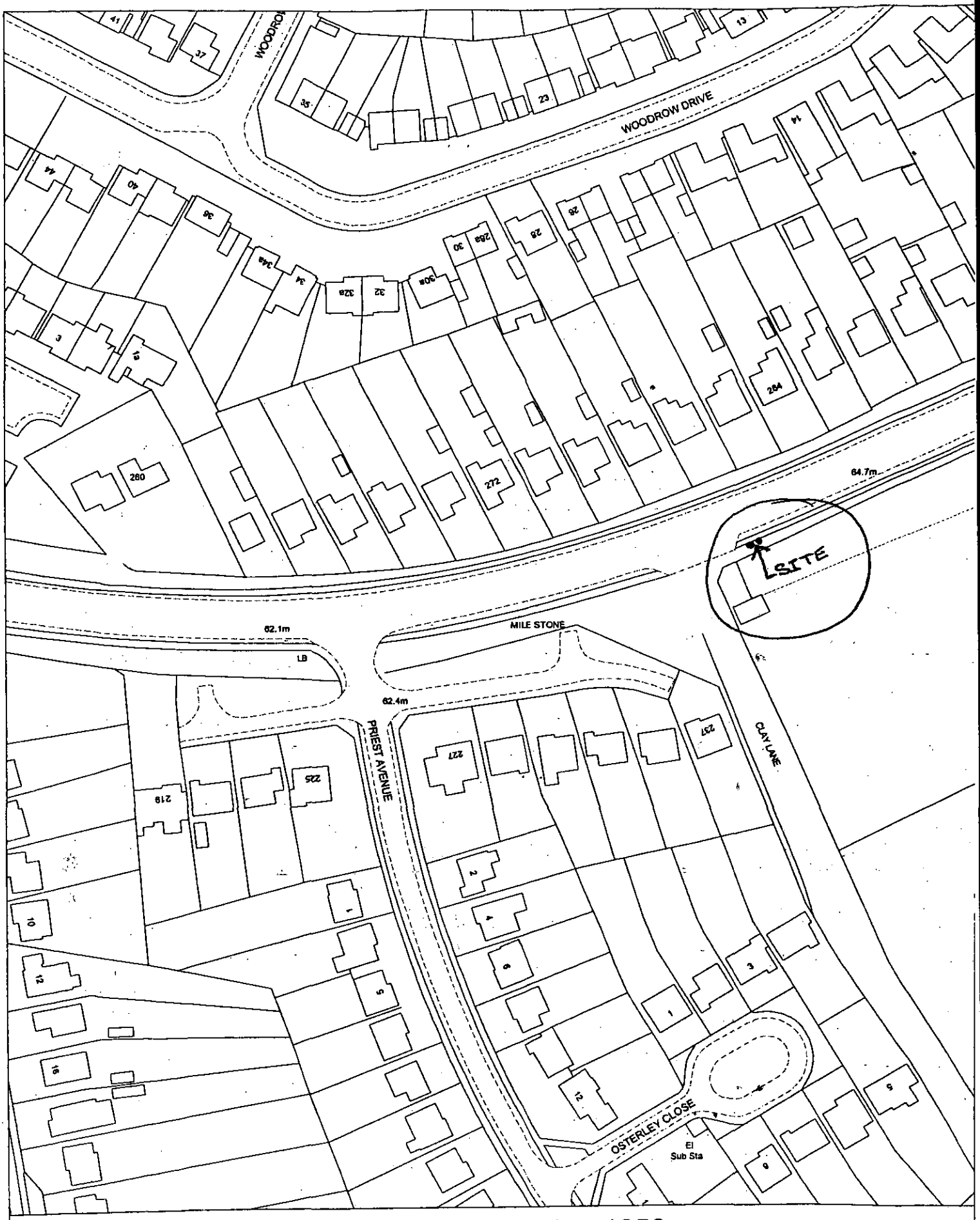
Appendix 2: Extract from the Berkshire Structure Plan.

Appendix 3: Extract from the South East Area Local Plan.

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

Appendix 5: Extract from Wokingham Distrcit Local Plan (Deposit Draft) Proposed Amendments.

Appendix 1



Site Plan, Scale: 1 to 1250

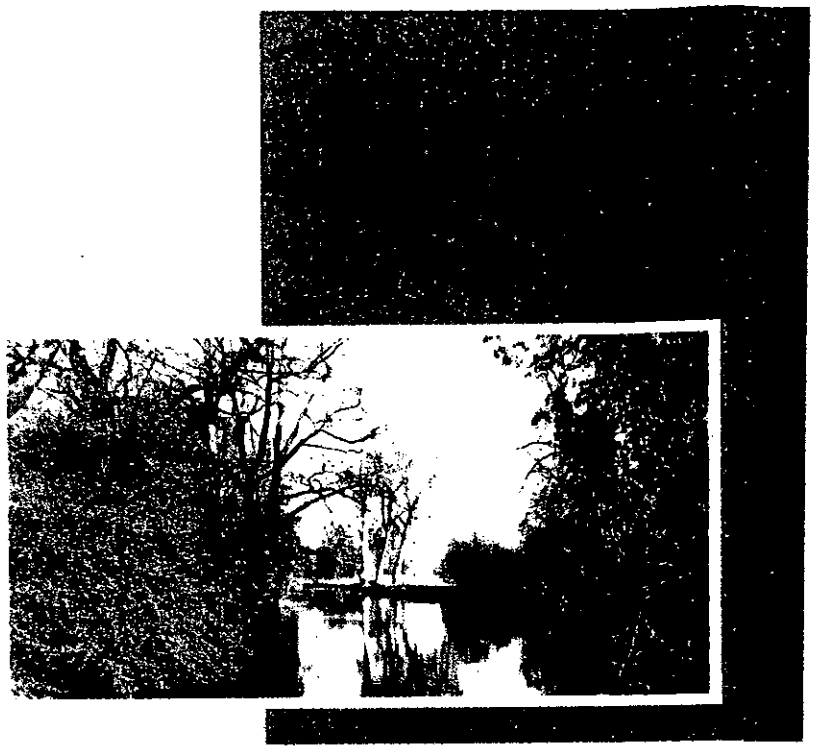
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 21 May 2002

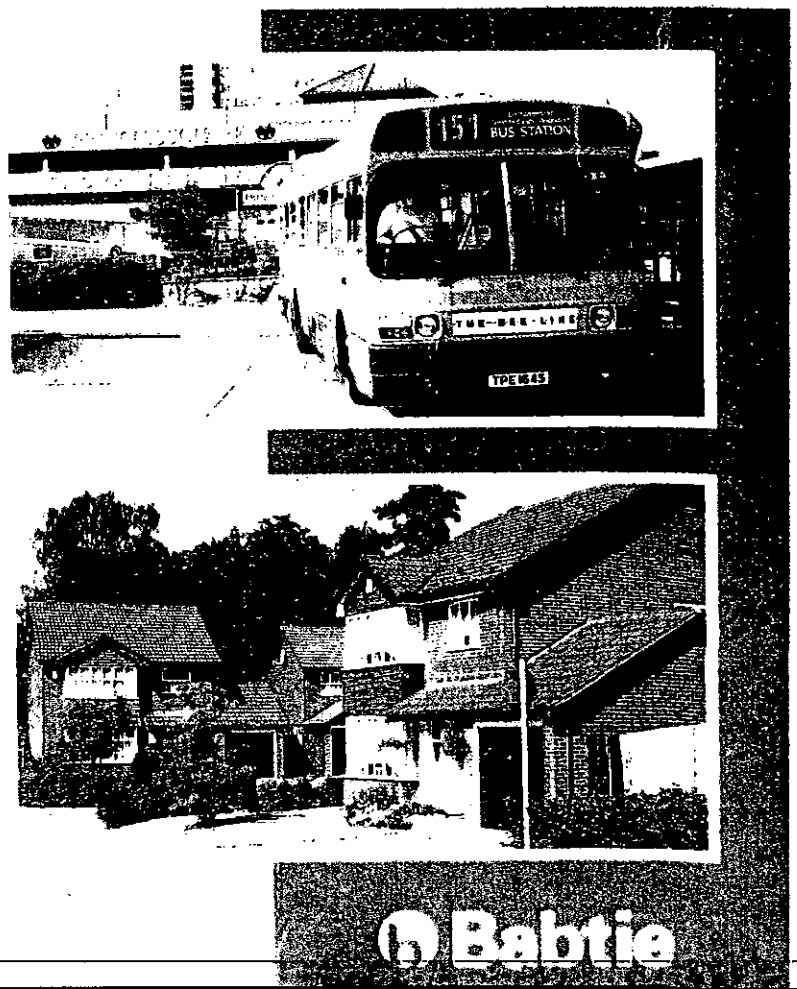
N
W E
S

Appendix 2



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



Babtie

11 TELECOMMUNICATIONS AND RENEWABLE ENERGY

11.1 This chapter deals with two subject areas, telecommunications and renewable energy, which are covered in Government guidance contained in Planning Policy Guidance Notes 8 'Telecommunications' and 22 'Renewable Energy'.

11.2 PPG8 sets out the benefits of telecommunications and advises that the Government's general policy is 'to facilitate the growth of new and existing systems' while maintaining commitment to environmental objectives. It provides guidance on the form and particular requirements of telecommunications development, and Policy TC1 below takes account of the growth and characteristics of modern telecommunications.

11.3 The benefits of providing energy from renewable sources are emphasised in Government advice (PPG22). In Chapter 3 of this Plan, the importance of resource conservation is stressed, being a key element of a sustainable approach to development. Renewable energy sources play an important role in conserving non-renewable resources and reducing harm to the global environment.

Telecommunications Development

11.4 Telecommunications developments include radio relay stations, base stations, antennas and masts. The technology continues to develop, and can generate environmental benefits; for instance, they can help to reduce the need to travel, both in terms of journeys to work and the transfer of information. However, telecommunications equipment can itself be environmentally intrusive, especially if it is poorly sited.

11.5 A balance will be sought between the growth of telecommunications developments and their impact on the environment. The aim is to respond positively to telecommunications development proposals, in line with government guidance, whilst taking account of technical considerations, other policies designed to preserve and enhance the environment, and the environmental benefits that may accrue.

Assessment of Proposals for Telecommunications Development

Policy TC1 **Planning permission will normally be granted for telecommunication development. Where there is potential conflict with environmental objectives telecommunications development will be allowed provided:**

i) **it is sited and designed so as not to result in significant adverse visual impact, subject to operational and technical requirements;**

ii) **there are no satisfactory alternative sites for telecommunications available;**

iii) **there is no reasonable possibility of sharing existing facilities; and**

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

11.6 In considering the acceptability of a proposal in relation to these criteria, the following factors will be relevant:

- the need to protect the best and most sensitive environments, in particular within the North Wessex Downs AONB and Areas of Special Landscape Importance;
- the significance of the proposed development as part of a national network, and the implications for subsequent network development;
- the need to minimise visual impact.

Renewable Energy

11.7 Renewable energy refers to those "energy flows that occur naturally and repeatedly in the environment - from the sun, wind and oceans, and from plants and the fall of water. It also refers to energy available in wastes and from within the earth itself" (ETSU[1]). Renewable energy can be derived from schemes involving : wind power; landfill gas; hydro-electric power; energy from crops and forestry; solar; and waste combustion.

11.8 There are many advantages to using these renewable energy sources, since for the most part the energy generated causes no harmful gaseous emissions. In addition, using renewable energy can assist in reducing the demand for fossil fuels such as coal, gas and oil, and thereby reduce the potential for pollution. For example, passive solar gain in residential developments can, through good design and layout, reduce conventional fuel demand by 12%.

11.9 For these reasons renewable energy is being given increasingly serious consideration as an alternative energy source, with Government policy encouraging such schemes, providing they are economically attractive and environmentally acceptable. This encouragement includes the Non-Fossil Fuel Obligation (NFFO) introduced by the 1989 Electricity Act. The NFFO requires regional electricity companies to purchase a proportion of their electricity from non-fossil fuel sources.

11.10 Given the environmental constraints in Berkshire, the opportunities for developing some renewable energy schemes may well be limited. For example, the physical development associated with renewable energy schemes such as wind farms and waste to energy processes have a potentially serious environmental impact. Therefore a balance has to be achieved between the benefits of harnessing renewable energy and the impact on the Berkshire environment.

---

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

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

Protection and Enhancement of the Environment of Built-Up Areas

Policy EN1 **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

(i) development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;

(ii) town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;

(iii) the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;

(iv) special attention will be paid to the maintenance and improvement of the character of town and village centres.

Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.

Environment

4.8 The provision of suitable small recycling facilities, such as bottle and can banks, in association with development acceptable under other policies in this Plan, will contribute towards meeting a target of recycling at least 25% of the County's household waste by the year 2000 as proposed in Policy W2 (35% by 2007). The nature and type of facilities will depend on the type of development and the waste management systems being used. However, the facilities may include two separate elements :

- local recycling facilities for the public to deposit different types of recyclable material; and
- facilities for source separation and storage of different types of waste.

4.9 Policy LD2 will normally apply to the following categories of development:

(i) housing proposals for 100 or more dwellings;

(ii) new development, redevelopment or refurbishment of shopping centres or facilities where the floorspace of existing and new development amounts to 500 sq.metres or more;

(iii) business, industrial, distribution or storage development involving a net increase in floorspace of 500 sq.metres or more;

(iv) major transport, leisure, recreation, tourist or community facilities;

(v) car parks for the public including 'park and ride' schemes with over 200 spaces; and

(vi) appropriate smaller developments which frequently attract a significant number of people (e.g. community or shopping schemes).

ENVIRONMENTAL IMPACT

4.10 The County Council considers that even where proposals for development may be acceptable in principle within the provisions of other policies in the Structure Plan and in local plans, local planning authorities need to be satisfied that proposals will not have any significant adverse environmental impact.

Environmental Impact of Development

Policy LD3 **Development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses.**

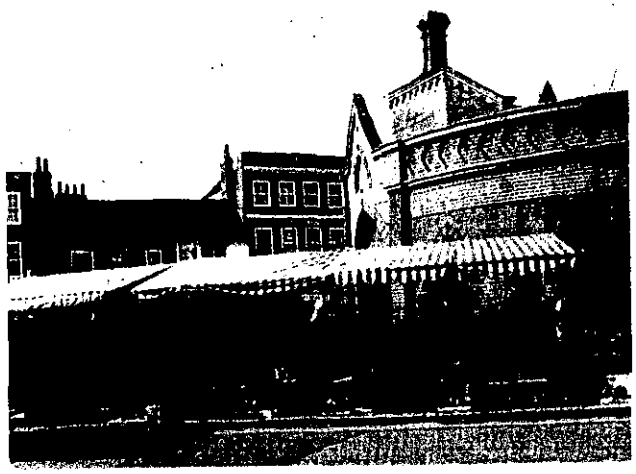
4.11 In a highly constrained County such as Berkshire, most major development is likely to have a significant impact, either by itself or cumulatively, and environmental assessments may be required for a wider range of development than that specifically referred to in Circular 15/88 in order to determine the acceptability of proposals.

Appendix 3

form of narrow leisure plots of considerable depth which penetrated into the open countryside. As land prices have increased with demand for land, the level of development in these areas has intensified. In some instances this has led to tandem development which often detracts from the rural character of the area and results in a loss of privacy. Apart from development on individual plots the area south of Wokingham has also experienced larger scale housing development, reinforced in more recent times by the Secretary of State's requirement, in approving the Structure Plan in 1980, to build an additional 8000 houses in Central Berkshire. Some development that has occurred during the post war period has failed to recognise the importance of retaining tree cover and has not been incorporated into the landscape in a sensitive manner. The policies contained in this plan are aimed at tackling these problems and preventing such damage occurring in the future.

DEFINITION OF IDENTIFIED SETTLEMENTS

1.1.04 The definition of rural areas is dependent on the definition of settlements and vice versa. The South East area is dominated by Wokingham which is surrounded by a number of smaller settlements and areas of ribbon or frontage development. All vary greatly in terms of size, form and character. Some areas of sporadic development involve very few properties and/or are dominated by areas of undeveloped rural land either between or to the rear and in front of properties causing them to be characterised by a loose settlement pattern or to form a narrow strip of development in what is still a distinctly rural area. Such areas may possess a number of basic services, such as a school or church but these are rarely confined to serving the population residing in the immediate vicinity. The open nature of these areas presents many opportunities for further intensification. However, it is considered that if



such development were to occur, the existing special character of these areas or the surrounding countryside would be detrimentally affected. For the purposes of this plan, such areas of development are not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where areas of development have not been included within the identified settlement. One example is small groups of development bounded by countryside on the far side of a road that marks the boundary of the main built up area .. In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this Plan and as shown on the proposals map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form, (if development is dominated by, or interspersed with, areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

❖ STV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY,

(D) MINERAL EXTRACTION,

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES,

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND,

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA,

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN . FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

QUALITY & CONSERVATION THE BUILT ENVIRONMENT



W DEVELOPMENT EVELOPMENT AND EFURBISHMENT

The most attractive and successful environments are those where all the ght parts (e.g. buildings, trees, roads, people, traffic) have been satisfactorily odated to create interesting, lively and nt places. In order to maintain and the character of the built environment, gn of new buildings or extensions to buildings and the creation of new spaces that environment, are very important.

2 The District Council is particularly med to promote a high standard of design w buildings, and to ensure that new gs are responsive to their location. This ns that new buildings need to be opriate in terms of their function, siting, form, massing, materials, colour and ture in their relationship with adjoining ildings and sites. Accordingly, new buildings ill be expected to make an acceptable and positive contribution to the built environment. addition, developments that incorporate ublic access should accommodate sculptures other works of art to provide visual interest, here this is considered appropriate by the local planning authority. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes involving more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the "grain" of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared/required to establish the wider context within which applications will be considered.

❖ SBE1 DESIGN OF NEW DEVELOPMENT

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA,

(B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK,

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ SBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, B)

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful urban environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, local shopping centres in particular, where comprehensive development has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

Appendix 4

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

Appendix 5



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- Proposed Amendments April 1999
- Additional Proposed Amendments September 1999
- Proposed Transport Amendments February 2000

UTILITIES INFRASTRUCTURE

11.28 Public utility services include infrastructure works for electricity, gas, water supply, sewerage telecommunications services. All these services are provided by private sector companies and Council has a limited control over their activities. Development for operational needs will generally supported. The local planning authority has also liaised with services providers in respect of the pla policies that could help service provision.

POLICY WIC13: PUBLIC UTILITIES

PROPOSALS FOR DEVELOPMENT REQUIRED FOR THE OPERATIONAL NEEDS OF PUBL UTILITIES WILL BE SUPPORTED SUBJECT TO THEIR ACCEPTABILITY ENVIRONMENTAL AND AMENITY GROUNDS IN ACCORDANCE WITH OTHER RELEVA POLICIES AND PROVISIONS OF THE PLAN. IN CONSIDERING PROPOSALS THE COUN WILL TAKE INTO ACCOUNT EXISTING LEVELS OF INFRASTRUCTURE, TECHNICAL A OPERATIONAL REQUIREMENTS *AND* **(PA 11/9)** THE OPPORTUNITIES FOR SHARI FACILITIES ~~AND APPROPRIATE PHASING OF DEVELOPMENT~~. **(PA 11/9)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Telecommunications

11.29 PPG 8 *Telecommunications* states that local planning authorities should respond positively telecommunications development proposals. However where possible existing masts and equipm should be used in order to avoid impact on amenities.

11.30 Telecommunications are being promoted as being important and therefore interference as a result development must be minimised. Large structures can result in physical obstruction, or reflection, above ground signals and therefore interference to existing networks can be a material consideration determining a planning application.

11.31 On major new developments developers will be encouraged to allow for the future telecommunicatic needs of occupants and make provision for necessary equipment. Communal provision will be expect on larger developments to reduce the proliferation of aerials. In addition operators will be encouraged remove telecommunications structures that have become redundant.

POLICY WIC14: ASSESSMENT OF PROPOSALS FOR TELECOMMUNICATIONS DEVELOPMENT

PLANNING PERMISSION WILL BE GRANTED FOR TELECOMMUNICATIONS DEVELOPMEI PROVIDED THAT IT IS IN ACCORDANCE WITH POLICY TC1 OF THE BERKSHI STRUCTURE PLAN 1991 – 2006. ~~IN ADDITION THE COUNCIL WILL CONSIDER 'PRI NOTIFICATION' SUBMISSIONS IN ACCORDANCE WITH POLICY WOS3~~ **(PA 11/10)** AN OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. THE COUNCIL WILL ALS SEEK TO SECURE THE REMOVAL OF ANY TELECOMMUNICATIONS APPARATUS THAT NO LONGER REQUIRED FOR ITS ORIGINAL PURPOSE.

BEFORE PERMISSION IS GRANTED, APPLICANTS WILL BE REQUIRED TO SHOW THAT N ALTERNATIVE LESS VISUALLY INTRUSIVE SITE IS AVAILABLE OR TECHNICALLY FEASIBL CONDITIONS MAY BE IMPOSED TO REQUIRE PROVISION OF A SUITABLE SCREEN T MITIGATE THE VISUAL IMPACT OF THE APPARATUS.

Con

THE COUNCIL WILL EXERCISE ITS OPTION TO REQUIRE PRIOR APPROVAL IN AREAS DESIGNATED IN THIS PLAN AS BEING ENVIRONMENTALLY SENSITIVE, WITHIN 200 METRES OF ANY BUILDING REGULARLY USED BY PEOPLE AND IN OPEN COUNTRYSIDE WHERE IT WOULD APPEAR ABOVE THE SKYLINE. **(PA 11/11)**

Implementation: Through the development control process.

Monitoring: Planning applications and prior notifications determined.

11.31A FOR THE PURPOSES OF POLICY WIC 14 THE AREAS WHICH ARE DESIGNATED AS BEING ENVIRONMENTALLY SENSITIVE ARE AREAS OF SPECIAL LANDSCAPE IMPORTANCE, THE THAMES VALLEY, SITES OF URBAN LANDSCAPE VALUE, LOCAL NATURE RESERVES, WILDLIFE HERITAGE SITES, THE GREEN BELT, CONSERVATION AREAS, AREAS OF SPECIAL CHARACTER, HISTORIC PARKS AND GARDENS, LISTED BUILDINGS, ARCHAEOLOGICAL SITES, ANCIENT MONUMENTS, GREENWAYS, GREEN ROUTES AND AREAS WHICH FORM THE SETTING OF THESE AREAS. **(PA 11/12)**

Recycling

11.32 Recycling and Sustainable Development are important issues and the Government recognises that the planning system has a role to play in weighing the interests of economic development and environmental protection. The Council has a recycling plan (approved by the Department of the Environment in 1992). It aims to achieve a 25% recycling target of all household waste generated in this District by the year 2000. The County Council adopted a *Waste Management Plan for Berkshire* in 1995. Its strategy is based on waste minimisation, re-use and recycling, and the treatment of waste to produce useful products. In addition to this the County Council has produced a *Waste Local Plan*, which is a land use plan setting out policies and proposals for new waste facilities that seek to ensure minimal harm to the environment and the public. The Berkshire Structure Plan 1991 - 2006 contains a policy that seeks provision of recycling facilities on site or a contribution to them elsewhere as is appropriate to the development proposed. Development proposals will be expected to take account of recycling policies contained within the Berkshire Structure Plan 1991 - 2006 and the Waste Local Plan.

WATER AND SEWERAGE

Water Quality

11.33 The quality of water is an increasingly important area of concern. Deteriorating water quality can affect the supply of water for domestic, industrial and agricultural uses and general amenity. The Council should therefore restrict development that would threaten surface and ground water quality. The Environment Agency has published ground water vulnerability maps, which identify areas requiring protection from potentially polluting activities.

POLICY WIC15: SURFACE AND GROUND WATER PROTECTION

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

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

Monitoring: Planning applications determined.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/02/1090164 **GRID REF:** _____

APPEAL BY: O2(UK)Ltd(formerly BT Cellnet Ltd)

SITE: Land at Junction of Clayhanger & London Rd, Wokingham

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks from the 'starting date' given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.** Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

1.	Do you agree to the written representations procedure?			YES / ~~NO~~
OR	Do you wish to be heard by an Inspector at:	a.	a local inquiry?	~~YES~~ / NO
		or b.	a hearing?	~~YES~~ / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit? ***(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)***			YES / ~~NO~~
3.	Does the appeal relate to an application for approval of reserved matters?			~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?			~~YES~~ / ~~NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?			~~YES~~ / NO

6. Is the appeal site within an approved Green Belt or AONB? Please specify which	~~YES~~ / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	~~YES~~ / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10. Does the appeal relate to an application for conservation area consent?	~~YES~~ / NO
11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	~~YES~~ / NO Grade I / II* / II
b. Would the proposed development affect the setting of a listed building?	~~YES~~ / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
b. If YES, was English Heritage consulted? Please attach a copy of any comments.	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	~~YES~~ / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	~~YES~~ / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a	Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO
c.	Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	~~YES~~ / NO

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies.** ***Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	2	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	26/06/02	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the *original application*	40	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: Dgrell on behalf of WOKINGHAM UNITARY ~~Council~~

Date sent to us and the appellant 22/05/02 OUR Ref: TL/2002/5605

Please tell us of any changes to the information you have given on this form.

This document is printed on a recycled (UK) paper containing 100% post-consumer waste.

© Crown Copyright 1998. Copyright in the printed material and designs is held by the crown. You can use extracts of this publication in non-commercial *in-house material, as long as you show that they came from this document. You should apply in writing if you need to make copies of this document* (or any part of it) to:

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

Tel. (0118) 974 6448 (Direct Line)
Date. May 21, 2002
My ref. TL/2001/5605
Your ref.

WOKINGHAM UNITARY
Aiming for Excellence

«Name__Address»

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: 02 (UK) Ltd (Formerly BT Cellnet Ltd)
SITE: Land at junction of Clay Lane & London Rd, Wokingham
PROPOSAL: Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna, two equipment cabinets & ancillary development

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

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

If you wish to make further representations, you may do so in writing, to Mrs M Pocock, The Planning Inspectorate, Room 3 / 03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. You should, if possible, send three copies quoting reference APP/X0360/A/02/1090164. Comments received after 26/06/02 will not normally be seen by the Inspector & will be returned.

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

A booklet, "Guide to taking part in planning appeals" is available from this office.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1250

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

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 21 May 2002

N
W E
S

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: May 20, 2002
My ref: **TL/2002/5605**

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
56
PROCTORS ROAD

WOKINGHAM
BERKSHIRE
RG401RP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

APPLICATION No: TL/2002/5605
APPEAL BY: BT Cellnet Ltd
SITE: Land At Junction Of Clay Lane & London Road Wokingham
PROPOSAL: Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna ,two equipment cabinets and ancillary development.

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

Comments already made, following the original application for planning permission, will be forwarded to the Planning Inspectorate.

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference . Comments received after will not normally be seen by the Inspector & will be returned.

The application, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during office hours (08:30- 17:00 Monday to Thursday, & 08:30-16:00 Friday).

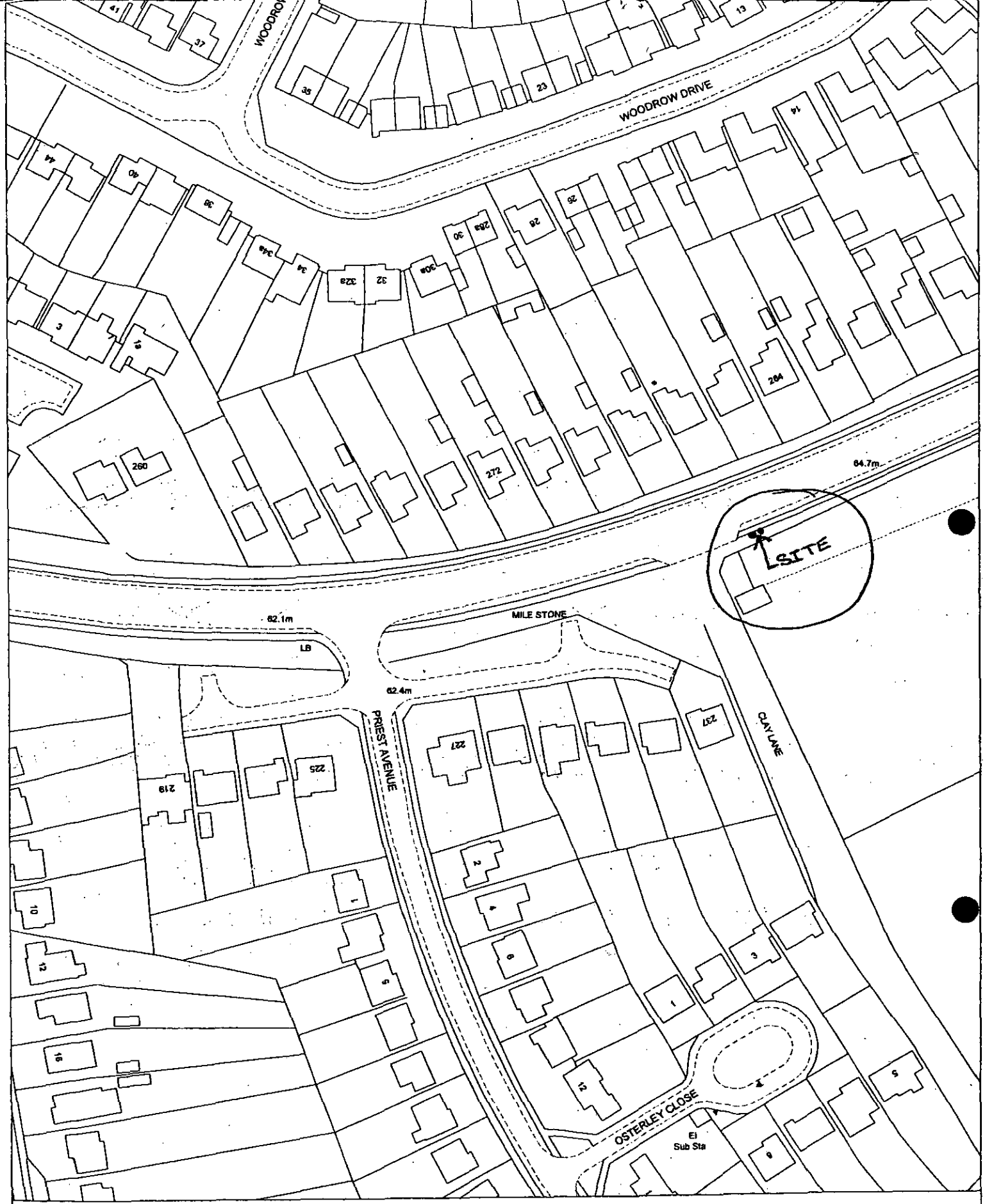
A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the Appeal decision, please request one from Mrs Pocock at the Inspectorate.

Yours faithfully

Denise Gumbrell

Appeals Assistant



Site Plan, Scale: 1 to 1250

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

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 21 May 2002

N
W E
S

PLEASE NOTE:

Some information has been inadvertently omitted from the enclosed letter. This is outlined below.

The last date for comments to reach the Planning Inspectorate is **26/06/02.**

The reference to quote when writing to Mrs Pocock at the Inspectorate is **APP/X0360/A/02/1090164.**

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 09 January 2002

Application Number: TL/2002/5605

Proposal: Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna ,two equipment cabinets and ancillary development.

Parish: WOKINGHAM TOWN

Site Address:
Land At Junction Of Clay Lane &, London Road, , Wokingham.

Applicant:
BT Cellnet Ltd C/O APT.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** AE 14/1/02

PLANNING SERVICES
POL
DC EV
APP
CS
HPT 52487
TLS
ENF
COPIES TO:
ACK:
FILE:
30 JAN 2002

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Elaine Vashi

Application Number: TL/2001/5605

Proposal: Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna, two equipment cabins and ancillary development.

Site Address: Land at junction of Clay Lane & London Road, Wokingham

Applicant: BT Cellnet Ltd C/O APT

Your observations are required in respect of this application **by 02/02/02**

At its meeting on 22 January 2002, the Planning & Transportation Committee resolved to make the following observation:

Object on the following grounds:

- **The siting is not appropriate**
- **Both the pole and large equipment cabins are visually intrusive, and would adversely affect the amenities of the area.**

SIGNED: _____ **DATE:** 28/01/02

CLERK TO Wokingham Town Council

From

To: Peres. J. Anderson
Property Dept

To

From: Elaine Vashi



Date: 09 January 2002

Application Number: TL/2002/5605

Proposal: Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna ,two equipment cabinets and ancillary development..

Site Address:
Land At Junction Of Clay Lane &, London Road, , Wokingham.

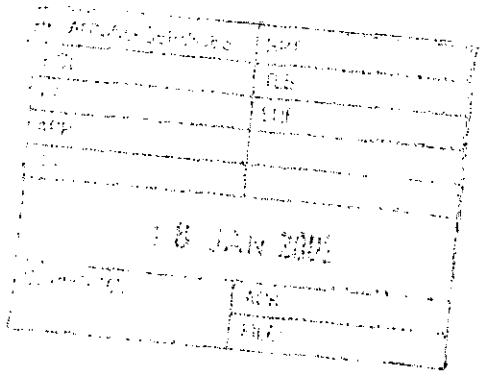
Applicant:
BT Cellnet Ltd C/O APT.

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

Elaine,

The above ~~application~~ site does not fall within or adjacent to Council-owned property so we are not in a position to take a view upon it.

Peres J Anderson
Technical Assistant
Estates Unit.



38 signatures.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

2002

ACK:

PETITION

AGAINST THE SITING OF A BT CELLNET MOBILE TELECOMMUNICATIONS MAST AND ANCILLARY EQUIPMENT AT THE JUNCTION OF CLAY LANE AND LONDON ROAD, WOKINGHAM.

Application no. TL/2002/5605

We, the undersigned, being residents of the neighbourhood close to the site of the proposed mobile telecommunications mast at the above location, object to the development on the following grounds:

- The location is too close to houses - it is closer than the 60 metre minimum that the council has adopted as a standard
- It is contrary to the recommendations contained in the *Stuart Report* commissioned by the Government which suggested a cautionary approach
- There are other, less obtrusive, sites in the vicinity which could accommodate the mast and equipment cabinet.

We urge Wokingham District Council to <u>not</u> grant planning permission for the installation.

	NAME	ADDRESS
1	Mrs. H. Harrison Burleigh	276 London Rd. Wokingham
2	DENNIS FULLER	274 LONDON ROAD. W'HAM
3	V. Marsden	280 London Road. W'ham.
4	Rita. Abbott	280 London Rd W'ham.
5	RICHARD MUDGE	12 MEDINA CLOSE WOKINGHAM.
6	Allan Powdrill	45 London Road Wokingham
7	Sarah Powdrill	45 London Road Wokingham
8	[illegible]	24 EASTHAMPSTEAD RD, W'HAM
9	M.E. Hay	278 LONDON ROAD W'HAM.
10	E.R. THOMPSON	237 LONDON RD. WOKINGHAM.
11	N.M. BROWN.	235 London Rd. Wokingham.
12	D COATES	233 LONDON RD "
13	J. COATES	233 LONDON RD "
14	J.A. POVEY	2, PRIEST AVE
15	P.W. POVEY	" " "
16	G.A. POVEY	" " "
17	L.A. POVEY	" " "
18	B ROBERTSON	10 PRIEST AVE
19	J A ROBERTSON	" " "
20	D. NUTTALL	1, OSTERLEY CLOSE.

Please sign and return as soon as possible to
Cllr Iain J Brown, 12 Paice Green , Wokingham , Berkshire. RG40 1YN (NORREYS)
or to Cllr Bob Wyatt, 33 Sturges Road, Wokingham, Berkshire. RG40 2HG (WESCOTT)

continued →

PETITION

AGAINST THE SITING OF A BT CELLNET MOBILE TELECOMMUNICATIONS MAST AND ANCILLARY EQUIPMENT AT THE JUNCTION OF CLAY LANE AND LONDON ROAD, WOKINGHAM.

Application no. TL/2002/5605

We, the undersigned, being residents of the neighbourhood close to the site of the proposed mobile telecommunications mast at the above location, object to the development on the following grounds:

- The location is too close to houses - it is closer than the 60 metre minimum that the council has adopted as a standard
- It is contrary to the recommendations contained in the *Stuart Report* commissioned by the Government which suggested a cautionary approach
- There are other, less obtrusive, sites in the vicinity which could accommodate the mast and equipment cabinet.

We urge Wokingham District Council to <u>not</u> grant planning permission for the installation.

	NAME	ADDRESS
1	MR R. Shurney	4 Osterley Close, Wokingham
2	D. Shurney	"
3	R Harrison	5 Osterley Close, Wokingham
4	[illegible] Page	6 " " "
5	J & P Page	" " "
6	C Knight	2 Osterley Close
7	Charlotte Harrison	276 London Rd, Wokingham
8	PAUL HAMMOND	284 London Road Wokingham
9	O. Oakes	290 London R.d.
10	[illegible] James	294 LONDON RD
11	R W Lott	296 LONDON RD
12	[illegible]	304. LONDON RD.
13	B & N [illegible]	272 London RD.
14	D Baker	270 London Rd.
15	[illegible]	270 LONDON Rd.
16	[illegible] Howard	5 BLAKE CLOSE.
17	V. Howard	5 BLAKE CLOSE.
18	M Follett	Winton House, Hurst
19		
20		

Please sign and return as soon as possible to
Cllr Iain J Brown, 12 Paice Green , Wokingham , Berkshire. RG40 1YN (NORREYS)
or to Cllr Bob Wyatt, 33 Sturges Road, Wokingham, Berkshire. RG40 2HG (WESCOTT)

29/1/02

PLANNING SERVICES	HPT
POL	TRS
DC KV	ENF
APP	
CS	
30 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

Mr & Mrs E. Cowcher
Laura Lindsay
Cowcher
[illegible] Priest Avenue,
Wokingham,
Berks.
RG40 2LT

Dear Ms Vaishi,

Re: application no: TL/2002/5605

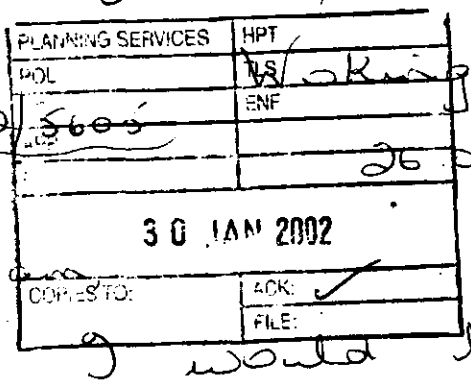
We have received notification of the above application and cannot express strongly enough our objection to this going ahead.

There has been insufficient research to show that there is no health hazard generated to both adults and children by the pulse microwaves emitted from mobile phone masts therefore this should not go ahead at the expense of both me & my family.

Yours faithfully.

E. Cowcher (MRS)

SNS 231, London Rd



Wokingham,

App No TL/2002/~~5605~~

26.01.02.

Dear Madam

I would like to object to the erection of a mast at the end of Clay Lane. I've suspected rays won't affect me personally as I am recovering from a big Cancer operation but I am concerned as there are 4 children living very close

N. the proposed site.

Yours faithfully,

Jeanette E. Meacher

OBS

Tel 01189786186 276 London Rd.
Wokingham
Berks.
RG40 1RD

PLANNING SERVICES	
POL	TLS
DC EV	LNF
APP	
Vashi	

10 JAN 2002 13/1/02

COPIES TO:	ADM ✓
	FILE

your ref. Elaine Vashi
TL/2002/5665

Ms. Elaine Vashe
Wokingham Unitary
Planning Services, Wokingham

Dear Ms. Vashi, Thank you for your letter of 10th Jan. 2002, informing me of the proposed erection of one 10m monopole phone mast with antenna, cabinets and ancillary development.

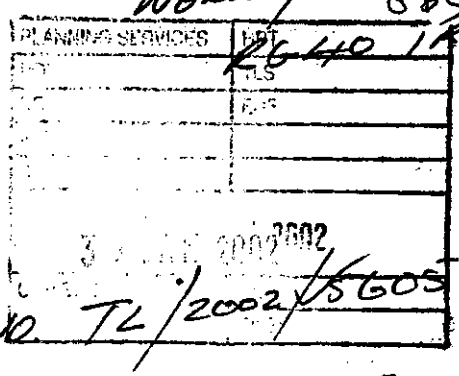
I write immediately, by return, to inform you that I (and my neighbours) object most strongly to this proposal. This would be hideous, a likely and

posible health hazzard to us and also probably a cause of devaluation and saleability of my house. There can be no need to build this development near homes when the fields stretch a long way from our homes and the railway (where nobody resides) might be a more suitable position.

I do hope that you support me in this. I have recently adopted orphaned children who need neither further health risks nor a change of address. (which I would seek if confronted with this development as a reality.)

Yours faithfully,
Heather Harrison (Mrs.)

28/1/02 OBS. 237 London Road, Woking Surrey GU21 1RB



Dear Ms Vashi,

APPLICATION NO TL/2002/0605

Does Health come before Wealth?

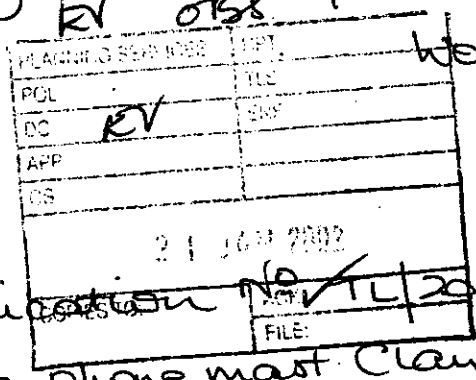
Please use your own conscience on this outrageous proposal & a most right outside our homes.

Yours Sincerely

J. E. Thomson

E. R. Thomson

nuary '02 11, Woodrow Drive
KV OBS Wokingham



Application No: TL/2002/5605
nobile phone mast Clay Lane/London Rd)

Sir/Madam

Why is the application able at Woodley Library but not ingham? Is this to dissuade people inspecting it?

e object to the erection of said st on the grounds that as yet the lth risks are questionable and sibly dangerous.

Yours Sincerely
Doreen and David
Patience

Rec'd 10:45 AM 30.1.02

Ref: TL/2002/5605

4 Osterley Close
Wokingham
RG40 2LL

PLANNING SERVICES	APP
POL	TRS
DC KV	BNF
APP	
CS	
30 JAN 2002	
COPIES TO:	ACK: ✓
	FILE.

30 January 2002

Ms Elaine Vashi
Wokingham Unitary
Environmental Services Dept
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Madam

I am writing this in a personal capacity regarding the BT Cellnet monopole to be sited at the junction of Clay Lane and London Road.

I am of the opinion that no mobile phone mast should be situated near houses until it is proven that they are not a health hazard and this has not been done yet.

If they have to be erected there is plenty of open space away from houses in the Wokingham area where this could be done.

I hope Wokingham Council will reject this application. My own home is within 50 yards of this site.

Yours faithfully

L. P Skinner

L P Skinner

Improved Telecommunications Ltd
Re Clay Lane Bashley -

Dear Madam

Re app. No. TL/2002/15605 -

Letter received from you 10th 1.2002 re proposed 15m Pole to erect a 10m pole on land adjacent to Clay Lane - London Rd & strongly object to this or any form of disturbance in this area.

I came here, at 266 London Rd which is East of Clay Lane to retire in 1962, Clay Lane was an ancient "Right of Way" an unmetted Road ideal for walking out into the countryside, The Farmland adjacent to it running back the The Railway Line, This land was being farmed ie Corn for several years with a break to grass for Hay + Grazing by Cattle + to any rumd should still be a Smallholding.

We in this corner of Wokingham are endangered by having a Fireworks Storage Depot on land on the south of the Railway running back towards Bigwood in the Parish of Arborfield Hall, Barkwell have recently given permission for an extension to the Building despite objections from myself + other people who contend the danger of explosion is great.

Should permission be given to the erection of the Pole as mentioned by you I must add to further dangers. Another important matter arises, no sooner does one building take place other Buildings spring up like mushrooms

I would suggest you take your Pole up the Road + plant it on the left hand side of Plough Lane L.R where an assembly of Officers is to take place!!!

Yours faithfully
Albert Spragg

OBS

PLANNING SERVICES	HPT
POL	TLS
DC ✓	ENF
AFP	
CS	

16 JAN 2002

COPIES TO:	ACK: ✓
	FILE:

7 Priest Avenue
Wokingham
Berkshire
RG40 2LT

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
04 FEB 2002	
COPIES TO:	ACK: ✓
	FILE:

31 January, 2002

Elaine Vashi
Development Control Officer
Wokingham Unitary
Environmental Services Department
PO Box 157
Shute End
Wokingham0
Berkshire
RG40 1WR

Dear Madam

Application No: TL/2002/5605: Land at Junction of Clay Lane & London Road

We write to object to the proposed erection of a 10m high monopole mobile 'phone mast with tri-sector antenna, two equipment cabinets and ancillary development at the above site.

We feel that it is an inappropriate choice of site and it would be preferable to choose a site away from habitation and in a far less obvious place. We would cite the following as sufficient reason to refuse this planning application.

- The proposed site is adjacent to Buckhurst Farm which provides a separation of settlements between Wokingham and Bracknell and any encroachment here could set a precedent for further development – not least more telephone masts.
- From an aesthetic point of view, it would be most unattractive, right at the entrance to Wokingham.
- It is acknowledged that 'phone masts are a potential health hazard; whilst some of the research is inconclusive, sufficient has been gleaned from studies to ascertain that radio-wave radiation is damaging, particularly to certain groups of people.

Bearing the above in mind, we feel it would be far preferable to site this mast well away from a populated area.

We hope that we can rely on the Wokingham Planning Services to exercise extreme caution when considering this planning application and we would urge you to encourage the applicant to seek an alternative site.

Yours sincerely

T G & Mrs P J Lee-Smith

Rec'd AM 31.1.02

NING SERVICES	HPT
L	TLS
DC RV	ENF
APP	
CS	

31 JAN 2002

COPIES TO:	ACK: ✓
	FILE:

235 London Road
Wokingham
Berkshire
RG40 1RB

31 January 2002

Elaine Vashi
Environmental Services Department
Wokingham Unitary
PO Box 157
Shute End
Wokingham
RG40 1WR

TL/2002/5605 Proposed Phone Mast
Junction of Clay Lane & London Road

Dear Madam

I am writing to object to the proposed erection of a mobile phone mast at the junction of Clay Lane and London Road, Wokingham.

I believe that there is a real health hazard connected to the microwave emissions from such a structure. In particular I believe there to be a real threat to young children who are at high risk of absorbing radiation because of their size and that their bodies are still growing and developing. I have four children whose ages range from 10 to 3, I do not want their health put at risk.

I expect the highest standard of assurances and written indemnities to be provided by BT Cellnet against any adverse health effects caused by this installation. This is of considerable importance as we live within 100 metres of the proposed site.

I also understand that there is already adequate mobile phone cover in this area. I believe that BT Cellnet should investigate the commercial arrangement of site-sharing at existing sites, such as the nearby tower on Coppid Beech Hill, Binfield.

I believe most strongly that we should not pollute or destroy our environment and I support the efforts that Wokingham Unitary have made in this area recently. However, I would not like to see the Unitary Authority create an environment that endangers children, as they are our future.

Yours sincerely

Nicola Brown

Nicola Brown

Recd 1.30pm 31.1.02

PLANNING SERVICES	HPT
POL	TLS
DC KV	ENF
APP	
CS	
COPIES TO:	ACK: ✓
	FILE:

BBB

221 London Road
Wokingham
RG40 1RA

31 JAN 2002

30 January 2002

Elaine Vashi
Development Control Officer
Environmental Services Department
P O Box 157
Shute End Wokingham
RG40 1 WR

Dear Madam

Application Number TL/2002/5605 Momopole Mobile Phone Mast

I write to object to the proposed erection of a Mobile Phone Mast on land at the junction of Clay Lane and London Road.

Until safety fears have been disproved it would appear to be very unwise to grant application of the Mobile Phone Mast adjacent to residential areas. Many countries already have legislation in place preventing Mobile Phone Masts being erected within 500 metres of residential suburbs.

Should BT Cellnet Ltd and the local Health Authority believe there are no adverse health from the mast unlimited indemnity will no doubt be forthcoming in case of health problems occurring in the future.

Yours faithfully

Mrs J Fazackerley-Tattam

0288

4 Priest Avenue
Wokingham,
Berkshire
RG40 2LX
26 January, 2002

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

Elaine Vashi
Wokingham Unitary
Environmental Services Department
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Madam

Ref: Application Number TL/2002/5605 Mobile Phone Mast at
Junction of Clay Lane & London Road

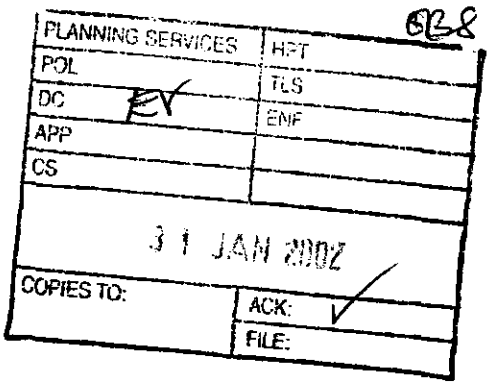
I want to object to the erection of the mobile phone mast at the junction of Clay Lane and London Road on the grounds that this may be a health hazard, and because it will be adjacent to the land that provides a seperation between the towns of Wokingham and Bracknell. I believe that this land must remain free of any form of development.. I feel that there has been insufficient research into the possibility of the emissions of pulse microwaves 24 hours a day at bedroom and ground levels will cause cancer or other serious illnesses.

I would also like to know what indemnities BT Cellnet will provide if there is any adverse health effects on people who live near the proposed mast. If BT Cellnet believe there are no adverse health effects from this mast, they should be willing to provide residents with unlimited indemnity should there be any effect on residents health from the radiation emitted from the mast. If they are not willing to provide such an indemnity then the conclusion must be that there are potentially adverse effects from this mast. The mast should therefore be cited away from areas of population.

Yours faithfully

Graham

(Mrs. Greta Graham)



262 London Road
Wokingham
Berks
RG40 1QY
28/01/02

Environmental Services
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR
RefTL/2002/5605

Dear Ms Vashi,

I am writing to notify you of our objections to the proposed monopole mobile phone mast. These include the following:

- The proposed area is the only undeveloped piece of land between Bracknell and Wokingham. We would like it to remain as so.
- The area is currently unspoilt and is an area people walk around. The mast would spoil the fields and be an eye sore.
- There are numerous reports citing links between phone masts and adverse health risks. As we have a three month old baby we are keen not to have the mast built near to our home.
- Building a mast would undoubtedly adversely affect house prices.

Please could you keep us informed as top the outcome of the proposed planning application.

Yours faithfully

Michael Platt

SBS

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

67 Proctors Road
Wokingham
RG40 1RP

13th January 2002

Elaine Vashi
Development Control Officer
Environmental Service Department
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Vashi,

Thank you for you letter of the 9th January reference application TL/2002/5605.

We would like to object in the strongest possible terms to the siting of another mobile phone mast so close residential housing. There is already a mobile phone mast at the Coppid Beech roundabout so why is another one necessary ? Can the service providers not share the mast at the Coppid Beech roundabout or erect the second mast on the same site.

My wife and I have a three year old daughter and are extremely concerned at the possible side affects of living in close proximity to such a powerful source of electromagnetic radiation. The absence of electricity pylons and mobile phone masts was a major factor in choosing to live in this part of Wokingham. We sincerely hope that the application will be rejected. Many thanks.

Yours sincerely,

David Barron

Caroline Scollan

302 London Road Wokingham Berks RG40 1RD

PLANNING SERVICES	HPT
DC KV	TCS
APP	ENF
CS	
31 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

Ms Elaine Vashi
Environmental Services Department
Wokingham Unitary
P O Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Ms Vashi

Application no: TL/2002/5605 - Proposed mobile phone mast Clay Lane/London Road

I write to register objection to the erection of a mast at this location. I feel that until we have definitive proof that these low-level masts are not harmful to the humans who have to pass by them and live near them, any planning application must be rejected. Within the last week it has been announced that research is finally to be undertaken to establish how harmful these masts are and I would request that the outcome of these investigations be awaited before any more planning approvals for mobile phone masts are granted.

In any event this mast would seem unnecessary as there is already a tall mast just to the east of the A329/A329(M) intersection which could be used. Expert opinion seems to be that tall masts, such as the one referred to, which can be sited well away from residential properties, might be less dangerous than low-level ones. There are residential properties within a road's with of this proposed site and many young teenagers will have to pass within its influence.

Yours sincerely,

G Taylor

S L Harrison
5 Osterley Close
Wokingham
Berkshire
RG40 2LY

Elaine Vashi
Envirpnmental Services Dept
Wokingham Unitary
PO Box 157
Shute End
Wokingham
RG40 1WR

26th January 2002

DMS

PLANNING SERVICES	HPT
30 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

Dear Sirs,

APPLICATION NUMBER TL/2002/5605
PROPOSED MOBILE PHONE MAST AT CLAY LANE/LONDON ROAD

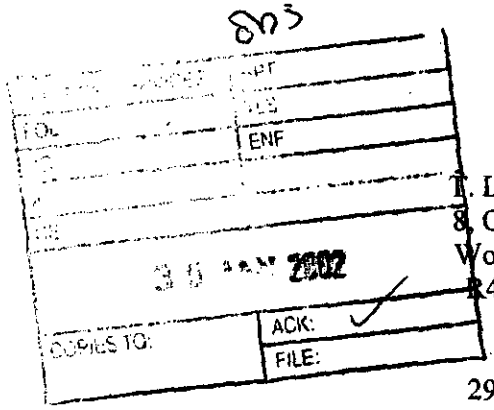
I am writing to object to the above Planning Application to erect a mobile phone mast at the junction of Clay Lane and London Road.

Mobile phone masts emit high power microwave pulses and the long term effects of this radiation are harmful, especially to young children.

Naturally I expect that you will oppose this development as it is damaging to the health of the local inhabitants and will lay you open to claims for compensation.

Yours Sincerely,

Stephen Harrison



Elaine Vashi.
Wokingham Unitary
Environmental Services Department,
PO Box 157,
Shute End,
Wokingham,
RG40 1WR.

T. Lown.
8, Osterley Close,
Wokingham,
RG40 2LY.

29/01/2002.

Dear Madam,

Application Number TL/2002/5605 Mobile Phone Mast at the Junction of Clay Lane and London Road.

With reference to the proposal to erect a ten metre high mast at the junction of Clay Lane and London Road, Wokingham I am concerned about the health implications and as a result ask you not to grant permission.
I have been reading about research that has linked phone masts to epilepsy and cancer in humans. Microwave radiation can interfere with the body's defence system allowing cancer cells to spread more quickly.
Recently, there was an article in "The Guardian" about an increase in cancer at a school in Vallodolid, Spain that has a phone mast nearby. Some countries like Australia, New Zealand, USA, Sweden and Italy will not allow a mast to be built closer than 500 metres from houses and schools and I understand some local councils now keep to the 500 metre guideline.
Masts and pylons scar both country and towns and I know that the advance of technology cannot be halted. However, can such structures be sited where they are not a potential health hazard and where their impact upon the landscape is minimal.

Yours faithfully,

T. Lown. ABIPP.

296 London Road Wokingham Berks RG40 1RD

BVS

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

25th January 2002

For Attn : Elaine Vashi
Wokingham Unitary Planning Services
P.O. Box 157
Shute End
WOKINGHAM
Berks. RG40 1WR

Dear Ms. Vashi,

Development Application No. TL / 2002 / 5605.

I live within sight of the proposed development. Not being a mobile phone user I cannot see the benefit to the community, without reliable evidence to judge whether it would detrimental, as micro waves, the reason for the structure can only be commercial.
The amount of past protests against for sports facilities, have prompted me to make a response. We have always said that the approach to the town has always been a poor sight and the mast and it's ancillary components will not improve it.

Yours faithfully

R .S. NOTT

Tel. (0118) 974 6451

Date: 10 January 2002

My Ref: Elaine Vashi TL/2002/5605

The Owner / Occupier
276
LONDON ROAD
WOKINGHAM
BERKSHIRE
RG401RD

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
HOP	
CS	

30 JAN 2002

CONSULTATION	DATE ✓
	INITIAL

WOKINGHAM UNITARY

Environment Services Excellence
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

Application Number: TL/2002/5605

Site Address: Land At Junction Of Clay Lane &, London Road, , Wokingham.

Proposal: *Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna ,two equipment cabinets and ancillary development.*

We have been consulted by BT Cellnet Ltd of their intention to carry out the above mentioned telecommunications development.

The application can be viewed at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **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 take this letter with you or quote application number TL/2002/5605 to enable the library staff to locate the correct information.**

If you have any comments regarding this proposal they must be made in writing and addressed to the case office, **Elaine Vashi**, quoting application number **TL/2002/5605** & should you have any queries please contact the case officer on **(0118) 974 6451**.

All comments must be received within 21 days of the date of this letter and will be open to public view.

Yours faithfully,

Elaine Vashi

Development Control Officer

THEY MUST BE JOKING ERECT A MASTS IN A BUILT UP AREA, THE AMERICAN COMPANIES AND CANADIAN COMPANIES AND MANY MORE WILL (NOT) IF COUNCILS DO THIS FOR MONEY, IT IS TIME THEY WENT (NO PROOF OF CANCER) BUT IF IT PROOFED, WILL IT BE TO LATE FOR SOME, ON THE LONDON RD LOTS OF CHILDEN GO ALONG LONDON RD TO SCHOOL

M James
246 LONDON RD WOKINGHAM
RG40 1PD

PLANNING DEPT	PET
POL	TLS
DC	DAF
APP	
DS	
COPIES TO:	ROA
	FILE:

6 Thorpe Close,
Wokingham,
Berks,
RG41 2PW

Re- Application No. TL/2002/5605
Land at junction of Clay Lane and London Road, Wokingham.

Sirs,

I wish to register great disapproval of the proposed mobile phone mast at the above site. I am making my disgust known on two grounds - firstly as a human being and a resident of Wokingham but most importantly I have family who live immediately opposite the proposed site in London Road. Two children are concerned and I have the greatest fear that a mast so close to their home will be detrimental to their health.

Please register my objection.

Yours faithfully,

Pamela M. Davis 25th January, 2002.

Pamela M. Davis

276 London Rd
Wokingham
Berks.
RG40 1RD
27/1/02

Application
Ref. TL/2002/5605

Elaine Vaslı
Wokingham Unitary
Planning Service

PLANNING SERVICES	HPT
POL	TCS
DC	ENF
APP	
CS	
29 JAN 2002	
COPIES TO:	ACK:
	FILE:

Dear Madam,

The proposed mast would be close to and opposite my house. I object strongly to the Proposal. Here we already endure noise, congestion and pollution from speeding traffic. The ugliness of the proposal added to sinister health implications would devalue my home and quality of life.

Due to insufficient research it has been said by those it suits that there is no proof that cancer and other illness is caused by emissions of pulse microwaves, 24 hours a day. A 10 metre mast will direct radiation constantly with a radius of 400 metres (that is its purpose) the Council would, in my opinion, be irresponsible to pass this application, especially if rent would be paid to them for use of land. It is obvious that whilst research is ongoing caution must prevail.

I write to protect my home, health, my children (who are most at risk from absorption of pulse microwaves) and my neighbourhood.

Yours faithfully,

Heather Harrison Burleigh (Mrs.)

276 London Road
Wokingham
Berkshire
RG40 1RD

23 January 2002

Dear Neighbour,

Ref: Proposed phone mast; Application no: TL/2002/5605

Please see overleaf, a copy of the notice, which was sent to me because my house is close to the proposed mobile mast.

I am objecting, mainly on the grounds that this is likely to be a health hazard. Due to insufficient research at this stage it has been said by those it suits that no proof of cancer and other illness is caused by emissions of pulse microwaves, 24 hours per day at bedroom height and also at ground level. However, even at low levels, pulse microwaves have been shown to cause changes in human cell activity. Children are at high risk because they absorb more radiation than adults, being of smaller size. Experts say that a large, high mast, at least half a mile away from residential areas might be less dangerous.

Councils receive rent from mobile phone companies who erect masts on council land.

Mobile phone masts emit pulse microwave radiation. A 10 metre high mast will direct radiation constantly with a radius of 400 metres.

The closing date for objections is 2nd February 2002. Please write immediately to:

Elaine Vashi Ref: TL/2002/5605
Environmental Services Department
Wokingham Unitary
PO Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

Yours faithfully,

Heather Harrison Burleigh

Heather Harrison Burleigh (Mrs)

Tel. (0118) 974 6451

Date: 10 January 2002

My Ref: Elaine Vashi TL/2002/5605

The Owner / Occupier
276
LONDON ROAD
WOKINGHAM
BERKSHIRE
RG401RD

WOKINGHAM UNITARY
Environment Service Aiming for Excellence
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

Application Number: TL/2002/5605

Site Address: Land At Junction Of Clay Lane &, London Road, , Wokingham.

Proposal: Proposed erection of one 10m high monopole mobile phone mast with one tri-sector antenna ,two equipment cabinets and ancillary development.

We have been consulted by BT Cellnet Ltd of their intention to carry out the above mentioned telecommunications development.

The application can be viewed at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **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 take this letter with you or quote application number TL/2002/5605 to enable the library staff to locate the correct information.**

If you have any comments regarding this proposal they must be made in writing and addressed to the case office, **Elaine Vashi**, quoting application number **TL/2002/5605** & should you have any queries please contact the case officer on **(0118) 974 6451.**

All comments must be received within 21 days of the date of this letter and will be open to public view.

Yours faithfully,

Elaine Vashi

Development Control Officer

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

Mr P W Povey,
2 Priest Avenue,
Wokingham,
Berkshire.
RG40 2LX

Tel. 01189 785796

25th Jan 2002

Elaine Vashi,
Environmental Services Department,
Wokingham Unitary,
PO Box 157,
Shute End,
Wokingham,
Berkshire, RG40 1WR

REF: Proposed mobile phone mast. TL/2002/5605

Dear Ms. Vashi,

I object most strongly to the proposed application and am really quite amazed that your department would even consider the proposed site as suitable for two main reasons.

Firstly, it is far too close to homes in the area and the pavement, posing a possible health hazard to those nearby from the pulse microwave radiation that these masts are known to emit. If there is no risk, why did the parents of children at a school somewhere in England, win a battle to have one removed from the bottom of the school playground?

Secondly, I object on the grounds that it will look unsightly and ugly. Not only to the homes that overlook it, but to visitors to our town that approach from the Copid Beach roundabout. Visitors and residents are impressed by the wonderful line of trees, particularly in Spring and Summer, along that side of the road and this should not be spoiled by one of these ugly monstrosities.

If Wokingham District Council is so desperate for the rent from the erection of this mast, it should be more responsible about where it is erected. Somewhere away from homes and pavements!

Yours sincerely,

Mr P W Povey

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

Rebecca Harrison
5 Osterley Close
Wokingham
Berkshire
RG40 2LY

Elaine Vashi
Envirpnmental Services Dept
Wokingham Unitary
PO Box 157
Shute End
Wokingham
RG40 1WR

26th January 2002

Dear Elaine

APPLICATION NUMBER TL/2002/5605
PROPOSED MOBILE PHONE MAST AT CLAY LANE/LONDON ROAD

I am writing to object to the above Planning Application to erect a mobile phone mast at the junction of Clay Lane and London Road.
I am objecting, as I believe there is a potential health hazard to those unfortunate enough to live nearby.

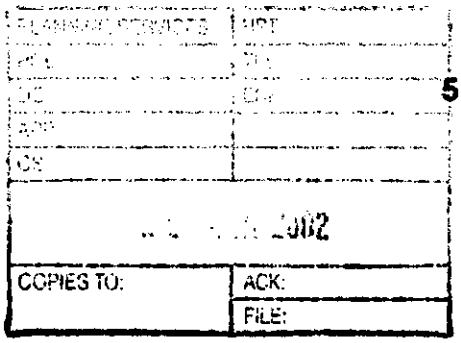
I hope you will oppose this development

Yours Sincerely,

RHarrison

Rebecca Harrison

Lynn Harrison
5 Osterley Close
Wokingham
Berkshire
RG40 2LY



Elaine Vashi
Envirpnmental Services Dept
Wokingham Unitary
PO Box 157
Shute End
Wokingham
RG40 1WR

26th January 2002

Dear Elaine

APPLICATION NUMBER TL/2002/5605
PROPOSED MOBILE PHONE MAST AT CLAY LANE/LONDON ROAD

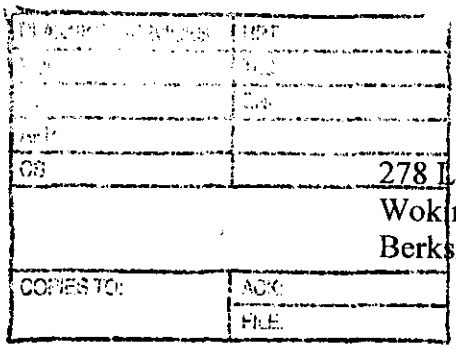
I am writing to object to the above Planning Application to erect a mobile phone mast at the junction of Clay Lane and London Road.
I am objecting, as I believe there is a potential health hazard to those unfortunate enough to live nearby.

I hope you will oppose this development

Yours Sincerely,

Lynn Harrison.

L C Harrison



278 London Road
Wokingham
Berkshire

25/01/02

Elaine Vashi
Development Control Officer
Wokingham Unitary
Planning Services
P.O. Box 157
Shute End,
Wokingham

Dear Ms Vashi,

Re: Phone Mast Proposition Application No: TL/2002/5605

I am objecting on the grounds of health hazards as pulse microwaves are emitted by such masts. These no matter how low, have shown to cause changes in human cell activity. Children are at high risk because they absorb more radiation then adults. Research suggests that a high mast (at least half a mile away from residential areas) would be less dangerous.

We live at the above address, which is more or less opposite the proposed mast site. A ten-metre mast will radiate constantly with a radius of 400 metres, which affects us.

I am extremely concerned.

Yours Sincerely

Margaret E. Hay

Mrs M Hay

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

58 Proctors Road
Wokingham
Berks
RG40 1RP

Ms E Vashi
Wokingham District Council
Development Control Officer
Planning Services
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

26 January 2002

Ref Application number TL/2002/5605

Dear Ms Vashi

Thank you for your letter dated 9 January 2002, informing us of BT Cellnet LTD's application to erect a mobile telephone mast on the land at the junction of London Road and Clay Lane, Wokingham.

I would like to express my concern at this proposal, firstly, it would prove to be unsightly and very unfair to the residents who would be directly opposite the site, but more importantly could pose a potential health risk to us and, more worryingly, our children.

Although there is no conclusive proof that mobile phone masts are damaging to our health, the fact that the Government has very recently ordered a 3-year research programme into the possible risks associated with mobile phone use, and mobile phone masts, suggests that there may be cause for concern.

As the land is in an area where many households have young children, and is in close proximity to numerous schools I would like to see the council reject this application, until such time that it is proven that they are perfectly safe.

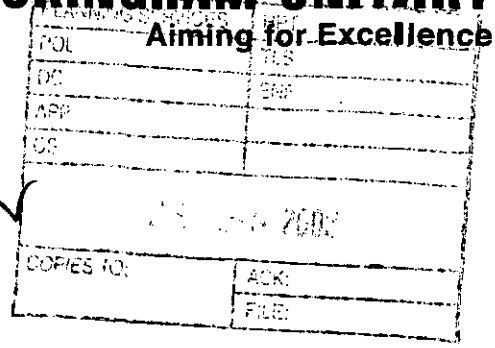
Yours sincerely

R A Blagden

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 24 January 2002 19:48
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

WOKINGHAM UNITARY
Aiming for Excellence



****

NatureofEmail: Object
ApplicationNumber: TL/2002/5605
Correspondent_FullName: Bruc & Joanna Robertson
Correspondent_StreetAddress: 10 Priest Avenue
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 2LX
Correspondent_Telephone: 0118 9788693
Correspondent_Email: bruce_n_robertson@lineone.net

Comments:

need questionnable - I have owned a Nokia BT Cellnet network since '99 - always worked fine

evaluation of akternatives - why not further up the road towards the A329M, to increase the distance from nearest house

Wokingham distance requirements are 60m - they have submitted 32m. discussed by phone between Mr Thorpe (Wokingham) and Mr Smith (Marconi) on 16 August

Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk

PRIEST AVENUE RESIDENTS' ASSOCIATION

* PRIEST AVENUE * LONDON ROAD * OSTERLEY CLOSE * TUDOR CLOSE *
Wokingham Berkshire



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

TL/2002/5605
LONDON ROAD/CLAY LANE
from PRIEST AVE. RESIDENTS ASSOCIATION
ment
s from Mr. Skinner
4, Osterley Close,
Wokingham
would like acn. sent to him

Application Number TL/2002/5605 Mobile Phone Mast at the Junction of Clay lane & London Road

On behalf of the Priest Avenue Residents' Association (PARA), we wish to object to the erection of the mobile phone mast at the junction of Clay Land and London Road. In addition we wish to clarify, how we as local residents will be involved in discussion, what input the health authorities will have and what indemnity BT Cellnet Ltd will provide in the case of any adverse effects on health from this mast.

We object to this mast because the mast will be adjacent to the land that provides a separation of the settlements between the towns of Wokingham and Bracknell. We feel very strongly that this land must remain virgin to maintain the separation and although the mast is not that intrusive it will set a precedent for development. Moreover, with the advent of the third generation of mobile telecommunications, it is likely that BT Cellnet will further develop the site to accommodate additional equipment.

The Stewart inquiry into mobile phones recommends "*that a robust planning template be set in place incorporating a requirement for public involvement, an input by health authorities/ health boards and a clear and open system of documentation which can be readily inspected by the general public (paragraphs 6.55 & 6.62).*" We would like to know how BT Cellnet are complying with involving us as member of the public and what input there will be by the health authorities.

We also wish to ascertain what indemnities BT Cellnet will provide if there is any adverse health effects on people who live near the proposed mast. We note that the Stewart inquiry stated that:

"*There are additional factors that need to be taken into account in assessing any possible health effects. Populations as a whole are not genetically homogeneous and people can vary in their susceptibility to environmental hazards. There are well-established examples in the literature of the genetic predisposition of some groups, which could influence sensitivity to disease. There could also be a dependence on age. We conclude therefore that it is not possible at present to say that exposure to RF radiation, even at levels below national guidelines, is totally without potential adverse health effects, and that the gaps in knowledge are sufficient to justify a precautionary approach (Chapter 5, paragraphs 6. 35 & 6. 42).*"

If BT Cellnet believe that there are no adverse health effects from this mast, they should be willing to provide residents with an unlimited indemnity should there be any effects on residents' health from the radiation emitted from the mast. If they are not willing to provide such an indemnity then we must conclude that there are potentially adverse health effects from this mast. The mast should therefore be sited away from areas of population until the risks are known.

The sites mentioned in the planning application, Woods Farm, or the agricultural land may be more suitable. However, it would appear from the wording of the planing application that these sites have

been discounted because the landowners did not want the mast on their site. We sincerely hope that Wokingham Unitary will take the same line.

Yours Faithfully

Leslie P. Skinner

Les Skinner Chairman of PARA on behalf of P.A.R.A Committee

Bruce & Joanna Robertson
10 Priest Avenue
Wokingham
Berkshire
RG40 2LX

24 January 2002

tel/fax 0118 9789693

Elaine Vashi
Development Control Officer
Town Planning
Town Council
Wokingham

Ref: BT Cellnet mobile phone mast, Ref TL/2002/5605

Dear Ms Vashi

We live at 10 Priest Avenue, near the proposed site. Today, I spent some time looking at the planning application for the BT Cellnet mobile phone mast, Ref TL/2002/5605.

My comments concerning the above application are:

1. **The need?** - since 1999, I have had and used a BT Cellnet mobile phone - never having a reception problem in the area the mast addresses (except in certain rooms of our house - which you would expect)
2. **Evaluation of other alternatives** - this is weak, where is the proof? One obvious alternative is to place it further up the road (towards the A329M) and therefore away from the nearest housing
3. **Wokingham requirement for 60m** - Marconi have found a site which is 32m. This does not meet our requirements. This was discussed and understood by Marconi/BT on 16 August between Mr Thorpe (Wokingham) and Mr Smith (Marconi)

Yours sincerely.

Bruce & Joanna Robertson

Elaine Vashi

From: Bruce Robertson [bruce_n_robertson@lineone.net]
Sent: 24 January 2002 19:04
To: elaine.vashi@wokingham.gov.uk
Subject: BT Cellnet mobile phone mast, Ref TL/2002/5605



Lt020124.doc

Elaine

I am emailing you my comments concerning the above application. We live at 10 Priest Avenue, near the proposed site. Today, I spent some time looking at the planning application for the BT Cellnet mobile phone mast, Ref TL/2002/5605. I attach a letter which has my wife and my comments.

Vivienne suggested that if I phone next week, I will be able to set-up an appointment. I look forward to discussing this further.

Bruce

Elaine Vashi

From: Dave Nuttall [dave.nuttall@ntlworld.com]
Sent: 25 January 2002 15:43
To: elaine.vashi@wokingham.gov.uk
Subject: Proposed Phone Mast - Clay Lane Wokingham Ref : TL/2002/5605

Dear Ms Vashi,

Thank you for taking my call just now. I wish to formally register my objections to the proposed erection of a Telephone Mast at the junction of Clay Lane and London Road.

I live within 150 meteres of the proposed site and have serious safety concerns about the pulse microwave radiation emitting from such a device. I have three young children and pulse microwaves have been shown to cause changes in human cell activity, with children particularly vulnerable, as they absorb more radiation than adults. Experts say that anyone within 400 metres is at risk and recommend such masts be placed no closer than half a mile from residential areas.

There are several miles of open land adjacent to the A329M motorway, away from habitation that would prove much more suitable, where the health risk to residents and the eyesore issue could both be avoided.

To pursue such a scheme in order to obtain rent from a mobile phone company, thereby knowingly placing Wokingham residents' health at risk would be an unprincipled act of greed and could not be countenanced under any circumstances.

I would appreciate your making me aware of progress in this matter and advising me to whom I may lodge an appeal, should permision for this mast be allowed.

Yours Sincerely,
David Nuttall
(1, Osterley Close, Wokingham, Berks RG40 2LY)

35

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

280 London Road
Wokingham
Berkshire

25/01/02

Elaine Vashi
Development Control Officer
Wokingham Unitary
Planning Services
P.O. Box 157
Shute End,
Wokingham

Dear Ms Vashi,

Re: Phone Mast Proposition Application No: TL/2002/5605

My family & I are objecting on the grounds of health as pulse microwaves are emitted. These no matter how low, have shown to cause changes in human cell activity. Children are at high risk because they absorb more radiation then adults. Research suggests that a high mast (at least half a mile away from residential areas) would be less dangerous.

We have a son and my neighbours equally have dependent children who are vulnerable. Please note that the figures for the school distances appear inaccurate on the plans for the mast and the pictures give

Please note that we live at the above address, which is more or less directly opposite to the proposed mast site. A ten-metre mast will radiate constantly with a radius of 400 metres, which affects us. We are extremely concerned.

Furthermore there already appears to be a site with a police mast at Coppid Beach where another mast could be accommodated.

Yours Sincerely

Lewis & Veena Marsden

PLANNING SERVICES	HPT
FOL	TLS
DC ✓	ENF
APP	
CS	
23 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

068

Mrs C Saunders
40 Priest Avenue
Wokingham
Berkshire
RG40 2LX.

21st January 2002

5605

Dear Sir or Madam

I am writing to object about the possible erection of a mobile phone aerial at the junction of Clay Lane and London Road.

I have a four year old son and I am very concerned for him and the rest of my family about the possible health implications of this aerial so close to where we and so many others live.

I would like this letter to be put forward as a formal objection and would be grateful if we were informed of any further developments.

Yours sincerely
CKSaunders.

Mrs C. K. Saunders

0B8

PLANNING SERVICES	RECT
	TLS
KV	ENF
23 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

Mr A Miller
25 Priest Avenue
WOKINGHAM
Berkshire
RG40 2LT

18 January 2002

Wokingham Unitary
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

For the attention of Elaine Vashi

Dear Madam

Re: Application No. TL/2002/5605
Mobile Phone Mast, Junction of Clay Lane and London Road

In referring to the above-mentioned application by B.T. Cellnet Limited, I am appalled that such a development could be considered so close to the local community.

Public and scientific concern over the detrimental effects on health that mobile phones and the associated masks have, are well publicised and documented.

Radiation in particular is known to be an issue with these items, the implications of which have yet to be fully established.

Any doubt whatsoever about the health and safety issues raised must preclude the siting of such masts anywhere near communities, and to do so in this case would be to gamble with the future health and well-being of myself, my wife and my children.

This is something no individual organisation has the right to do.

I strongly oppose this proposal, and await your reply to this correspondence, which I trust will confirm the authorities intention to oppose such development.

Yours faithfully

A Miller

Andrew Miller

PLANNING SERVICES | HPT
POL | TLS
DC | EMF
APP |
CS |
23 JAN 2002
COPIES TO: | ACK:
FILE:

The Laurels
258 London Road
Wokingham
Berkshire
RG40 IQY
20TH January 2002.

Dear Ms Vashi

Reference TL/2002/5605

I refer to your letter regarding the proposed erection of a 10 metre high mobile phone antenna at the junction of Clay Lane / London Road.

I feel I must object to this on the following grounds :

1. It will obviously be visible from the road and such be a blip on the land that is fast disappearing beneath housing and buildings.
2. Having moved to this area from a very built up area I was impressed with the fact that our Council always takes care to keep a close eye on the conservation and look of the surrounding area.
3. I would also ask the question as to why we need another aerial **so close** as I have noted that one is sighted just down the road in Bracknell?

Being a Cellnet user I can assure you that the signal for my mobile phone is always at 90% to 100% and I am at a loss as to why we need another ariel.

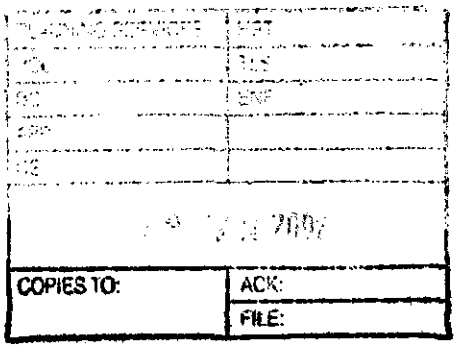
These antenna's are becoming such an accepted sight that I feel no one is taking the note of the actual **need** of yet another ariel.
There is also the unsubstantiated health hazard, and whilst no one has yet proven that these antenna's are unsafe neither has sufficient time elapsed, or enough research been carried out, since the erection of the first antenna to completely rule out the possibility of health related problems.

The Ariel would be near to both homes and a school, which is just down the road.

I look forward to your comments and the hope that you would seriously consider turning down B.T'S proposal.

Yours Sincerely

Mr & Mrs GA Crafter



270 London Rd
Wokingham
Berks
RG40 1RD

24th January 2001

For the attention of; Elaine Vashi

Ref: Proposed phone mast; Application no: TL/2002/5605

I am writing to object to the above application for a 10m high monopole mobile phone mast for the following reasons.

My husband and I have grave reservations about the health issues that surround emissions of pulse microwaves that have been shown to cause changes in human cell activity. We have two very small children and fear that this hazard so close to our home would be detrimental to their well being. As parents we feel sure that the BT bosses would not put this hazard in their own back yard.

Secondly as I and other people have these fears I am sure this would hinder any sale of the property in the future and may even devalue it as a consequence of the mast being so close.

Thirdly I really do not want to look out of my front room window and see a 10m high mobile phone mast, it can only be described as an eyesore.

If you or the BT hot shots can provide documented prove without any doubt these masts are safe then we may feel more at ease about the mast, but I would hope that Wokingham district council would put their residence and children's health first.

May I also add that a large amount of residence in the London road are elderly and may not be in a position to complain as we are?

Please keep me informed of any public meeting or updates on this proposal.

Yours faithfully

Mr. & Mrs. L Parker.

284 London Road,
Wokingham,
Berkshire
RG40 1RD

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

24 January 2002

Dear Madam,

RE: Proposed phone mast application number TL/2002/5605
Land at the junction of Clay Lane and London Road, Wokingham

We have received your letter of the 10th January last relating to this application. Please note that we object most strongly to this application. Our objection is based on the potential health hazzard of having one of these masts so close to housing.

Yours faithfully,

Paul Hammond

K. H. Hammond

Kay H. Hammond (Mrs)

Ms. Elaine Vashi,
Environmental Services Department,
Wokingham Unitary,
P O Box 157,
Shute End,
Wokingham, Berks.
RG40 1WR

APP. No.
TL/2002/5605
mobile phone mast

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

MR. + MRS. PRITCHARD
36 PROCTORS RD
WOKINGHAM
RG40 1RP
23.1.02

Dear Ms Vashi,

Please note our strong objection to the proposed mobile phone mast etc. as per the above application no. Not only is it a serious and unnecessary blot on the landscape but the health benefits (or should I say "absence of health problems") have yet to be proven. I fear for the health our our own, young children.

Yours, faithfully

N. Pritchard

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our diversity helpline on 0117 372 8939.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name O2 (UK) LIMITED (Formerly BT Cellnet Limited)

Address 1 BRUNEL WAY
SLOUGH

Postcode SL1 1XL

Daytime phone no 01753 564716

Fax no 01753 564062

E-mail address

B. AGENT DETAILS (if any)

Name APT MARCONI

Address DOLPHIN HOUSE
ALBANY PARK, CAMBERLEY
SURREY

Postcode GU16 7QH

Your reference bms/apps/bms/17914/HOLMS GREEN NORTH

Daytime phone no 01276 605016

Fax no 01276 683781

E-mail address ben.stansfield@marconi.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Wokingham District Council

Date of the planning application 02.01.02

LPA's application reference no TL/2002/5605

Date of LPA's decision notice (if issued) 27.02.02

D. APPEAL SITE ADDRESS

Address LAND AT JUNCTION OF CLAY LANE AND LONDON ROAD, WOKINGHAM

BERKSHIRE

Postcode RG40 2LT

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box. ☑

E. DESCRIPTION OF THE DEVELOPMENT

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

ERECTION OF ONE 10 METRE MONOPOLE COMPLETE WITH ONE TRISECTOR ANTENNA, TWO RADIO EQUIPMENT CABINETS AND DEVELOPMENT ANCILLARY THERETO

Size of the whole appeal site (in hectares): Approx. 0.001

Area of floor space of proposed development (in square metres): Aprox. 2.5 square metres

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions to which you object. ☐
3. Refuse approval of details required by a previous outline planning permission. ☐
4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or

6. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING ☐

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY ☐

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

PLEASE REFER TO THE ATTACHED SUPPORTING STATEMENT.

H. GROUNDS OF APPEAL (continued)

PLEASE REFER TO THE ATTACHED SUPPORTING STATEMENT.

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we *need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows* that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the <u>sole</u> owner of the <u>whole</u> appeal site, Certificate A will apply: *Please tick **one** box only* ✔

CERTIFICATE A ☐

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B ☐

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

N/A NOT APPLICABLE

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

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **f the appellant is the <u>sole</u> agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

✔

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☑

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

Tenant's name	Address at which the notice was served	Date the notice was served

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

✔

1. A copy of the original **planning application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). N/A ☐
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
5. A list and copies of all **plans, drawings and documents** sent to the LPA as part of the application. ☑
6. A list and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). N/A ☐

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: N/A ☐

_____

_____

8. Any relevant **correspondence** with the LPA. ☑
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission. ☐
10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached. ☐
11. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
12. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

_____

_____

_____

PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not, your appeal will not normally be accepted).*
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature B. Stansfield (on behalf of) O2 (UK) LIMITED

Name (in capitals) BEN STANSFIELD (APT MARCONI) Date 8 May 2002

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Customer Support Unit
  Temple Quay House
  2 The Square
  Temple Quay
  BRISTOL
  BS1 6PN

  We do not currently accept appeals by e-mail or fax.

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid and who is dealing with it.
2) Tell you and the LPA the procedure for your appeal.
3) Tell you the timetable for us receiving further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are received late we may disregard them. They will not be seen by the Inspector but will be sent back to you.
4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

Published by the Planning Inspectorate March 2001

Printed in the UK March 2001 on paper comprising 25% post consumer waste and 100% ECF recycled paper.

© Crown Copyright 1998. Copyright in the printed material and designs is held by the Crown. You can use extracts of this publication in non-commercial in-house material, as long as you show that they came from this document. You should apply in writing if you need to make copies of this document (or any part of it) to:

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

A·P·T

A Marconi company

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SECTION 78

APPEAL BY APT - MARCONI ON BEHALF OF O_2 (UK) LIMITED (FORMERLY CALLED BT CELLNET LIMITED)

APPEAL BY O_2 (UK) LIMITED AGAINST THE DECISION OF WOKINGHAM DISTRICT COUNCIL TO REFUSE PRIOR APPROVAL UNDER PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2001 FOR THE ERECTION OF ONE 10 METRE MONOPOLE COMPLETE WITH ONE TRISECTOR ANTENNA, TWO RADIO EQUIPMENT CABINETS AND DEVELOPMENT ANCILLARY THERETO

AT LAND AT JUNCTION OF CLAY LANE AND LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 2LT.

APT - Marconi
Dolphin House
Albany Park
Camberley
Surrey
GU16 7QH

Tel: (01276) 605016
Fax: (01276) 683781

Local Planning Authority Reference: TL/2002/5605
APT Reference: BMS/Apps/BMS/17914/Holme Green North

8 May 2002

CONTENTS

1. INTRODUCTION

2. THE GROUNDS OF APPEAL

3. THE APPEAL SITE AND SURROUNDING AREA

4. THE PROPOSED DEVELOPMENT

5. RELEVANT PLANNING POLICY BACKGROUND

6. THE CASE ON BEHALF OF O_2 (UK) LIMITED

   6.1 THE NEED FOR THE TELECOMMUNICATIONS INSTALLATION

   6.2 SITE SELECTION AND THE DESIGN

   6.3 PLANNING POLICY REVIEW AND IMPACT OF THE DEVELOPMENT ON THE CHARACTER AND APPEARANCE OF THE AREA

   6.4 HEALTH CONSIDERATIONS

7. SUMMARY AND CONCLUSIONS

LIST OF APPENDICES

Appendix 1 The Prior Approval Application

Appendix 2 Copies of Correspondence with the Local Authority

Appendix 3 Local Planning Authority Decision Notice

Appendix 4 Radio Coverage Plots

Appendix 5 Appeal Site Photographs

Appendix 6 Site Location Plan

Appendix 7 Statement of Compliance with ICNIRP Guidelines

INTRODUCTION

1.1 APT-Marconi acts on behalf of O_2 (UK) Limited in connection with the acquisition and planning of the site at the junction of Clay Lane and London Road, Wokingham, Berkshire RG40 2LT and in the conduct of this appeal.

1.2 This appeal relates to the proposed erection of a 10 metre high telecommunications column, with one tri-sector antenna concealed within a shroud and two radio equipment cabinets, together with ancillary works at land on the southern side of the A329 near the junction with Clay Lane, Wokingham. Planning permission is granted for the development by Part 24 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001. This is subject to an application being made to the Local Planning Authority for its determination as to whether prior approval will be required to the siting and appearance of the development.

1.3 An application for prior approval was submitted to Wokingham District Council on 2 January 2002 with confirmation of its receipt being notified by the Council by letter dated 9 January 2002. A copy of the prior approval application is attached as **Appendix 1**.

1.4 By letter dated 28 January 2002, the Local Planning Authority sent a letter to the appellant's agents to inform them that prior approval from the Local Authority for the scheme would be required, *"in view of the close proximity of the proposed mast to residential properties"*. A query was also raised over whether a location further from residential houses could be identified. Following a telephone conversation with the planning officer a written response to this query was provided to the Local Authority on 29 January 2002. Copies of these correspondences are provided in **Appendix 2**.

1.5 By letter dated 27 February 2002 and faxed at 19:42 on the 27 February 2002, the Local Planning Authority refused the prior approval under Part 24 of the Town and Country (General Permitted Development (Amendment) Order 1998.

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

1. The proposal is unacceptable in view of the visual impact upon the local street scene and character of the area."

1.6 A copy of this decision letter is attached as **Appendix 3**.

2.0 THE GROUNDS OF APPEAL

2.1 In summary, the appellants grounds of appeal are that the erection of a slim 10 metre high telecommunications column, with a tri-sector antenna hidden within a shroud, two small equipment cabinets and development ancillary thereto, at the junction of Clay Lane and London Road, Wokingham, as shown on the drawings contained within the prior approval submission, attached at **Appendix 1**, is acceptable for the following reasons:

2.1.1 Need for the development. There is a justifiable need for the proposed telecommunications development as illustrated on the radio plots provided with the prior approval submission, attached in **Appendix 4**. The development is necessary to improve network coverage and capacity in the area and to meet the appellant's obligations to ensure that all-reasonable demands on services are capable of being satisfied. The mast design will also allow antennas to be accommodated to provide third generation (3G) mobile phone coverage.

2.1.2 Appropriate siting and design. A number of alternative sites in the area have been carefully surveyed but none have been found to be as suitable as the site subject to this appeal. There are no suitable existing buildings in the locality upon which telecommunications apparatus could be accommodated. Furthermore, there are no existing masts within or close to the search area that would be suitable for mast sharing. The development has been carefully designed and sited, having regard to its surroundings, so as not to prejudice the visual amenities of the street scene nor harm the residential amenities of nearby houses. The development is the minimum

height to satisfy the demand requirements for coverage by the customers of the operator.

2.1.3 Planning policy. The development is fully consistent with national telecommunications planning policy that "seeks to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum". Furthermore, the proposal is considered to be in accordance with policies WIC13 and WIC14 of the Wokingham District Local Plan.

2.2 The above issues have been confirmed by appeal Inspectors to be material considerations of sufficient importance to outweigh any slight harm that the proposal may have on the surrounding area.

2.3 These grounds of appeal are discussed more fully in Section 6 below.

3.0 THE APPEAL SITE AND SURROUNDING AREA

3.1 The site is situated to the east of Wokingham and west of the A329(M). The site is located on the southern side of London Road to the east of its junction with Clay Lane.

3.2 To the north and west are residential areas associated with the outskirts of Wokingham. The site is located approximately 30 metres from the nearest residential properties (numbers 282 and 284) which are located to the north of the site across the busy A329 road. Open farm land lies to the south and east of the proposed site. Immediately to the south of the site is an area of mature tree planting.

3.3 The proposed site is situated on a grass verge on the southern side of the main A329. The mast is proposed to be located adjacent and west of an existing street lamp (Ref: 3433). The column is proposed to be coloured Crystal Blue (BS 4800 18E 49). Two associated equipment cabinets, measuring 1.360 metres by 1.380 metres by 0.350 metres and 1.450 metres by 1.500 metres by 0.350 metres are to be sited adjacent and to the west of the proposed column. These cabinets are to be located to the rear of the footpath and painted green to help integrate these structures within the street scene. Photographs of the site are provided in **Appendix 5**.

3.4 The site location is shown on the plan attached as **Appendix 6**.

4.0 THE PROPOSED DEVELOPMENT

4.1 The submission to the Local Planning Authority sought prior approval for a telecommunications development, pursuant to Part 24 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001. This proposed the erection of 10 metre high 'street furniture' type telecommunications column with an integrated tri-sector antenna. The structure was designed to be located at the back edge of the footpath to the south of London Road close to its junction with Clay Lane. The telecommunications column would be sited close to and west of an existing street lighting column and road sign. It would be situated in line with the existing street lamp.

4.2 Two small radio equipment cabinets are proposed to be located to the west of the 'street furniture' type telecommunications column. The first would measure 1.36m long by 1.38m high by 0.35m wide. The second cabinet would measure 1.45m long by 1.50m high and 0.35m. wide. One cabinet is intended to accommodate GSM (2G) radio equipment whilst the other would accommodate UMTS (3G) radio equipment.

4.3 The proposed development would be fully contained within the adopted highway limits on land under the control of Wokingham District Council, which is the relevant Highway Authority.

5.0 RELEVANT PLANNING POLICY BACKGROUND

5.1 Government advice on telecommunications development is found in PPG 8 – Telecommunications. The Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. The aim is to ensure people have a choice as to who provides their telecommunications service, a wider range of services from which to choose and equitable access to the latest technologies. Considerable weight is attached to keeping the numbers of radio and telecommunications masts, and the sites for such installations, to the minimum consistent with the efficient operation of the network.

5.2 Paragraph 4 of PPG 8 encourages local planning authorities to respond positively to telecommunications development proposals taking account of relevant Government advice on the protection of urban and rural areas.

5.3 Paragraph 22 advises that "Authorities are encouraged to help applicant's identify existing and potential sites by making suitable local authority owned property available..." Paragraph 101 to the Appendix to PPG 8 is particularly relevant to the current proposal. It states that "local planning authorities should not implement their own precautionary policies e.g. by way of imposing a ban or moratorium on new telecommunications development or insisting on minimum distances between new telecommunications development and existing development."

5.4 In relation to siting and design, paragraph 77 of the Appendix to PPG 8 states that "The telecommunications industry is encouraged to continue to develop innovative design solutions, in terms not only of the structure

of masts and antennas but also the materials and colouring. A number of different design solutions are currently available. These include masts designed to look like trees or street furniture..."

5.5 Relevant guidance from PPG 8 is discussed in greater detail in Section 6 below.

5.6 The Wokingham District Local Plan has not yet been adopted but has been the subject of a Local Plan Inquiry. Although no development plan policies were mentioned as part of the decision Policy WIC14 as set out in the Consolidated Document Highlighting Proposed Amendments: February 2000, is considered relevant to the determination of this appeal. 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.

5.7 The above Local Plan policy is discussed in greater detail in Section 6 below.

6.0 THE CASE ON BEHALF OF O_2 (UK) LIMITED

6.1 The Need for the Telecommunications Installation

6.1.1 The appellant's have been licensed to provide a mobile telecommunications network within the United Kingdom, and have been conferred the status of a Public Telecommunications Code System Operator pursuant to the Telecommunications Act 1984. Through its system of licensing, the Act places obligations on the appellant's to provide certain levels of coverage and to provide a high quality service. This includes the requirement to meet reasonable customer demands. The licensing requirements are explained in the Telecommunications Prior Approval Procedures Code of Best Practice 1996.

6.1.2 In April 2000, the appellant's were also licensed to provide a Third Generation Mobile (3G) telecommunications system. These systems will enable mobile users to have access to enhanced services via higher data rates than the existing GSM (2G) system. As a requirement of the licence, the appellant is required to build out a network covering 80% of the population by 2007.

6.1.3 As mentioned above the system operated by the appellant's is demand led. This is given further explanation in paragraph 22 of the Appendix to PPG 8 – Telecommunications;

"Increase in the use of mobile phones has meant that operators are continually expanding their networks to accommodate customer requirements of service and quality. The greatest need for base stations is usually in built-up areas where there is the greatest density of mobile users, and within a mile or two of the main roads, where demands on network capacity are greatest".

6.1.4 Each cell or base station can only handle a finite number of calls and therefore, in areas of high use, additional cells are required to meet the demands on the network.

6.1.5 It is important to stress that demands on the network do not come solely from people living in an area, but also from those people working in the locality and those passing through it. In situations such as this, where coverage is deficient, a customer passing through the area using a mobile phone will be cut off.

6.1.6 In this particular case, the proposed development is required to improve radio coverage to the existing 2G network, both in terms of coverage and increased capacity as well provide 3G network coverage.

6.1.7 The area requiring improved 2G network coverage and capacity includes the A329 to the north and part of the urban area to the east of the proposed site. The specific coverage requirements are best illustrated by the radio coverage plots, which are included within **Appendix 4**.

6.1.8 The coverage plots illustrate that in the area of concern existing radio coverage falls below that required for an urban area. Plot 1 shows the existing radio coverage in the area without the proposed cell. This indicates that only on street levels of coverage are being achieved in the locality whereas the appellant's requirement is for at least in-car coverage levels. Plot 2 shows the coverage in isolation which will be provided if this appeal is allowed. Plot 3 shows the coverage, which will be provided if this appeal is allowed in the context of the coverage provided by the adjacent cells.

6.1.9 The proposed telecommunication installation is also designed to support 3rd Generation (3G) UMTS antennas. These are necessary for

the development of the new 3G telecommunications network which will enable mobile users to have access to enhanced services via higher data rates than the existing GSM system.

6.1.10 The current proposal allows for the two telecommunications systems to share a single column.

6.2 Site Selection and the Design

6.2.1 Having regard to the radio coverage requirements, as provided in the search area map enclosed with the prior approval application, see **Appendix 1**, and the radio coverage plots provided in **Appendix 4**, the area where deficient network coverage exists can be identified.

6.2.2 The search area identified by the operator is located on the east edge of the urban area of Wokingham. The search area is a predominantly urban area; the A329 lies to the north of the search area with the main railway line to the south. An area of farmland is located in the eastern part of the search area with the remainder comprising residential properties. The land within the search area is relatively flat.

6.2.3 The area within which coverage improvements are required largely relates to the residential area to the east of the proposed site and the busy A329 to the north.

6.2.4 There are few large buildings that might be suitable to accommodate telecommunications apparatus and there are no existing masts in the coverage area. Another major constraint relates to the maturity of the trees in the area. Whilst they are beneficial in providing screening for telecommunications developments they do have an impact on the propagation of radio signals.

6.2.5 Other sites investigated and illustrated on the attached search area and alternatives map included as part of the prior approval application in **Appendix 1** included:

A. Woods Farm – The site provider was contacted but was not interested in having the proposed radio equipment on their land. In consequence this option was discounted.

B. Agricultural Land – The site provider was contacted but was not interested in having the proposed radio equipment on their land. In consequence this option was discounted.

C. Agricultural Land - The site provider was approached but was not interested in having the proposed radio equipment on their land due to the landowner awaiting housing development. This site was therefore discounted from the survey.

6.2.6 The detailed survey demonstrated that the options for a telecommunications installation in the area were extremely limited. This was because of the lack of suitable existing masts and tall buildings, and the fact that the area is largely residential in character.

6.2.7 In view of the search area constraints, it was concluded that a full size macro cell telecommunications installation could not be satisfactorily accommodated. Therefore a slim-line street lighting type column (with integrated antennas) was considered to be the most suitable design solution.

6.2.8 The proposed site is a street furniture option located on the eastern edge of the urban area. The site is set back from the carriageway on the south side of A329 (London road) in line with an existing street lamp and with a backdrop of mature trees to minimise its visual impact to road and pedestrian users.

6.2.9 The height of the telecommunications mast is dictated by radio coverage requirements. In order to provide adequate radio coverage over the cell

search area, a 10 metre high column with integrated antennas is necessary to ensure the adequate propagation of radio signals without interference from adjacent 'urban clutter' such as trees and buildings. Acknowledging the need to minimise visual impact, the antennas are designed to be integral to the column. The design of the mast is considered to be in accordance with Government guidance and Local Plan policies.

6.3 Planning Policy Review and Impact of the Development on the Character and Appearance of the Area

6.3.1 The Local Planning Authority's principle reason for refusal relates to the proximity of the telecommunications development to residential properties and its impact upon the character of the area. There is no suggestion in the Local Planning Authority's reason for refusal, or in the Officer's report, that the development is contrary to any policy contained in the Development Plan or the deposited version of the Local Plan. The site is not located within a Conservation Area nor does it adjoin any Listed Building.

6.3.2 In relation to the proximity of the telecommunications development to residential properties, whilst there is not an indication of the basis of this 'objection', it is understood that as a guide, the Local Planning Authority will not permit telecommunications development within 60 metres of buildings regularly used by people. This explains the verbal comments, highlighted in the prior approval submission in **Appendix 1**, received from Mr M Thorp from the Local Authority on 16 August 2001

6.3.3 Such a 'practice' or 'rule of thumb' is clearly at odds with Government advice contained in PPG8 that local planning authorities should not insist on minimum distances between new telecommunications development and existing development.

6.3.4 It is acknowledged that the proximity of telecommunications development to residential properties can be a material planning consideration particularly if harm is caused. Therefore it is important to address this issue.

6.3.5 It is recognised in both the prior approval submission and subsequent correspondence with the Local Planning Authority on 29 January 2002 see **Appendices 1 and 2** respectively that the development would be some 30 metres from residential properties. However, as mentioned above the limited extent and nature of the search area and the lack of suitable alternatives meant that a site close to residential properties was required. In consequence a street furniture option was considered the most suitable design having regard to the character of the area. However, the hedges and trees, shown in the photographs in **Appendix 5**, which are located in front of properties that are situated opposite from the proposed site, would provide screening of the development. Furthermore, the telecommunications development would be seen against the backdrop of existing trees and against existing street furniture including lighting columns of a similar height. Consequently, the development would not have a significant impact on the residential amenities of those properties located closest to the proposed site.

6.3.6 In relation to the impact of the proposal upon the character of the area it is the appellant's strongly held view that the development has been designed and sited so as to minimise environmental impact and not harm the visual amenities of the locality. The site chosen is one located adjacent to existing tree planting and street lighting which will soften and integrate the development within the street scene.

6.3.7 The slender column would have similar proportions to adjacent street lighting columns and the antennas are integrated so as to reduce any

environmental impact. By utilising integrated antennas, the installation would not readily appear as a telecommunications mast. This is in accordance with the requirements set out in paragraph 24 of PPG 8 for operators to use sympathetic designs to minimise the impact of development.

6.3.8 The installation and associated equipment cabinets are also proposed to be painted in order to assimilate it within the street scene. The small equipment cabinets are necessary to house the 2G and 3G radio equipment and allow the mast to be used for both technologies. The radio equipment cabinets are small and similar in design to those used by other utility service providers. In addition, the equipment would be located at the back of the footpath situated against a backdrop of existing mature trees. It is the appellant's view that the development has been carefully sited and designed as required by PPG 8 – Telecommunications.

6.3.9 The detailed advice given in PPG 8 relating to the siting and design of telecommunications developments is also pertinent to the design solution proposed. It states at paragraph 77 of the Appendix that "The telecommunications industry is encouraged to continue to develop innovative design solutions, in terms not only of the structure of masts and antennas but also the materials and colouring. A number of different design solutions are currently available. These include masts designed to look trees or street furniture..."

6.3.10 It is contended that the development would not have a significant impact on the area in general and that, as required by PPG 8 and Policy WIC14 of the Consolidated Document Highlighting Proposed Amendments: February 2000, the installation has been designed and sited to keep the environmental impact to a minimum. It is further

argued that any slight harm caused would be outweighed by the telecommunication benefits of the proposed installation.

6.4 Health Considerations

6.4.1 It is understood that the Local Planning Authority received a number of letters of objection to the proposals. The principle grounds related to the health and safety aspects of the development.

6.4.2 Mobile phones and their base stations transmit and receive signals using electromagnetic waves, which are usually referred to as electromagnetic fields (EMFs) or radio waves. EMFs occur naturally in the environment, for example, the earth's magnetic field. EMFs also arise from a wide range of man-made sources and will be present wherever there is electricity. It is acknowledged that the public has become increasingly aware of the presence of EMF's in the environment and this has been accompanied by concern as to their possible adverse effects upon health.

6.4.3 In 1999, the Government asked the National Radiological Protection Board to set up the Independent Expert Group on Mobile Phones (IEGMP) to consider concerns about health effects from the use of mobile phones, base stations and transmitters.

6.4.4 The IEGMP published its report (The "Stewart Report") in May 2000 and, in respect of mobile phone base stations, 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". However, it was accepted that there could be indirect effects on their well-being in some cases. Acknowledging that the possibility of harm could be ruled out

with confidence and that there were gaps in knowledge, the report recommended the adoption of a precautionary approach.

6.4.5 In its response to the Groups report, the Government accepted the principle of the precautionary approach limited to the specific recommendations in the report. These included:

- That the emissions from mobile phone base stations should meet the more stringent International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for public exposure;
- An independent audit of emissions from mobile phone base stations should be established to give the public confidence that they do not exceed approved guidelines; and
- Clear exclusion zones should be placed around all mobile phone base station antennas to prevent the public from exposure to radio frequency radiation above ICNIRP guidelines.

6.4.6 The ICNIRP declaration accompanying the application (**Appendix 7**) clearly demonstrated that the installation would operate well within international guidelines. Indeed this certificates indicates that the maximum exposure from the development would be 0.091% of the ICNIRP safety level.

6.4.7 The advice contained in PPG 8 is relevant to this issue. Paragraph 30 of PPG 8 states:

"However, it is the Government's firm view that the planning system is not the place for determining health safeguards. It remains central Government's responsibility to decide what measures are necessary to protect public health. 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.'

6.4.8 Recent appeal decisions have supported the advice that where a development complies with ICNIRP guidelines, 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.

6.4.9 For example in a recent planning appeal at Guildford (Ref. APP/Y3615/A/01/1069715) the Inspector concluded in paragraph 72 of the decision notice that:

"...PPG8 is an important material consideration that is up to date, pertinent and clear on the weight to be given to health and public concern about mobile phone base stations."

6.4.10 The fact that the appellant has certified that the proposed telecommunications development will comply with ICNIRP guidelines should be sufficient to allay any remaining concerns, as to possible health effects, the public may have.

7.0 SUMMARY AND CONCLUSIONS

7.1 There is a demonstrated need for the proposed telecommunications installation to serve this part of Wokingham and the A329. Several alternative options and sites have been investigated although none have proved to be acceptable.

7.2 The proposed 10 metre high street furniture type column with integrated antennas is not located within a conservation area and has been designed to ensure that the environmental impact is kept to the minimum. This is fully consistent with the advice given in PPG 8. The proposed development would be viewed against a backdrop of existing mature trees to the south. As such, the development fully accords with Government advice contained in PPG 8 and with Local Plan Policy WIC14 of the Consolidated Document Highlighting Proposed Amendments: February 2000.

7.3 The ICNIRP declaration accompanying the application clearly demonstrates that the installation would comfortably meet ICNIRP guidelines. The certificate indicates that the maximum exposure from the development would be 0.091% of the ICNIRP safety level and this should be sufficient to address the issue of impact on welfare.

7.4 For the reasons given above, it is respectfully requested that the appeal be allowed.

APPENDIX 1

The Prior Approval Application

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

The Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

My Ref: 17914
Date: 02 January 2002

Dear Sir /Madam,

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

ERECTION OF ONE 10M MONOPOLE MOBILE PHONE MAST, COMPLETE WITH ONE TRI-SECTOR ANTENNA, TWO EQUIPMENT CABINETS AND DEVELOPMENT ANCILLARY THERETO AT LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 2LT.

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.

We are writing, on behalf of BTCellnet Ltd, 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 plan (Ref No:P/17914A/GEN/050 & /051) and a site location plan showing the proposed installation, together with a cheque for £190.00 (One Hundred and Ninety Pounds) and supporting information.

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,

B. Stansfield

Ben Stansfield
For and on Behalf of: BTCellnet Limited
Direct Line: 01276 605016

56 DAY PRIOR APPROVAL NOTIFICATION AND SUPPORTING STATEMENT

RE: HOLME GREEN NORTH, LONDON ROAD
OUR REF: 17914

(Please quote above reference number in all communications)

January 2002

BTCellnet Limited
Brunel Way
Slough
Berkshire
SL1 1XL

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

CONTENTS

Section

- Code of Best Practice Forms and Certificates
- Proposed Development
- Planning Policy
- Assessment of Need
- Consideration of Alternatives
- Health and Safety
- Conclusion

Drawing/ Plan No

- Site Location and Layout Plan (Drawing No: P/17914A/GEN/050)
- Elevation drawing (P/17914A /GEN/051)

Appendix

- Cell search area
- Radio Coverage Plots as existing
- Radio Coverage Plots including proposed site
- Radio Coverage Plots for proposed site in isolation
- Compliance with ICNIRP (1998) Public Exposure Guidelines
- Licence Notification letter
- Colour photographs of site
- Copy of Developer's notice & covering letter

A·P·T

A Marconi company

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	**LONDON ROAD**	**Site Address – HOLME GREEN NORTH LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 2LT.**
NGR	**SU 82673/68614**	
Site Ref. Number	**17914**	
Site Type (Macro/Micro/Picocell)	**Macrocell Street Furniture**	**Date – 2/1/02**

Pre Application Checklist

1. Date of last pre-rollout information submission to LPA	**03/05/97**
2. Name of LPA contact	**Julia Bird**
3. Comments – please see supporting information	

4. Date of written offer of pre-application consultation with LPA	**23/3/01**
5. Was there pre-application contact with the LPA	**Yes**
6. Date of pre-application contact with LPA	**16/8/01**
7. Name of LPA contact	**Mike Thorpe**
8. Outcome	**See supportive statement**
9. Was an LPA mast register used to check for suitable sites by the operator or the LPA?	**No**
10. If no explain why **No details of such register provided by LPA**	
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) A radio base station is required at the above site to provide extra radiotelephone coverage and capacity to the surrounding area. It is also required in order to provide contiguous radio cover to my Client's network.	
14. Alternative Sites Considered – See supporting statement	

Technical Information

1.	ICNIRP Declaration attached	Yes
2.	Frequency	900/1800 MHz
3.	Modulation characteristics	GMSK – GSM900/1800, QPSK - UMTS
4.	Power output	100w EiRP or 50dBm – GSM – 500w - UMTS
5.	Height of antenna (m at mid-point)	9.5m

Reasons for choice of design
The use of a monopole mast and the siting of the equipment cabin were chosen so as to minimise the visual impact of the development within the existing streetscape.

The Proposed Structure

Type of Structure (e.g. tower, mast, etc): Column
Overall height: 10.0 Metres
Height of existing building (where applicable):

Equipment Housing:			**Second Equipment Housing:**		
Length:	1.360	Metres	Length:	1.450	Metres
Width:	0.350	Metres	Width:	0.350	Metres
Height:	1.380	Metres	Height:	1.500	Metres

Materials (as applicable):
Tower/mast etc: - type of material and external colour:
Galvanised Steelwork – painted Crystal Blue (BS4800 18 E 49)
Equipment housing- type of material and external colour:
Green plastic coated metal

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?**	

3. Additional relevant information	
Location of and distance to nearest residential property (were applicable)	...32...M
Location of and distance to nearest school or college	..1000..M
Evidence that the school(s)/college(s) have been consulted	No

For further information, please contact

Name	**Ben Stansfield**	**Telephone**	**01276 605016**
Operator	**BT Cellnet Ltd**	**Fax no**	**01276 683781**
Address	**Dolphin House**	**Email address**	**Ben.Stansfield@marconi.com**
	Albany Park		
	Camberley		
	Surrey		
	GU16 7QH.		
Signed	B. Stansfield	**Date**	**2/1/02**
Position	**Planning Officer**	**Company (on behalf of the above operator)**	**A.P.T**

Proposed Development

The Site

The search area identified by the operator is located on the east edge of the urban area of Wokingham. The search area is a predominantly urban area; the A329 lies to the north of the search area with the main railway line to the south. An area of farmland is located in the eastern part of the search area with the remainder comprising residential properties. The land within the search area is relatively flat.

On account of the lack of alternative sites within the search area the proposed site is a street furniture option located on the eastern edge of the urban area. The site is set back from the carriageway on the south side of A329 (London road) in line with an existing street lamp to minimise its visual impact to road and pedestrian users. The land is within the control of Wokingham District Council Highways Department. Access to the site is gained via London Road. Maps indicating the location of the site are provided on drawing No. P/17914A/GEN/050.

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

Please find enclosed a search and coverage area map for the designated site. The search area is the region within which BT Cellnet would seek to locate a radio base station, and the coverage area is the region that requires radio signal coverage. In this instance the search and coverage areas cover the same region.

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, as outlined on the planning application form, and the general layout of the proposed telecommunications infrastructure are illustrated on the attached site layout plan (NGR: SU 82673, 68614) and elevations (Drawing No's. P/17914A/GEN/050 and P/17914A/GEN/051).

The proposed development consists of a 10m tall column complete with one tri-sector antenna. The column is proposed to be coloured Crystal Blue (BS 4800 18E 49). Two associated equipment cabinets, measuring 1360 x 1380 x 350mm and 1450 x 1500 x 350mm are to be sited adjacent to the

installation to the west. These cabinets are to be located to the rear of the footpath and painted green to help integrate these structures within the street scene.

Existing street lamps will help to integrate the proposal within the surrounding area. The siting of the proposed development in close proximity to an existing street lamp (see attached photograph) of a similar height to the proposed column will assist the integration of the proposal into the locality. Furthermore, trees situated on the both sides of London Road, as illustrated on the attached photographs, will provide screening to the pole when viewed from the residential properties located adjacent to the site.

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.

A.P.T. Marconi, on behalf of BT Cellnet Ltd., sent a pre-application consultation letter to the Authority dated 23 March and 11 July 2001. The latter letter identified the proposed design and location within the identified search area. A subsequent telephone conversation between Mr Justin Smith of APT Marconi and Mr Mike Thorpe from your Council was held on 16 August 2001. The officer indicated a preference for such installations to be located in the countryside and some 60m from residential properties. However, as can be illustrated from the search area map and the section covering alternative sites this has not proved to be possible in this circumstance, as such a stealth design has been proposed in order to satisfy the need identified by BT Cellnet.

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 mast and site sharing. For example, PPG 8 General Policies paragraph / bullet point 19 states:

"***In order to limit visual intrusion, the Government attaches considerable importance to keeping the numbers of radio.. and telecommunications masts, and of the sites for such installations, to the minimum consistent with the efficient operation of the network.***"

It is inevitable however that sites for new masts will be required in certain circumstances. 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 development on the environment."

The proposed column has been adopted for use due to its sympathetic design and siting adjacent to an existing lamppost of similar height and this is therefore considered consistent with Government advice.

Local Planning Policies

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

Policy WIC14 of the Wokingham District Local Plan (Consolidated Document Highlighting Proposed Amendments: February 2000) relates to telecommunications development. It states before permission is granted applicants will be required to show that no alternatively less visual intrusive site is available or technically feasible. Considerations of alternative options are identified later in this supporting statement.

Furthermore, the LPA appear to have adopted an 'informal policy' in its dealing with telecommunications developments, prohibiting those within 60 metres of residential property. This is contrary to Government advice contained within PPG8 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."

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 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.

APT Marconi
January 2002

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 and illustrated on the attached search area and alternatives map included:

A. Woods Farm – The site provider was contacted but was not interested in having the proposed radio equipment on their land.

B. Agricultural Land – The site provider was contacted but was not interested in having the proposed radio equipment on their land.

C. Agricultural Land - The site provider was approached but was not interested in having the proposed radio equipment on their land due to the landowner awaiting housing development. This site was therefore discounted from the survey.

The site subject of this application met the required criteria for this cell. In erecting a 10-metre column mast on a pavement site adjacent to an existing

lamppost the proposal minimises any detrimental visual impact on the surrounding streetscape.

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 0.091% 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.

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
January 2002

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

The Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

My Ref: 17914
Date: 02 January 2002

Dear Sir /Madam,

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

NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY BT CELLNET LTD. FOR THE ERECTION OF ONE TRI-SECTOR ANTENNA ON A 10M COLUMN AT LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 2LT.

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 Ltd is obliged to give you 56 days notice of its intention to carry out the development specified above and as shown on the attached plan numbered P/17914A/GEN/050 & /051.

The proposed works constitute permitted development under Part 24 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001.

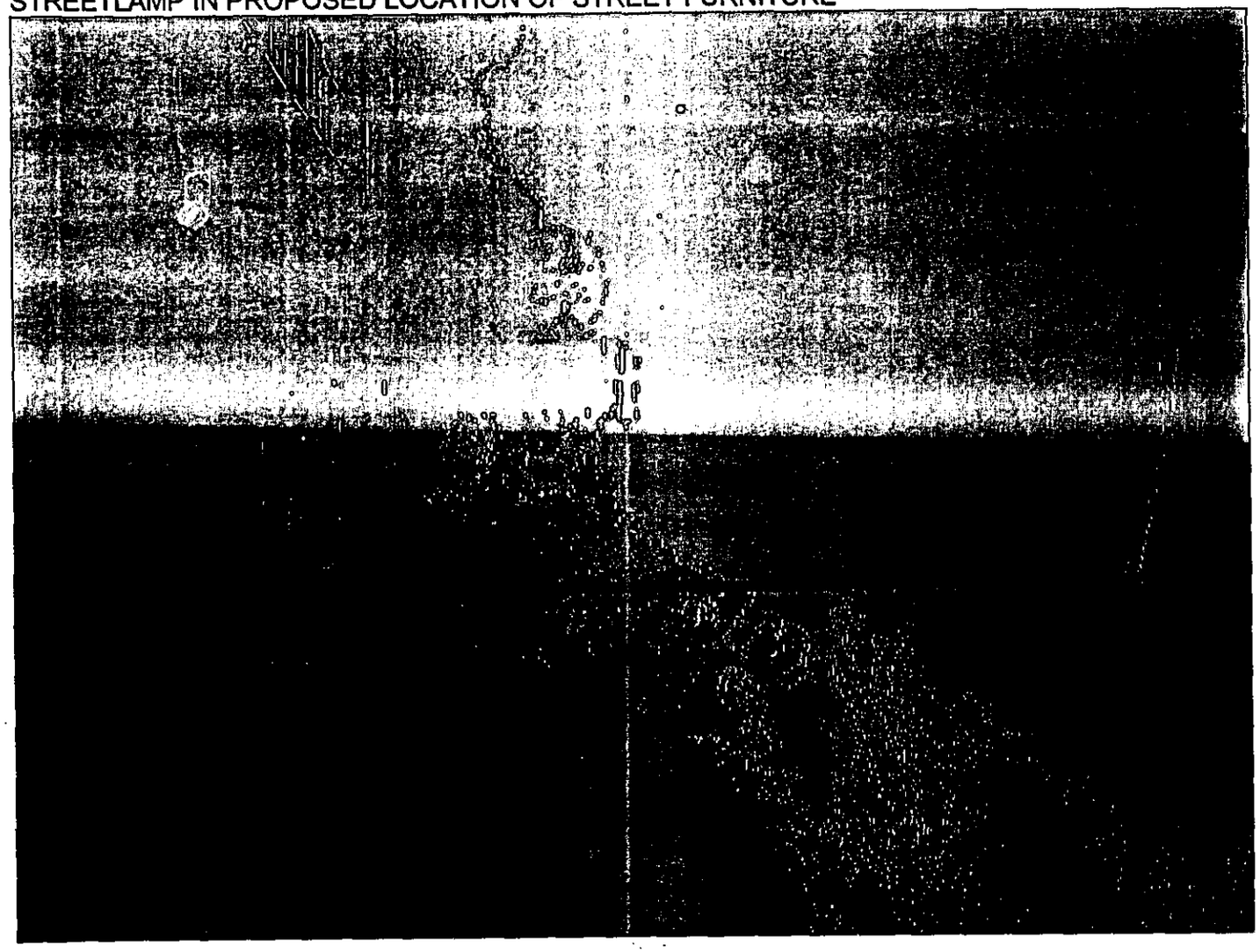
I trust that this clarifies the situation.

Yours faithfully,

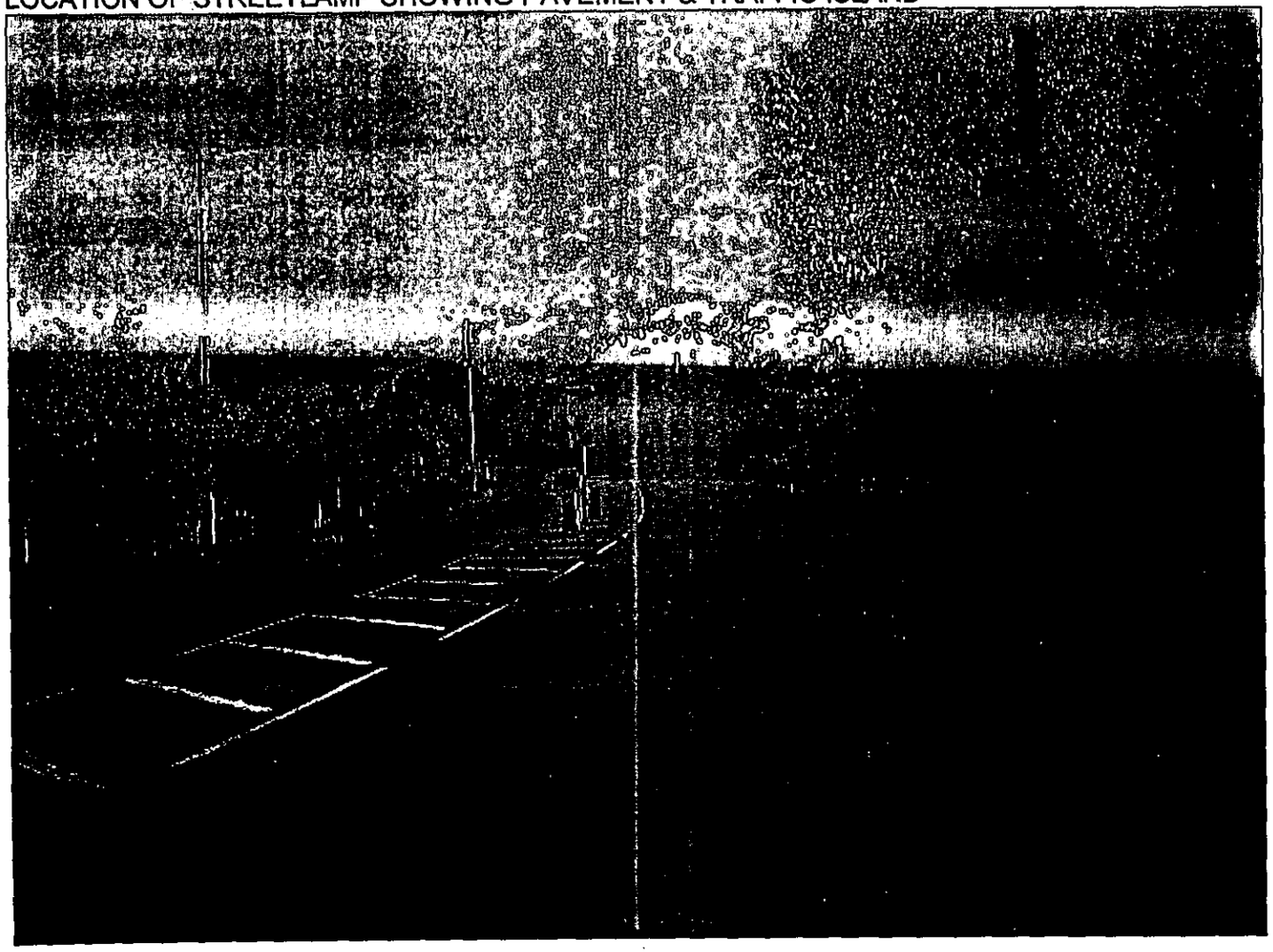
B. Stansfield

Ben Stansfield
For and on behalf of: BTCellnet Limited
Direct Line: 01276 605016

STREETLAMP IN PROPOSED LOCATION OF STREET FURNITURE



LOCATION OF STREETLAMP SHOWING PAVEMENT & TRAFFIC ISLAND



A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

Highways Department.
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Ref: 17914
Date: 02 January 2002

Dear Sir / Madam

Proposed Telecommunications Installation for BTCellnet Ltd at London Road, Wokingham, Berkshire RG40 2LT.

As you will know, APT-Marconi on behalf of BTCellnet Ltd is proposing to submit an application to the Local Planning Authority 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,

B. Stansfield

Ben Stansfield
For and on Behalf of: BTCellnet Ltd
Direct Line: 01276 605016

A·P·T

A Marconi company

DEVELOPER'S NOTICE OF PROPOSED DEVELOPMENT

Proposed development at: **LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 2LT.**

I give notice that **APT-Marconi** on behalf of: **BTCellnet 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;

FOR THE ERECTION OF ONE 10M MONOPOLE MOBILE PHONE MAST, COMPLETE WITH ONE TRI-SECTOR ANTENNA, TWO EQUIPMENT CABINETS AND DEVELOPMENT ANCILLARY THERETO

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;

The Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
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: B. Stanford

ON BEHALF OF: BTCellnet Ltd

DATED: 02 January 2002

APPENDIX 2

Copies of Correspondence with the Local Authority

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 28 January, 2002
My ref: TL/2002/5605
Your ref: 17914

WOKINGHAM UNITARY
Aiming for Excellence

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

RECEIVED
29 JAN 2002

Mr B Stansfield
APT
Dolphin House,
Albany Park
Camberley
Surrey
GU16 7QH

Dear Mr Stansfield

RE: PROPOSED ERECTION OF ONE TRI SECTOR ANTENNA ON A 10M COLUMN AT LONDON ROAD, WOKINGHAM
APP. NO. TL/2002/5606

I refer to the proposed erection of one tri sector antenna on a 10m column at London Road, Wokingham.

I write to formally advise you that the Local Planning Authority require Prior Approval of this scheme, in view of the proximity of the proposed mast to residential properties.

I would be grateful if you would advise me in writing within 7days of this letter, if you are able to revise this scheme and locate it in an alternative location, which would be significantly further away from any residential properties.

If you wish to discuss this matter further please do not hesitate to contact Elaine Vashi on the above number.

Yours sincerely

M L THORP
Principal Development Control Officer.

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

Ms E Vashi
Development Control Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

My Ref: 17914
Your Ref: TL/2002/5605
Date: 29 January 2002

Dear Ms Vashi,

ERECTION OF ONE 10M MONOPOLE MOBILE PHONE MAST, COMPLETE WITH ONE TRI-SECTOR ANTENNA, TWO EQUIPMENT CABINETS AND DEVELOPMENT ANCILLARY THERETO AT SOUTHLANDS ROAD, WOKINGHAM, BERKSHIRE.

I write with reference to your letter dated 28 January 2002 and our further telephone conversation.

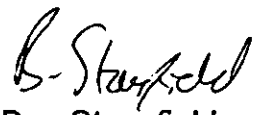
Your letter indicates the need for the Prior Approval process to be undertaken with respect to this proposed development. Following our discussion we understand that the information provided with the submission is sufficient for you to make a decision.

We note that you have requested whether the site could be moved further from the residential properties. As discussed with you the site you indicated as a possible location (the field to the rear of the proposed site) has already been considered as an alternative site within the supporting statement. Having further discussions with our acquisition agent we can confirm that the owner of this land is not prepared to rent an area of this land to BTCellnet as such it has not been possible to alter the proposed location of the development.

As you are aware from the supporting information already provided the search area for the site is driven by customer demand with this at its greatest in urban areas. Where the search area is predominately residential in nature it is unlikely to be able to find a suitable location located far from residential properties. The proposed street furniture will be in accordance with ICNIRP levels and its design has been suggested in order to minimise its visual impact on the street scene.

If however you require further information in order to make your decision please do not hesitate to contact me.

Yours sincerely,



Ben Stansfield
For and on Behalf of BTCellnet Ltd
Direct Line: 01276 605016
E-mail: Ben.Stansfield@marconi.com

APPENDIX 3

Local Planning Authority Decision Notice

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 27/2/02

TO: MR. BEN STANSFIELD

FROM: E.VASHI **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 01276 683781.

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: TELECOMMUNICATIONS INSTALLATION AT JUNCTION of CLAY LANE & LONDON ROAD.

NOTES:

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

REFUSAL OF PRIOR APPROVAL OF TELECOMMUNICATIONS NOTIFICATION

Mr Ben Stansfield
APT Ltd.
Dolphin House
Albany Park
Camberley
Surrey
GU16 7QH

Notification No: TL/2001/5605

Parish: Wokingham

Proposal: Proposed erection of one 10m monopole with one tri sector antenna, two equipment cabinets and development ancillary thereto.

Location: Land at Junction of Clay Lane and London Road

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

1. The proposal is unacceptable in view of the visual impact upon the local street scene and character of the area

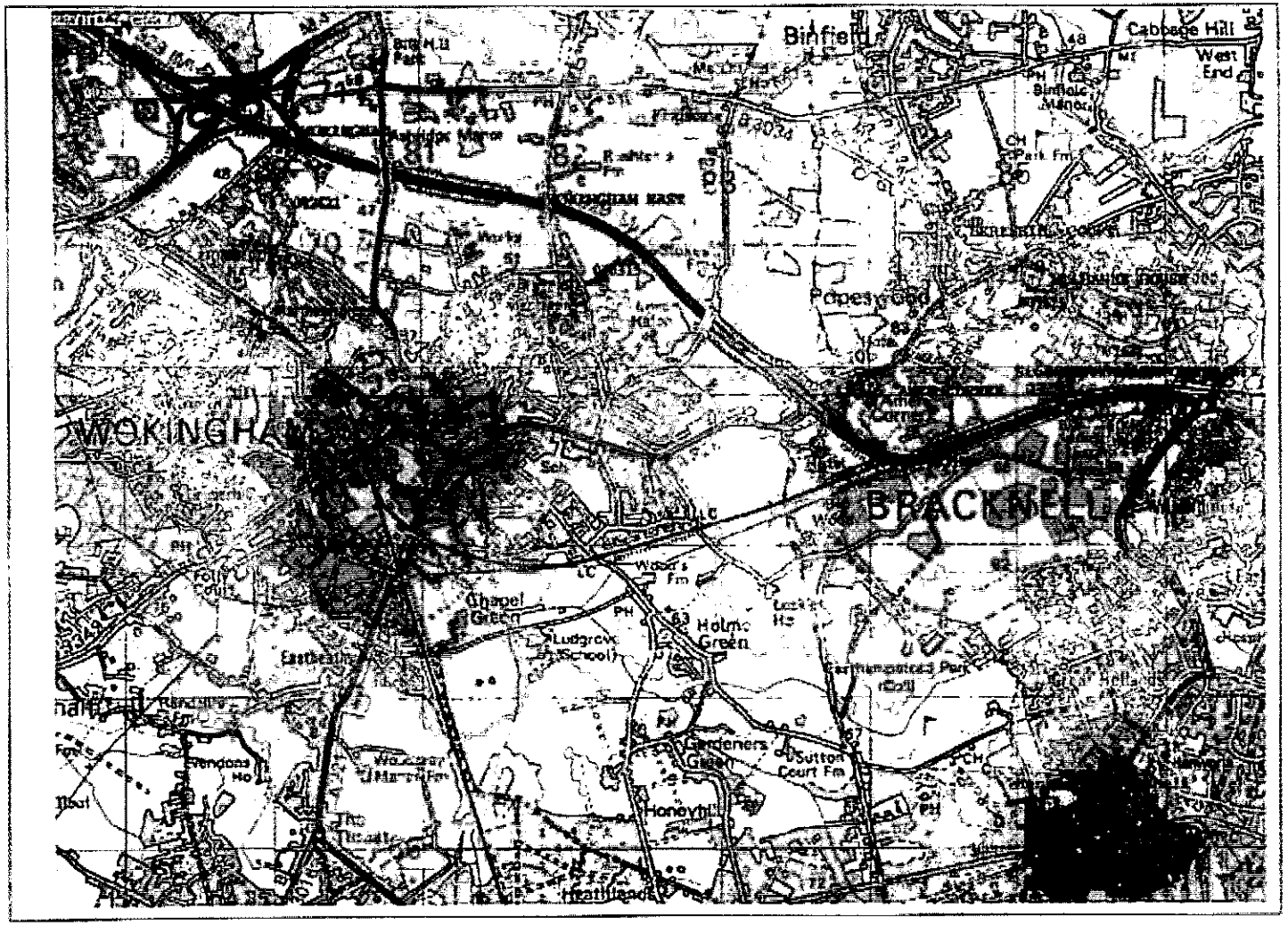
Date:27th February 2002

Principal Development Control Officer

APPENDIX 4

Radio Coverage Plots

17914- Holme Green Nth - London Rd S.F



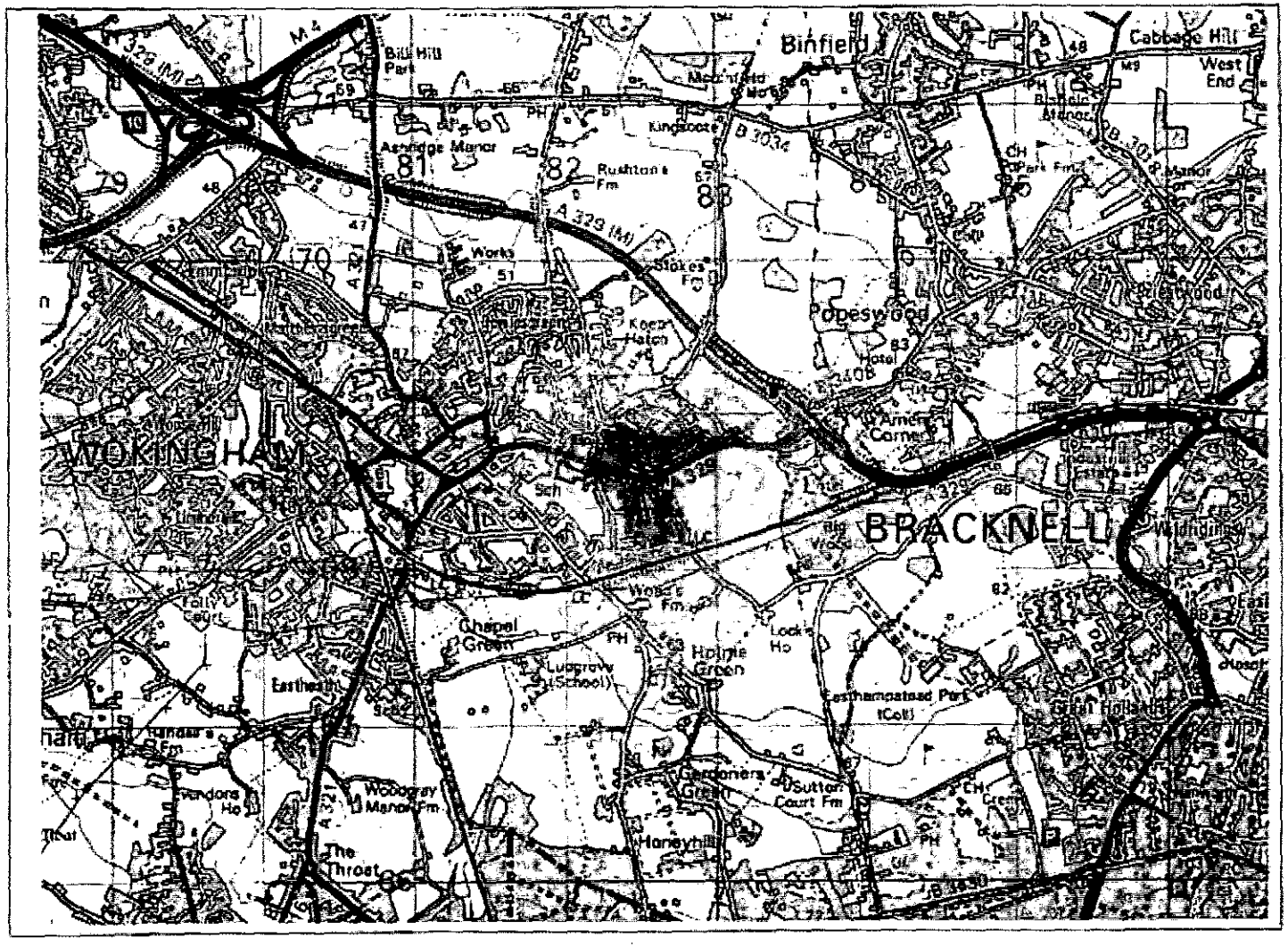
BTcellnet

Site Colour Coding:
None – Random

Best Server (Classes):
- On street [>= –78 (dBm)]
- In car [>= –72 (dBm)]
- Suburban In B [>= –68 (dBm)]
- Dense Urban In B [>= –60 (dBm)]

GSM 900 Coverage exc 17914 new cell site.

17914- Holme Green Nth - London Rd S.F



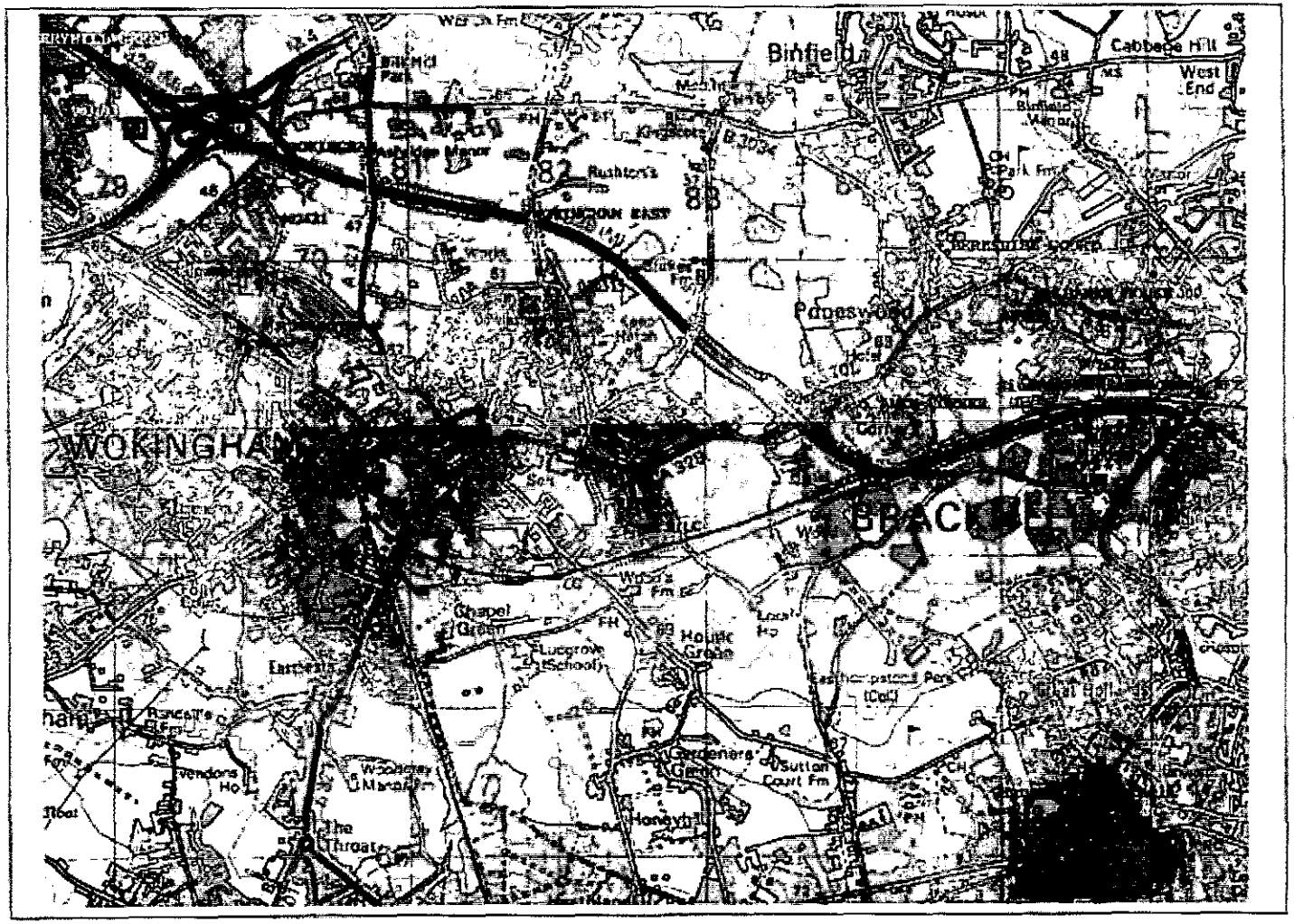
GSM 900 Coverage 17914 new cell site.

BTcellnet

Site Colour Coding:
None – Random

Best Server (Classes):
- On street [>= –78 (dBm)]
- In car [>= –72 (dBm)]
- Suburban In B [>= –68 (dBm)]
- Dense Urban In B [>= –60 (dBm)]

17914- Holme Green Nth - London Rd S.F



BTcellnet

Site Colour Coding:
None – Random

Best Server (Classes):
On street
[>= –78 (dBm)]
In car
[>= –72 (dBm)]
Suburban In B
[>= –68 (dBm)]
Dense Urban In B
[>= –60 (dBm)]

GSM 900 Coverage Inc 17914 new cell site.

APPENDIX 5

Appeal Site Photographs

SITE PHOTOGRAPHS

VIEW TOWARDS THE SITE FROM THE SOUTH



VIEW FROM THE SITE LOOKING NORTH



APPENDIX 7

Statement of Compliance with ICNIRP Guidelines

BTcellnet

Declaration of Conformity with ICNIRP Public Exposure Guidelines ("ICNIRP Declaration")

BT Cellnet
260 Bath Road
Slough
SL1 4DX

Certifies that the proposed equipment and installation as detailed in the attached planning / GPDO application at:

Cell 17914 Holme Green North
London Road, Wokingham, Berkshire, RG40 2LT

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 * "on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz)".

* Reference: 1999/519/EC

Date: 6th December 2001.....

Signed: ..... On behalf of BT Cellnet

Name: Abdul Ajaz

Position: M25 Zone 1 Acquisition Manager

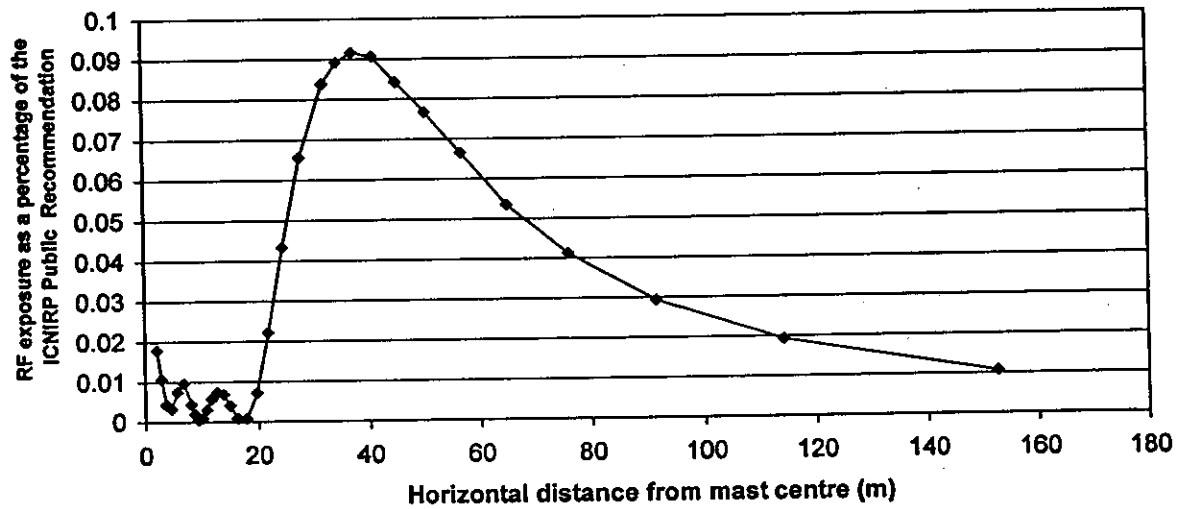
STREET FURNITURE MACROCELL ANTENNA FIELD STRENGTH PREDICTION

BTcellnet

SITE: 17914 SF London Road

Range from	2 m
to	200 m
900 MHz Band:	
Number of carriers	2
ERP per carrier	17 Watts relative to a dipole
1800 MHz Band:	
Number of carriers	0
ERP per carrier	100 Watts relative to a dipole
3rd Generation:	
Number of carriers	1
ERP per carrier	122 Watts relative to a dipole
Mechanical Downtilt	0 degrees
Antenna Height	10 m - measured local ground to antenna centre
Measurement height	0 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 =	7.30 milliwatts per sq m
at	38 metres from the mast
	0.010 % of NRPB safety levels
	0.091 % of ICNIRP safety level
equivalent to	1.7 Volts per metre

Warnings: None

Date: 12-Dec-01

BT Cellnet Radio Design

Version 1.0

Tel. (0118) 974 6448 (Direct Line)
Date: June 11, 2002
My ref: TL/2002/5605
Your ref: APP/X0360/A/02/1090164

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mrs Pocock

APPEAL BY: 02 (UK) Ltd (formerly BT Cellnet)
SITE: Land at junction of Clay Lane & London Rd, Wokingham

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

PLANNING SERVICES 62271
DC
15 OCT 2002

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

Your Ref: TL/2002/5605

Our Ref: APP/X0360/A/02/1090164

Date: 15 October 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY O2 (UK) LIMITED (FORMERLY BT CELLNET LIMITED)
SITE AT LAND AT JUNCTION OF CLAY LANE, AND LONDON ROAD, WOKINGHAM

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

If you have any queries relating to the decision please send them to:

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 8139

E-mail: Complaints@pins.gsi.gov.uk

Yours faithfully

Mrs Margaret Pocock

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: June 24, 2002
My ref: TL/2002/5605
Your ref: APP/X0360/A/02/1090164

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mrs Pocock

APPEAL BY: O2(UK)LTD, (FORMERLY BT CELLNET LTD)
SITE: Land adjoining 65 Clay Lane & London Rd, WOKINGHAM

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: May 22, 2002
My ref: TL/2002/5605
Your ref: APP/X0360/A/02/1090164

WOKINGHAM UNITARY
Aiming for Excellence

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mrs Pocock

APPEAL BY: 02 (UK) Ltd, (formerly BT Cellnet Ltd)
SITE:

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent copies to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. May 22, 2002
My ref: TL/2002/5605
Your ref: bms/apps/bms/17914/Holme Green North

WOKINGHAM UNITARY
Aiming for Excellence

APT Marconi
Dolphin House
Albany Park
Camberley
Surrey
GU16 7QH

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 Sirs

APPEAL BY: **02 (UK) Ltd (formerly BT Cellnet Ltd)**
SITE: **Land at junction of Clay Lane & London Rd, Wokingham**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

PLANNING SERVICES 56498
SOL TLS
DC DG ENF
APP
CS
17 MAY 2002
COPIES TO ACK:

EV

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

Your Ref: TL/2002/5605

Our Ref: APP/X0360/A/02/1090164

Date: 15 May 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY O2 (UK) LIMITED (FORMERLY BT CELLNET LIMITED)
SITE AT LAND AT JUNCTION OF CLAY LANE, AND LONDON ROAD, WOKINGHAM

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

You must **submit** the following documents within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.

ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and

iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.* Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. Our aim is to arrange the visit within 12 weeks of the **starting date**, but from time to time it may take us a little longer.

You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, you must submit a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

Mrs Margaret Pocock

102(BPR)

A·P·T
A Marconi company
Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

56276

EV

APT
CS

10 MAY 2002

COPIES TO
OK
FILE:

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

My Ref: BMS/Apps/JPR/17914/
Holme Green North

8 May 2002

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78
APPEAL BY O2 (UK) LIMITED (formerly BT Cellnet Ltd)

On behalf of O2 (UK) Limited (formerly known as BT Cellnet Limited) please find enclosed a formal appeal against the decision of Wokingham District Council to refuse planning permission for a telecommunications development at land at junction of Clay Lane and London Road, Wokingham, Berkshire RG40 2LT.

If you have any queries concerning this appeal or if you require any further information, please do not hesitate to contact the undersigned.

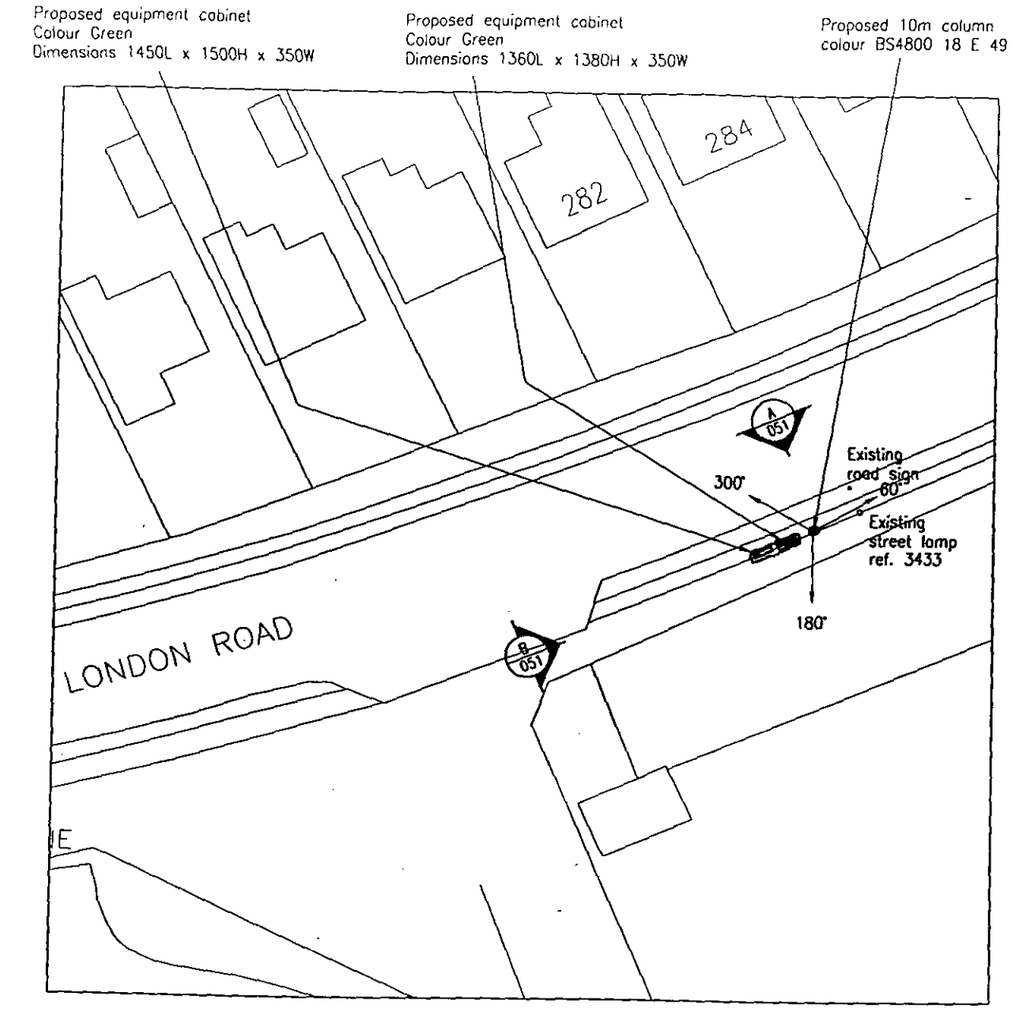
I can confirm that a copy of the appeal submission has been sent directly to the Local Planning Authority.

Yours faithfully,

B. Stansfield

Ben Stansfield
For and on behalf of O2 (UK) Limited
Tel: 01276 605016
E-mail: ben.stansfield@marconi.com

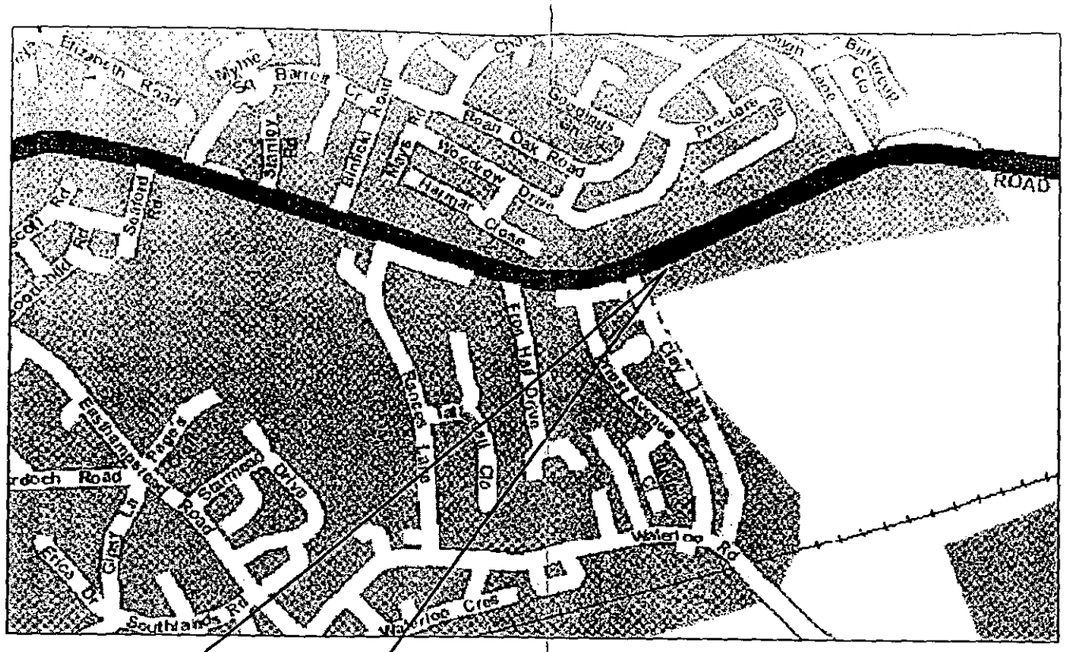
CC O2 (UK) Ltd



SITE LOCATION MAP

SU 82673 68614

Scale 1 : 500



STREET MAP DIRECTIONS

Direction Details	Exit M4 J10, head South on A329M. Exit at Wokingham A329, London Road. Proposed site can be found opposite 282 London Road.

0 10 20 30 40 50 60 70 80 90 100

0 2 3

RTcellnet

SITE LOCATION MAPS

PROJECT: HOLME GREEN NORTH – CELL 17914A LONDON ROAD SF

Eastern Contracting

Eastern Contracting Ltd
Easlea Road
Moreton Hall Ind. Estate
Bury St. Edmunds
Suffolk. IP32 7BY.

STATUS: PLANNING

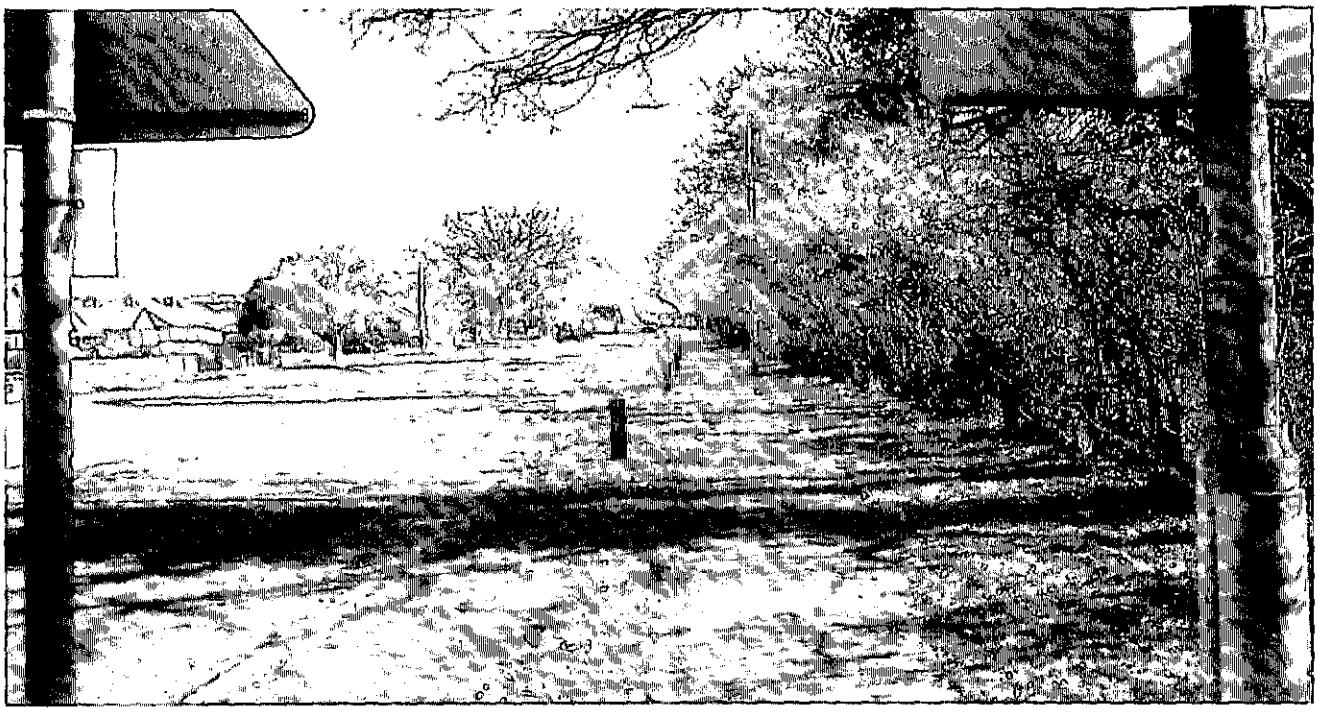
DATE	APPR

REV.	DATE	BY	REVISION	CHKD	APPR

DO NOT SCALE

DRAWN	DJP	CHECKED	SCALE: AS NOTED
DATE	DEC 01	DATE	
ENG.	B.K.	FILE NAME	REV.

VIEW FROM THE SITE LOOKING EAST



VIEW FROM THE SITE LOOKING WEST



17914- Holme Green Nth - London Rd S.F



BTcellnet

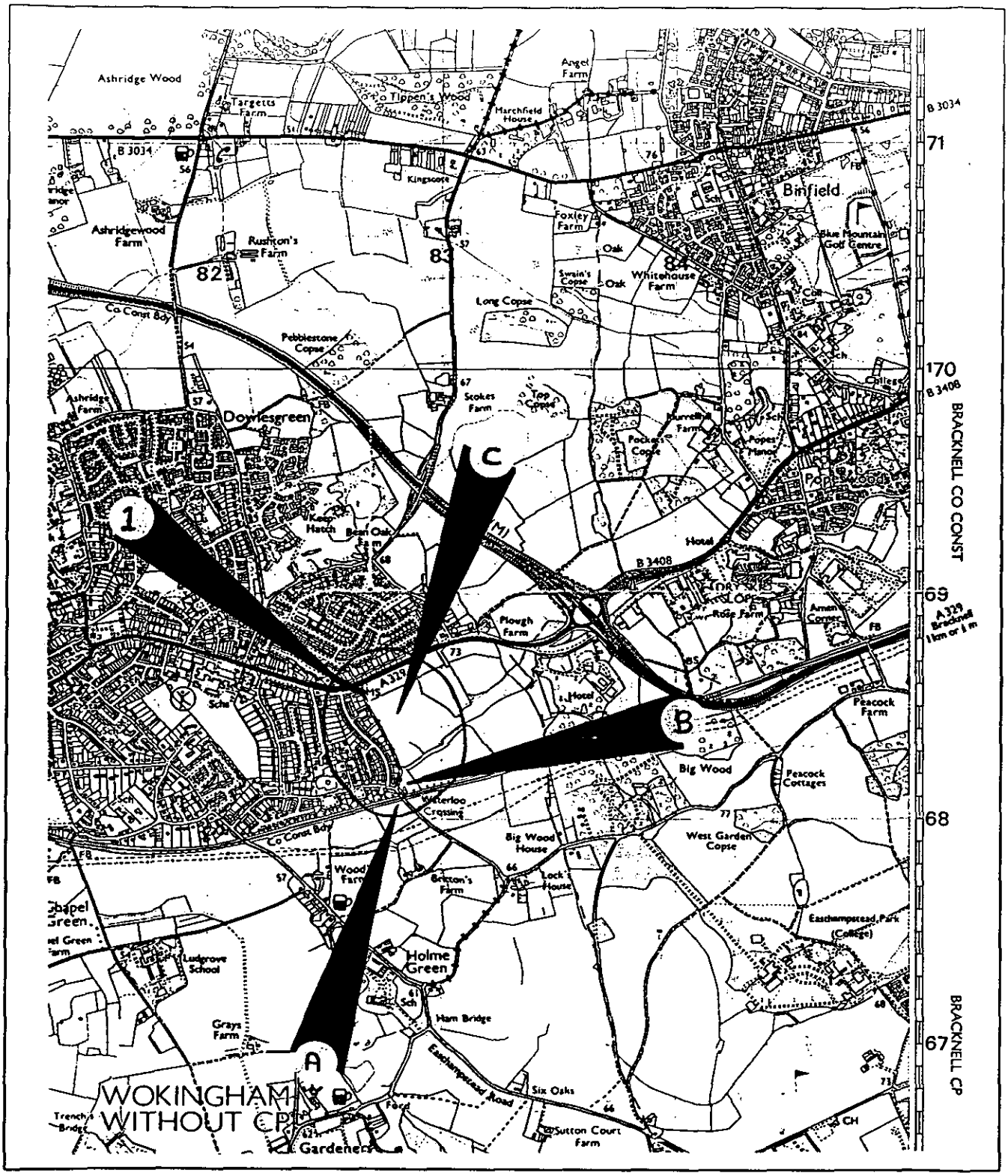
Site Colour Coding:
None – Random

Best Server (Classes):
- On street [>= –78 (dBm)]
- In car [>= –72 (dBm)]
- Suburban In B [>= –68 (dBm)]
- Dense Urban In B [>= –60 (dBm)]

GSM 900 Coverage 17914 new cell site.

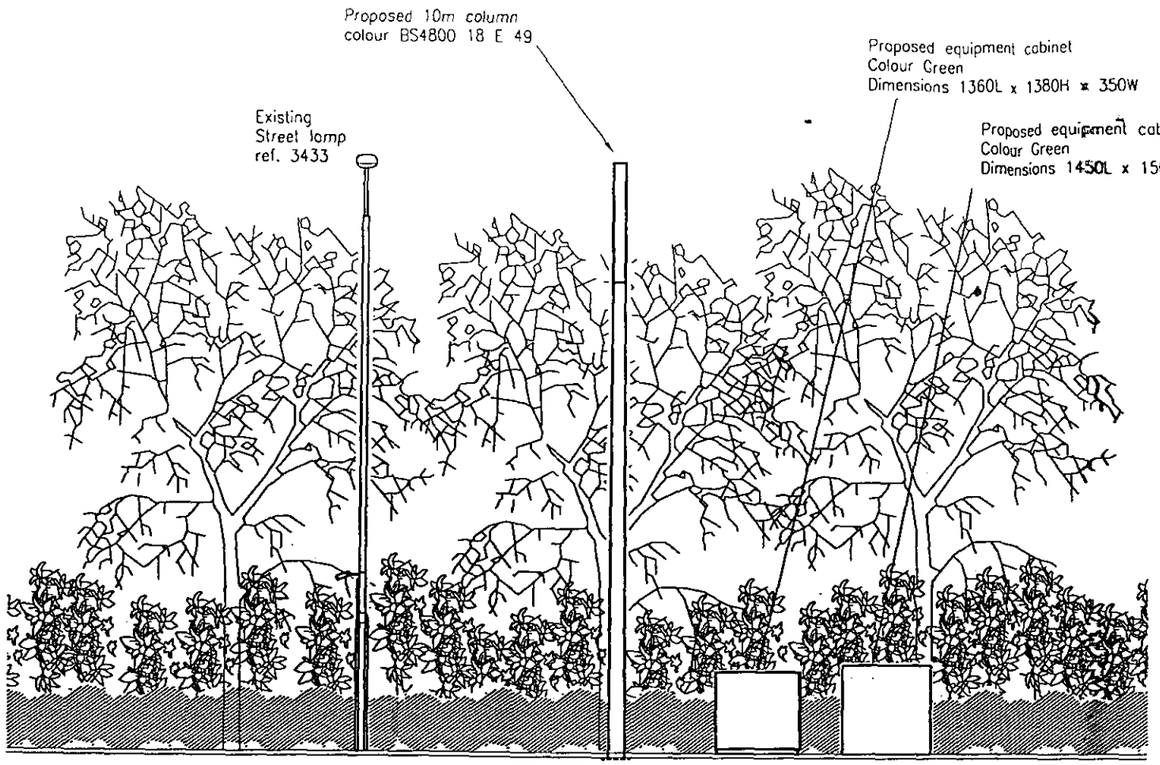
A·P·T

BTcellnet



Cell: 17914	-	**Holme Green North**

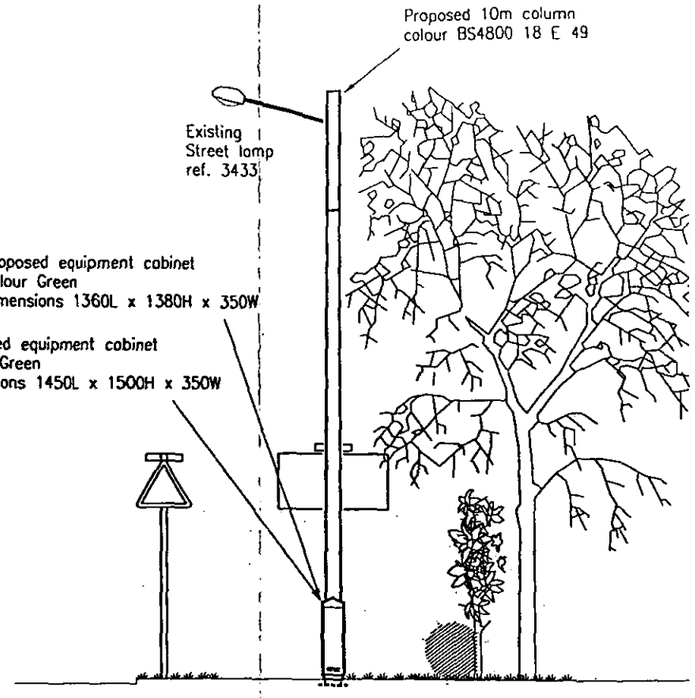
Map: Explorer 160



PROPOSED STREET FURNITURE

ELEVATION "A"

Scale 1 : 100



PROPOSED STREET FURNITURE

ELEVATION "B"

Scale 1 : 100



BTcellnet

TITLE: PROPOSED STREET FURNITURE

PROJECT: HOLME GREEN NORTH – CELL 17914A LONDON ROAD SF
Opp. 282 London Road, Wokingham, Berks RG40 2LT

Eastern Contracting Ltd
Easlea Road
Moreton Hall Ind. Estate
Bury St. Edmunds
Suffolk. IP32 7BY.

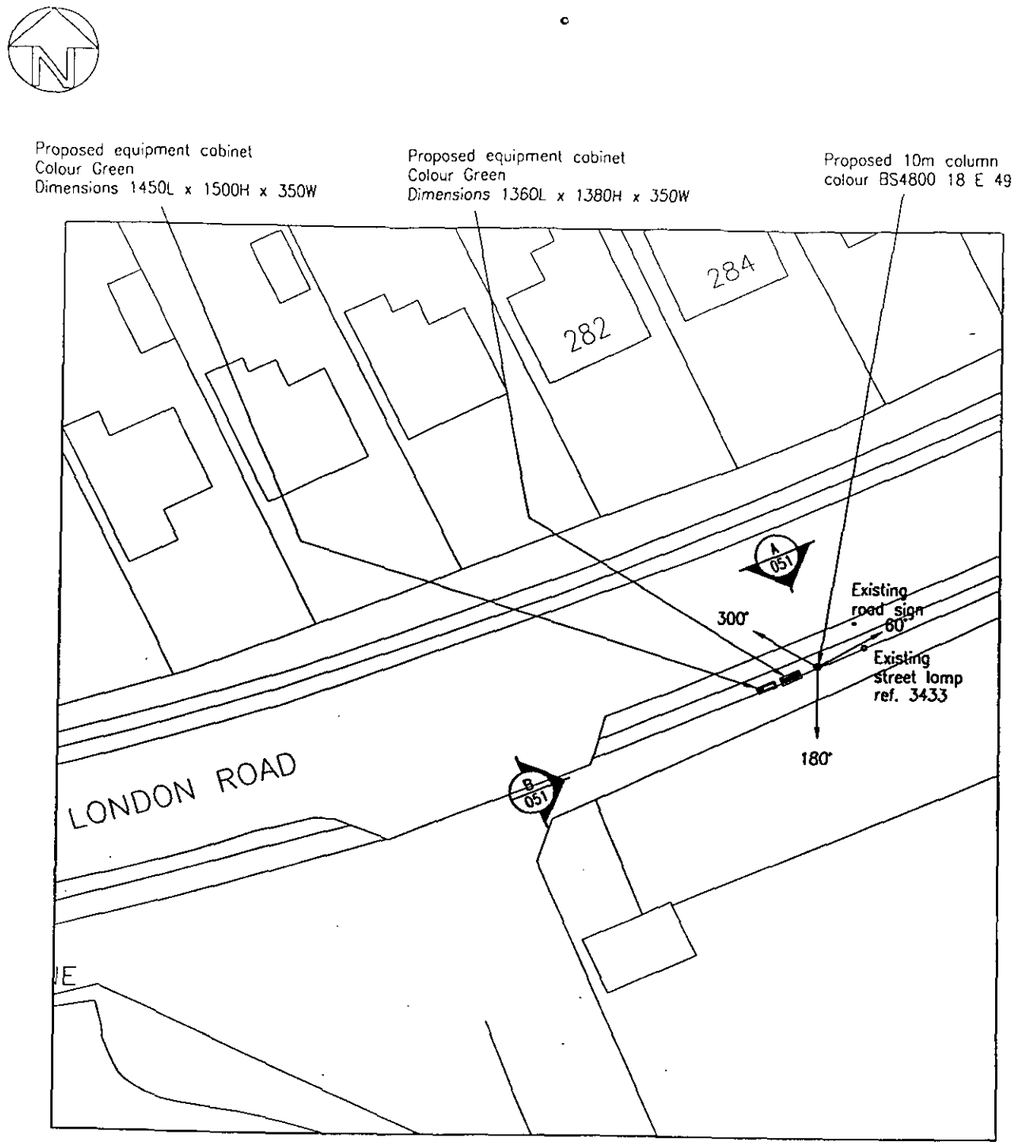
STATUS: PLANNING | DATE: 12/01 | APPR: JJ

REV.	DATE	BY	REVISION	CHKD	APPR

DO NOT SCALE

DRAWN DJP	CHECKED RAC	SCALE AS NOTED	
DATE DEC 01	DATE 12/01		
ENG. B.K.	FILE NAME		REV.
DRAWING No. P/17914A/GEN/051			

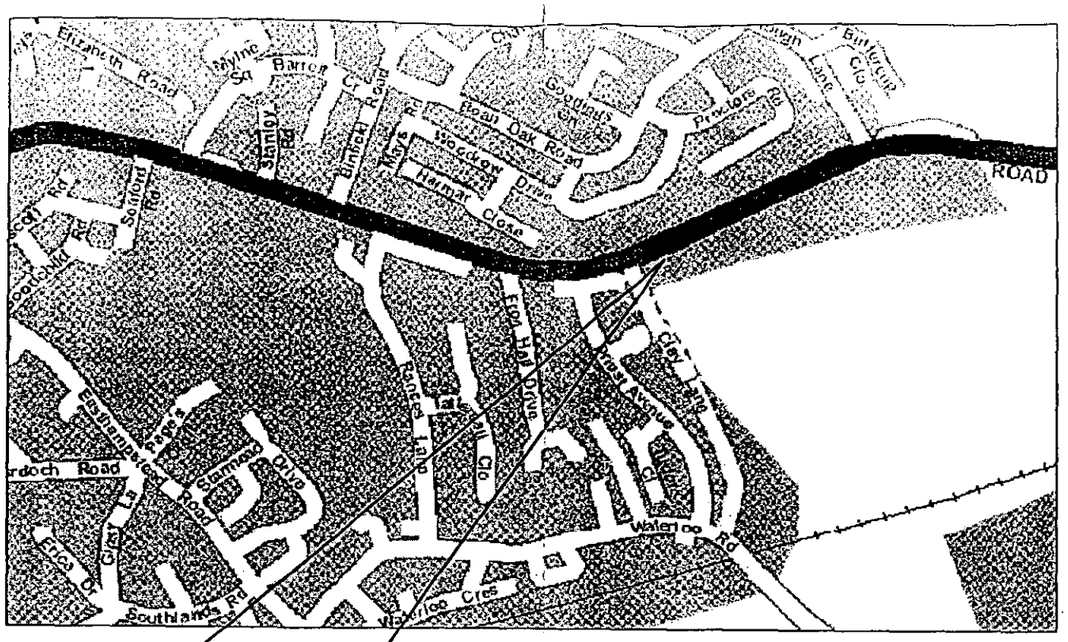
© Eastern Contracting Ltd



SITE LOCATION MAP

SU 82673 68614

Scale 1 : 500



STREET MAP DIRECTIONS

Direction Details	Exit M4 J10, head South on A329M. Exit at Wokingham A329, London Road. *Proposed site can be found opposite* 282 London Road.

0 10 20 30 40 50 60 70 80 90 100

RTcellnet

SITE LOCATION MAPS

PROJECT: HOLME GREEN NORTH – CELL 17914A LONDON ROAD SF

Eastern Contracting

Eastern Contracting Ltd
Easlea Road
Moreton Hall Ind. Estate
Bury St. Edmunds
Suffolk. IP32 7BY.

STATUS: PLANNING

DATE	APPR

REV.	DATE	BY	REVISION	CHKD	APPR

DO NOT SCALE

DRAWN	DJP	CHECKED	SCALE: AS NOTED
DATE	DEC 01	DATE	
ENG.	B.K.	FILE NAME	REV.



Site Plan, Scale: 1 to 1250

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

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 21 May 2002

N
W E
S