APPLICATION NO:

F/2002/8115

LOCATION:

Land West Of Loddon Drive, New Bath Road, Charvil Reading.

APPLICANT:

Orange PCSL C/O David Baker

PROPOSAL:

Proposed erection of replacement 17.3m high telecommunications column with 3 x dual polar antenna, 4 x transmission dishes ,extension to compound area and installation of 10 equipment cabinets.

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

APPLICATION WILL HAVE EXPIRED ON: 17/02/2003

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

Application No: F/2002/8115 AO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Orange PCSL
C/O David Baker
Commpro Telecommunications
Unit 4 , Wentworth Business Park
Maple Court
TANKERSLEY
S Yorks S75 3DP

Application Number: F/2002/8115

Parish: **CHARVIL**

Location: **Land West of Loddon Drive, New Bath Road, Charvil, Reading**

Proposal: **Proposed erection of replacement 17.3m high telecommunications column with 3 x dual polar antenna, 4 x transmission dishes, extension to compound area and installation of 10 equipment cabinets.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
7. To ensure that free passage of flood water through the under-floor voids of the building is provided for.

Reason
8. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
9. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
10. To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

Reason
11. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
12. In the interests of visual amenity.

Informative
1. No soakaways should be constructed such that they penetrate t he water table, and they should not in any event exceed 3m in depth below existing ground level.

Informative
2. The applicant is advised that the Environment Agency have asked to be consulted on any details submitted under Conditions 6 and 7.

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

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
7. To ensure that free passage of flood water through the under-floor voids of the building is provided for.

Reason
8. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
9. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
10. To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

Reason
11. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
12. In the interests of visual amenity.

Informative
1. No soakaways should be constructed such that they penetrate t he water table, and they should not in any event exceed 3m in depth below existing ground level.

Informative
2. The applicant is advised that the Environment Agency have asked to be consulted on any details submitted under Conditions 6 and 7.

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

Berkshire Structure Plan Policies C2, EN3, EN10, TC1
Loddon Area Local Plan Policies LTV2, LBE8, LPS2, LPS3, LRV4
Deposit Draft Wokingham District Local Plan Policies WCC1, WLL4, WLL7, WIC14, WIC16

T. G Watson

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

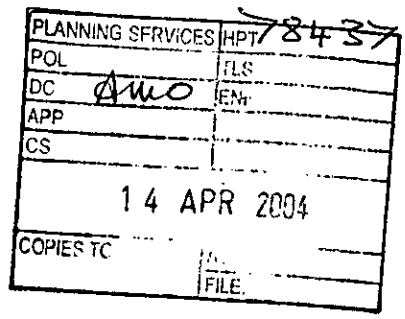
Notice checked by: _____

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

ENVIRONMENT AGENCY

Our Ref : FM/2003/000347-2/1
Your Ref : F/2002/8115 → Case Officer

Date : 30 March 2004



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

REPLACEMENT TELECOM COLUMN, EXTION TO COMPOUND, CABINETS ETC - CONDITIONS 6 AND 7
LAND WEST OF LODDON DRIVE, NEW BATH ROAD, CHARVIL

Thank you for your letter dated 16 February 2004, received on 17 February 2004. The Environment Agency has the following comments with regard to the submitted details pursuant to conditions 6 and 7:

The submitted drawing shows a raised 'floor' and void as required by the Environment Agency, although the level of the top of the proposed void has not been shown. Providing the top of the void (underside of the 'floor' structure) is set at or above the 1 in 100 year flood level of 34.84m AOD(N), the proposals are acceptable to the Environment Agency.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Planning Liaison Officer

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 31 March, 2004
My ref. AO/F/2002/8115
Your ref. DM/Orange/BRK0078/upgrade

Commpro
Southern Office
Home Farm
Welford
NEWBURY
RG20 8HR

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Moss

PLANNING CONSENT F/2002/8115 – LAND WEST OF LODDON DRIVE , NEW BATH ROAD, CHARVIL

Thank you for your letter of 12 February and enclosed information.

Condition 2 – landscaping
I confirm the proposals are acceptable for compliance with the above condition.

Condition 6 & 7
I confirm the proposals are acceptable for compliance with the above condition, subject to the requirements of the Environment Agency's letter of 2 February to you.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Planning Officer

Date: 16 February 2004

To: Case Officer

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

Application Number: F/2002/8115

Location: Land West Of Loddon Drive,, New Bath Road, Charvil, Reading.

Proposal: Proposed erection of replacement 17.3m high telecommunications column with 3 x dual polar antenna, 4 x transmission dishes ,extension to compound area and installation of 10 equipment cabinets.

Applicant: Orange PCSL C/O David Baker.

Case Officer: ANGELA ODELL

The new plans show the following: Plans to meet condition nos 2, 6 & 7.

Comments are required by 01/03/2004.

Should you have any queries regarding this application please contact the case officer ANGELA ODELL on 0118 974 6445.

(RING ONE)

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

App. No. FTM002/8115 Date Rec. 13.2.04

Location: Land west of Lodden Drive, New Bath Road

Parish: Charlt.

Applicant: Orange PCSL

Description of attached plans: Plans to meet conditions Nos. 2, 6 + 7

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees re: condition 2	✓
Urb. Design & Conservation Hardscape plan	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

Environment Agency re: conditions 6+7 + plans SK01/B + SK02/B.

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

NEIGHBOURS: 2 weeks

Date for Responses

FURTHER ACTION

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

Redate Application ~~Y~~ / N From:

New Site Notice ~~Y~~ / N

Revised Proposal Description:

CASE OFFICER AO.

Consultations Sent by Admin. on 16.02.04

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

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

App. No. F/2002/8115 Date Rec. 13.2.04

Location: Land west of Loddon Drive, New Bath Road

Parish: Charvil.

Applicant: Orange PCSL

Description of attached plans: Plans to read conditions Nos. 2, 6 + 7

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees re: condition 2	✓
Urb. Design & Conservation Hard/soft plan	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Environment Agency re: conditions 6+7 + plans SK01/B & SK02/B

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

NEIGHBOURS: 2 weeks.

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER AO.

Consultations Sent by Admin. on 16.02.PS

Yellow - Case Officer Copy
Green - Part One Copy

File Note

Condition 2 - discussed with Catherine. As red line is only around the compound and the access track will only be available to the applicants temporarily during construction, no opportunity for landscape outside the compound.

Conditions 6/7

As revised plans show top of cabinets will be 3m from ground level compared with 2.5m. Considered this acceptable in view of requirement for flooding works.

AO 30/3/04

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 25 February 2004

Location:	Land west of Loddon Drive, New Bath Road, Charvil
Proposal:	Proposed erection of replacement 17.3m high telecommunications column with 3 x dual polar antenna, 4 x transmission dishes, extension to compound area and installation of 10 equipment cabinets.
Application Number:	F/2002/8115

In response to your consultation dated 16 February 2004 for the above application, the landscape comments are as follows:

The landscape plan shows the existing vegetation surrounding the compound area rather than any new planting.

The existing vegetation to the south of the site adjacent to the New Bath Road screens the existing mono pole and cabins reasonably well. However I presume that the proposed compound area will be increased to fit 10 cabins and therefore it will be more visible in the open landscape from the north including views from Loddon Drive. It is therefore important to help integrate the increased size of the compound into the wider landscape by providing additional planting to the north and east of the compound area.

The applicant will need to provide details of trees and shrubs to be planted, including full species name, size of plant at time of planting and planting densities. The species will need to be native and those found in the locality.

Catherine Brimble

Catherine Brimble
Landscape Architect

ENVIRONMENT AGENCY

Our Ref : FM/2003/000347-1/1
Your Ref : F/2002/8115

Date : 02 February 2004

PLANS TO MEET CONDITIONS

P/8115

Dale Moss
Commpro Acquisition
Southern Office
Home Farm
Welford, nr Newbury
Berkshire
RG20 8HR

Dear Sir/Madam

UPGRADE OF ORANGE PCS
LAND WEST OF LODDON DRIVE, NEW BATH ROAD, CHARVIL, READING

I refer to your letter dated 27 November 2003 regarding the Environment Agency's requirement for the construction of the above equipment on this site. Please accept my apologies for the delay in replying.

Although the submitted drawing (30/BRK0078/SK02 Issue A) does show the equipment raised above ground level with a void area beneath, it does not indicate at what level the top of the void has been set. Providing the top of the void (underside of the 'floor') is set at or above the 1 in 100 year flood level of 34.84m AOD the proposals will be acceptable to the Environment Agency.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Planning Liaison Officer

RECEIVED 05 FEB 2004

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

PLANS TO MEET CONDITIONS

F/2002/8115

COMMPRO telecommunications

Our Ref: DM/Orange/BRK0078/upgrade
Your Ref: F/2002/8115

PLANNING SERVICES	HPT 7691H
POL	TLS
DC Amo	ENV
APP	
CS	
13 FEB 2004	
COPIES TO	ACE
	FILE

Angela Odell
WOKINGHAM DISTRICT COUNCIL
Planning Department
PO Box No.157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

12 February 2004

Dear Mrs Odell,

I write further to the conditions of planning set out in the notification for approval of Orange PCS's proposal at Loddon Drive, New Bath Road, Charvil applied for under application number F/2002/8155 and to your letter of 3rd December 2003.

Condition 2 / 3 Please find enclosed a landscape plan of the area around the site as produced by our landscape engineer. I hope you find this acceptable to your requirements. As previously discussed, it is not our intention to remove any trees etc. as part of this development.

Condition 6 / 7 Please find enclosed with this letter proposed plans for a raised grillage on which the equipment for the site is to be housed. I apologise for the incorrectly scaled drawing previously sent. I hope you find this new proposal acceptable and adequate to discharge these conditions. I have also enclosed the Environment Agency response to our plans and I can confirm that our proposal meets their requirements.

I hope the statements above and enclosures adequately cover the conditions applied to the approval. I hope you will now be willing to formally discharge these requirements so Orange may proceed with a development.

I look forward to hearing from you shortly.

Yours Sincerely,

Dale Moss
For and on behalf of Orange Personal Communications Services Ltd

Tel: 01488 607900
Fax: 01488 607901
Mob: 07947 818098

commpro acquisition services limited

southern office
home farm, welford
nr. newbury
berkshire RG20 8HR

t + 44 (0) 1488 607900
f + 44 (0) 1488 607901
e south.office@commpro.co.uk

registered office: hathaway house, popes drive, london N3 1QF
registered number: 3453076 england. offices also in australia.
www.commpro.co.uk

WORK SHEET FOR : Angela Odell

Application Number : F/2002/8115

Applicant : Orange PCSL C/O David Baker.

Location : Land West Of , Loddon Drive, New Bath Road, Charvil, Reading.

Proposal : Proposed erection of replacement 17.3m high telecommunications column with 3 x dual polar antenna, 4 x transmission dishes ,extension to compound area and installation of 10 equipment cabinets.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 7.1.03

Date Registered : 23/12/2002

Earliest Date for Decision : 23/01/2003

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

This application <u>will have expired on</u>: <u>17/02/2003.</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 :

- Environmental Health officer: No objection, but makes standard comments re: health risks.
- Environment Agency: No objection subject to conditions.

Planning Issues :

Application Number: F/2002/8115

Appraisal :

See attached report

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

F/202/8115 – Appraisal

Proposal
Is to replace the existing 17.5m. mast + antennae with a replacement monopole mast and antennae. Size of compound to be increased in size from 4.3m. x 5.7m. to 4.3m. x 12.5m. to accommodate 10 equipment cabins. Agent has explained that the installation will comply with the ICNIRP guidelines and replacement mast and cabins etc. required for 3G network.

Relevant planning history
Application F/2001/4389 for the erection of a 20m. high mast and equipment to replace the existing 15m. high mast was approved on 4/9/01. This included a mast share with Cellnet, and compound 17.7m. x 17.7m. However, this not implemented.

Effect on the character and appearance of the area
Site is in the countryside, flood zone and River Valley policies area. Wokingham District Local Plan (as agreed to be modified) Policy WIC14 states that the development of telecommunications equipment will be permitted subject to a list of provisions.
Provision A requires that it has been clearly demonstrated that there is no possibility of sharing existing facilities. This issues does not arise as the proposal is for a replacement mast.
Provision B requires that the development does not have a significant adverse visual impact and is site and sympathetically designed so as to minimise any obtrusive impact on the environment. As the proposal is to replace the existing 17.5m. high mast with another mast of the same height, although there will be additional antennae on it consider the proposal would not have an unacceptably greater visual impact than the existing mast. The equipment compound would be doubled in size. However, as this would be well screened from the A4 to the south by existing vegetation, consider this would be acceptable, subject to additional landscaping.
Provision C requires that there would be no adverse effect on the visual amenities of nearby residents. The nearest dwellings would be about 240m. away and only look very obliquely towards it. Therefore consider there would not be unacceptable visual effects on nearby residents.
Provision D refers to providing effective screening if required, and this is referred to under criterion B above.
Provision E requires provision is made for the removal of facilities no longer needed.

Flood zone
Environment Agency raise no objection subject to conditions, including the equipment cabinets to have underfloor voids. Top of equipment cabins currently proposed to be about 2.5m. above ground level. In view of extent of existing vegetation to A4 side and condition requiring landscaping, consider that if the cabins do have to be raised to some extent for flood prevention, this is unlikely to have a significant impact.

Recommendation: Approval

Application Number F/2002/8115
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C150	R150	
3	C151	R151	
4		R150	The mast and associated equipment shall be removed from the site and the land shall be restored to its former condition within 2 months of the development hereby approved ceasing to be operational.
		~~Reason~~	~~Re~~
5		R150.	The finished colour of the mast hereby approved shall be grey and the equipment cabins dark green.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES: LTV2, LBE8, LPS2, LPS3, LRV4			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC1, WLL4, WH7, WIC14, WIC16.			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: ~~EN1~~, EN3, EN10, TC1			
MINERALS LOCAL PLAN POLICIES: C2 →			

PTO.

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T C Watson
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Environment Agency.

Date: 28/1/03

8. There shall be no raising of existing ground levels on the site.

~~CONDITION:~~ 6. The equipment cabinets shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the 1 in 100 year flood water level of 34.84 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

~~CONDITION:~~ 7. Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.

Informatives

1. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3m. in depth below existing ground level.

2. The applicant is advised that the Environment Agency have asked to be consulted on any details submitted under conditions 6 & 7.

~~6~~ 2. The development for which permission is hereby granted (hereinafter called "the second permission") shall not be carried out in addition to or in combination, as to part, with the development for which permission was granted by notice numbered F/2001/4389 dated the 4th day of ~~M116~~ September, ~~2001~~ (hereinafter called "the first permission") but the second permission shall be alternative to the first permission so that there shall be the option to develop in accordance with either the second permission or the first permission. ~~(E46)~~

~~125R~~ REASON To prevent an inappropriate development of the site by the implementation ~~or~~ partial implementation of both permissions.(125R)

~~3~~ 2. The existing mast and equipment shall be removed from the site within one month of the development hereby approved becoming operational. /R150.

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

~~CONDITION:~~ 9. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

~~CONDITION:~~ 10. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

11.
~~CONDITION:~~ Any steps or ramps shall be of open construction.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

RECORD OF SITE VISIT

SITE ADDRESS: Land West Of Loddon Drive, New Bath Road Charvil Reading.

APPLICATION NUMBER: F/2002/8115

OFFICER: Angela Odell

DATE OF SITE VISIT: 7.1.03

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Country side.

3. DESCRIPTION OF SITE/BUILDING Edge of field. Trees on S. side to A4 Opens N. side. Existing mast and square compound with wire fence

4. RELATIONSHIP TO ADJOINING PROPERTIES None directly affected.

5. SITE CONSTRAINTS

TREES See above.

ACCESS/PARKING from Loddon Drive over field.

LEVELS Flat.

BOUNDARY TREATMENT see above.

OTHERS

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 December, 2003
My ref. AO/F/2002/8115
Your ref. DM/Orange/BRK0078/upgrade

Commpro Acquisition Services Ltd
Southern Office
Home Farm
Welford
Newbury
RG20 8HR

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Moss

PLANNING APPLICATION F/2002/8115
PROPOSED ERECTION OF REPLACEMENT 17.3M HIGH TELECOMMUNICATIONS COLUMN WITH 3 X DUAL POLAR ANTENNA, 4 X TRANSMISSION DISHES, EXTENSION TO COMPOUND AREA AND INSTALATION OF 10 EQUIPMENT CABINS AT LAND WEST OF LODDON DRIVE, NEW BATH ROAD, CHARVIL

Thank you for your letter of 27 November and enclosed plans.

Conditions 2/3 – Landscaping
A landscaping plan is required notwithstanding that it is not proposed to remove trees.

Condition 5 – Colours
I confirm the proposed colours are acceptable.

Conditions 6/7
We consider that the proposed increase in height from ground level to 6.5m. to the top of the equipment cabins compared with the approved plan of only 2.5m. is too great to be acceptable and these details are not approved.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Planning Officer

PLANNING VICE 74970
POL
DC Amo
APP
CS
28 NOV 2003
COPIES TO
FILE

COMMPRO telecommunications

Our Ref: DM/Orange/BRK0078/upgrade
Your Ref: F/2002/8115

Angela Odell
WOKINGHAM DISTRICT COUNCIL
Planning Department
PO Box No.157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

27 November 2003

Dear Angela,

I write further to the conditions of planning set out in the notification for approval of Orange PCS's proposal at Loddon Drive, New Bath Road, Charvil applied for under application number F/2002/8115.

Condition 1 - Development will take place within 5 years.

Condition 2 / 3 To my knowledge no landscaping works are to be undertaken and no trees are required to be removed to complete these works. I therefore ask if these conditions can be set aside.

Condition 4 Agreed

Condition 5 Colouration of the tower shall be Grey and the equipment cabinets shall be Dark Green as required by Woking District Council. I propose the following BS colours, BS 381 C 627 Light Aircraft Grey and BS4800 12 C 39 Ivy Green.

If you do not have a hard copy of a colour chart to confirm if these colours are suitable, you can find charts for all BS4800 and BS381 at the Web address below, I personally find this site very useful.

http://www.indfinspec.demon.co.uk/colour_charts.htm

Condition 6 / 7 Please find enclosed with this letter proposed plans for a raised grillage on which the equipment for the site is to be housed. I hope you find this proposal acceptable and adequate to discharge these conditions. I shall also be writing to the Environment Agency with regard to this scheme.

commpro acquisition services limited

southern office
home farm, welford
nr. newbury
berkshire RG20 8HR

t + 44 (0) 1488 607900
f + 44 (0) 1488 607901
e south.office@commpro.co.uk

registered office: hathaway house, popes drive, london N3 1QF
registered number: 3453076 england. offices also in australia.
www.commpro.co.uk

Condition 8 Agreed.

Condition 9 It is agreed that no spoil will be deposited or stored on the site. It may however be necessary for some spoil to be on site for a short period during the construction of the installation.

Condition 10 Agreed, all fences will allow for the movement of water through the site as per the design for the scheme already submitted.

Condition 11 Agreed, all required steps will be of an open construction to allow for suitable water movement as shown on the attached plan 30/BRK0078/SK01.

I hope the statements above adequately cover all the conditions applied to the approval. I hope you will now be willing to formally discharge these requirements so Orange may proceed with a development in the future.

I look forward to hearing from you shortly.

Yours Sincerely,

Dale Moss
For and on behalf of Orange Personal Communications Services Ltd

Tel: 01488 607900
Fax: 01488 607901
Mob: 07947 818098

Network and 3G information

How mobile phones work – the need for base stations

How calls are made and received

In order to run a network offering mobile services, each operator is granted a licence to broadcast at a particular frequency range within the radio spectrum. All other users of the radio spectrum must be allocated their own part of the spectrum to prevent interference occurring.

Mobile phones work by converting voice into electronic signals and then sending and receiving these signals to and from antennae that are attached to radio transmitters, or radio base stations. They do so by using a part of the allocated frequency range, known as a radio channel.

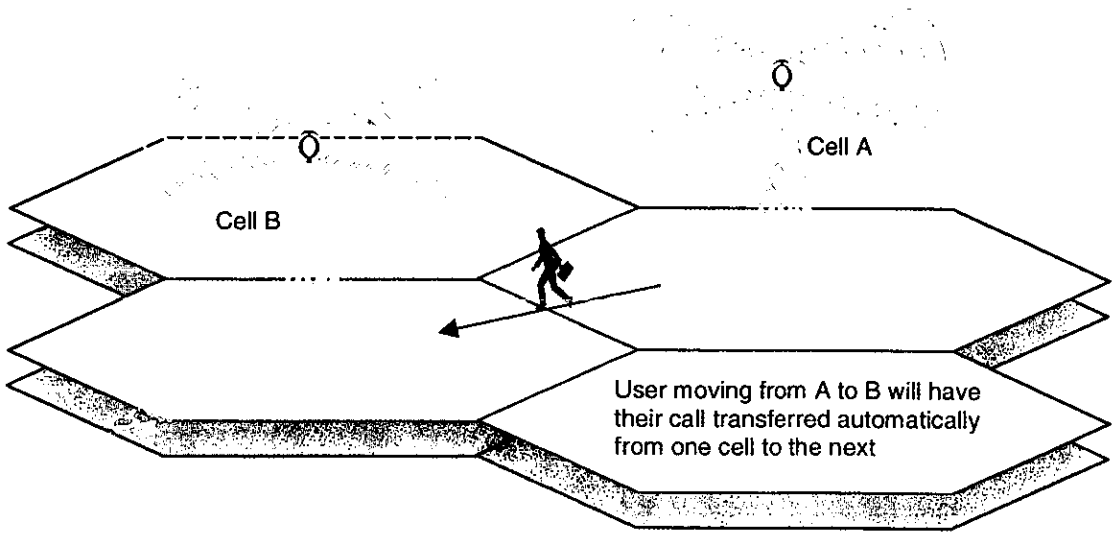
Therefore, in order for a two way conversation to be held without interference from other calls, each call must be allocated a radio channel at which to transmit and a radio channel at which to receive.

However, the allocated frequency range can only be divided into a limited number of radio channels, which means only a limited number of calls can be made at any particular time. If all radio channels are being used no further calls can be made.

Building a Network – obtaining coverage

Radio base stations transmit and receive signals to and from the mobile handsets and allocate the radio channels to the calls being made. The area over which a single radio base station transmits and receives is generally referred to as 'cell'.

The operator's network therefore is made up of many overlapping cells covering the entire geographical area over which coverage must be achieved.



In order to ensure that a call remains continuous as the user moves around, the cells overlap slightly. When a user nears the edge of a cell and enters the overlap area with the next cell, the network will hand over from one base station to the next once the new base station is providing a stronger signal.

However, radio signals will suffer interference from any obstacles such as buildings, trees, hills and valleys and therefore wherever these obstacles exist a new base station must be erected to provide coverage in the area where signals from existing base stations cannot reach.

Transferring a call

Once a call reaches a radio base station, it must be transferred across the rest of the mobile operator's network and into the fixed line network or to wherever the call is being made.

Depending on where the base station is located the call will be passed either through underground fibre optic cables or via 'point to point' fixed links which transmit a 'torch like' beam from one base station to the next and require a direct line of sight.

By a combination of these methods, the call may travel between several base stations, before entering a main switching centre and then being passed off the mobile operators network through the public switch telephone network.

Increasing capacity

In order to increase the number of calls that can be made, the operator must re-use the same radio channel many times simultaneously. As long as the same radio channel is not being used on more than one call within the same geographical area, interference will not occur and many calls can use the same radio channel without affecting each other.

Each base station uses a certain number of all the radio channels available to the mobile operator in its allocated frequency range. If all the radio channels in a particular cell are being used then greater capacity can be created, enabling more calls to be made, by erecting another base station within the existing cell and creating two smaller cells.

Therefore the way in which radio channels are reused is by increasing the number of radio base stations, which will always have to be multiplied in line with the number of calls made by new customers who buy mobile phones.

As long as the base stations in these adjoining cells are not using the same radio channels; more calls can be made in the same area without causing interference.

Third Generation, 3G – impact on the network

Third Generation, commonly referred to as 3G, represents the next advance in mobile communications technology. The current digital mobile technology is referred to as Second Generation (2G) and the First Generation (1G) was the original analogue systems.

Orange, along with the other 2G operators and an additional new entrant, has been granted a Licence to provide 3G services in the United Kingdom. Orange is currently building the infrastructure to support 3G services in readiness for the expected UK launch date in late 2002.

The need for 3G base stations

Coverage

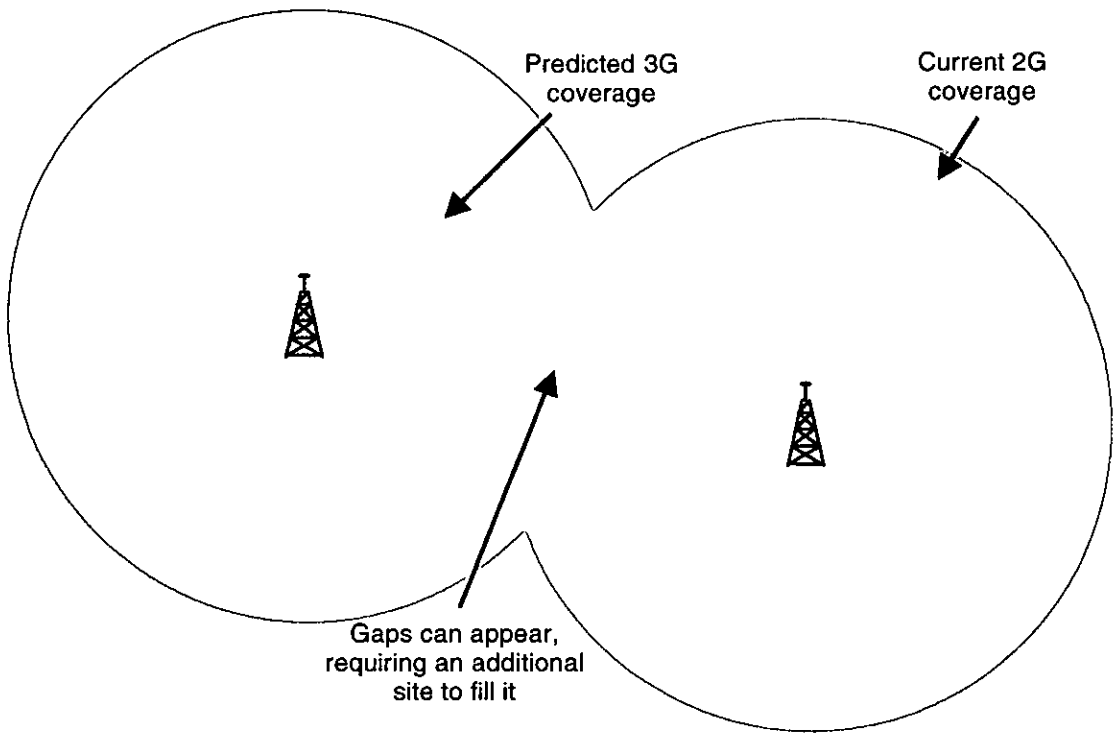
The existing Orange network will be used as the base upon which the new 3G network will be built. Where possible, existing 2G sites will be upgraded to allow them to offer both 2G and 3G services from a single base station. This is intended to minimise the number of additional sites required.

In most cases, this will involve swapping existing 2G antennas with new ones that are able to send and receive current 2G radio signals as well as the 3G signals. Equipment cabins will also be replaced.

The 3G system operates in another part of the electromagnetic spectrum, adjacent to the existing 2G part (1800 MHz) at slightly higher frequencies (2100MHz). The main impact on the Orange network of these different frequencies will be on geographical coverage. The radio waves transmitted at these higher do not travel as far through the air as 2G radio waves.

This means that the area that a 3G base station is able to cover will be smaller than a 2G base station at the same location currently covers. In some areas this will mean that 'holes' may appear in the 3G network.

Therefore, in these areas it will become necessary to build additional sites to fill these gaps so we can provide the same level of coverage for 3G as is currently available for 2G.



In – building services

Another consideration is the need for good quality signal. As 3G will involve increased use of data services, as well as voice calls, it is important that there is no disruption to the signal as important information could be missed. Consequently, it is vital to improve the quality of coverage above that acceptable for 2G services.

This is becoming more important as mobile communications move beyond simple voice calls and more data services are developed. Improving the coverage in built-up areas will allow better signal quality in buildings allowing many more people to access these services, both at the home and in the office.

23.DEC.2002 8115

Supporting Statement

in respect of a full application

On behalf of Orange PCS Ltd

Re: ***WEST MEADOW, LODDON DRIVE***

Our ref: ***BRK0078***

Date 22 November 2002

Commpro Telecommunications
Unit 1, Wentworth Business Park
Maple Court, Tankersley
South Yorkshire S75 3DP
Tel 01226 233000/Fax 01226 233111

1.0 Proposed Development

1.1 The Site

The application site is located to the north west of Twyford and approximately 1km to the north east of Charvil. Access to the site is gained from Loddon Drive, off the A4 Bath Road.

The site is currently used as a telecommunications site by Orange Personal Communications Ltd and consists of a 17.5metre mast/antenna and ancillary equipment cabinets located in a secure compound. The compound currently measures 4.3m x 5.7m.

1.2 The Proposal

Consideration has had regard to technical, engineering, environmental and land use planning considerations within the design of the proposed telecommunications installation.

The principal components of the proposed development are outlined on the planning application form and Supplementary Information Template, and the general layout illustrated on the attached site layout plan and elevations (Drawing Numbers *30/BRK0078/101A, /102A, /103A*).

The proposed development consists of a replacing the existing 17.5 metre column with a new 17.5 metre column. As per the current arrangement 3No. dual band dual polar antenna will be attached to the top of the column. For clarification the overall height of the new column and antenna will be 17.5 metres. The new column will also enable 4 No. 600mm transmission dishes to be installed. It is proposed to replace the existing equipment cabinets with new equivalents and add additional cabinets resulting in a total of 10 No. cabinets. The existing compound will be increased to 12.5m x 4.3m to accommodate the additional cabinets. The extended area will be surrounded with a chainlink fence as per the existing compound area.

The site itself was chosen as it is currently used as part of the Orange network and its upgrade would help to minimise the number of new sites required.

The development proposal has been prepared to retain an overall appearance of the present installation whilst allowing the deployment of the technology to support Third Generation Telecommunications.

2.0 Regulatory Statements

Orange Personal Communications Services Limited (Orange) is licensed under the *Telecommunications Act 1984* to run a mobile radio telecommunication system and to provide mobile radio telecommunication services.

Orange 3G Ltd has also been licensed to provide and maintain a UMTS telecommunications service to an area where at least 80% of the population of the UK live by 31 December 2007[1].

Although professional and business usage has been significant from the inception of mobile telephony, social and consumer usage is now a very important growth area. Oftel's most recent residential survey[2] shows that mobile ownership continues to rise.

By May 2001, 70% of UK adults claimed to have a mobile up from 67% in February 2001. Furthermore, 78% of UK homes now have at least one mobile phone and 6% of homes only use mobile phones.

---

[1] Third Generation Mobile Licence, schedule 1, s4(a)
[2] Consumers' use of Mobile Telephony: Summary of Oftel Residential Survey May 2001

As of the end of September 2001, the Orange UK active customer base stood at 12.2 million, a 47% increase on the 8.3 million active customer base at the same time last year and consolidates Orange's position at the number one UK operator in terms of active customers.

The most recent market information published by Oftel[3] demonstrates that there are now over 43 million mobile subscribers within the UK, equating to a penetration rate of around 71% of the UK population.

3.0 How the System Works

I enclose a self-explanatory document entitled 'Network and 3G information'. This has been produced by Orange and explains how mobile phones work, the technical issues behind the siting of base stations and also introduces the new system commonly referred to as 3G or Third Generation.

4.0 Planning Policy

4.1 General Policies

(The references are to the relevant paragraph in either the main body or the Appendix of PPG8.)

Paragraph	Text
1 (App)	National guidance on telecommunications in England is contained in Planning Policy Guidance Note 8 (PPG8). An indication of the importance the government attaches to telecommunications can be gauged from the first paragraph of the Appendix 'Modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy.

4.2 Specific Policies

Type of site	Para	Suggested wording
Rural Sites	*6 (App)*	The government recognises that many rural areas do not yet benefit from access to modern telecommunications systems. Government policy as set out in its White Paper 'A Fair Deal for Rural England' is to encourage the roll out of systems in these areas whilst managing potentially undesirable impacts upon the environment.
Existing building or structure	21	In accordance with PPG8 the proposal utilises an existing building or structure to site new antennas.
Innovative Design Solutions	24 and 25	PPG8 encourages authorities and operators to work together and use sympathetic design and camouflage to minimise the impact of development on the environment. Particularly in designated areas the aim should be for apparatus to blend into the landscape. The telecommunications industry is encouraged to continue to develop innovative design solutions, in terms not only of the structure of mats and antennas but also the materials and colouring.

[3] Oftel Effective Competition Review: Mobile 26 September

5.0 Health and Safety

PPG8 states that it is not for the local planning authority to seek to replicate through the planning system controls under the health and safety regime as it is a matter for the Health and Safety Executive

The Government guidelines state that provided a proposed base station meets the ICNIRP guidelines for public exposure then it should not be necessary for the local planning authority to consider the health effects and concerns about them.

I can confirm that the proposed base station will comply with ICNIRP guidelines and I have attached the Certificate of Compliance.

However, I am aware over perceived health and safety issues concerning radio frequency emissions and for this reason I have enclosed a separate Health and Safety statement.

6.0 Conclusion

The telecommunications installation proposed as set out in 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 with national and local planning policies.

8115

ENVIRONMENT AGENCY

Our Ref : SP/2001/004174-2/1
Your Ref : F/2002/8115

Date : 27 January 2003

65476

PLAN...
FOL
DC AO
A...
2 JAN 2003
CORRES TO
FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

REPLACEMENT TELECOM COLUMN, EXTENSION TO COMPOUND AREA AND INSTALLATION 10 EQUIPMENT CABINETS
LAND WEST OF LODDON DRIVE, NEW BATH ROAD, CHARVIL READING

Thank you for your letter dated 30 December 2002, received on 6 January 2002. Please quote the following reference in any correspondence: SU77NE/8/23. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: The equipment cabinets shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the 1 in 100 year flood water level of 34.84 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: There shall be no raising of existing ground levels on the site.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: Any steps or ramps shall be of open construction.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE TO PLANNING AUTHORITY

Flooding

This site is within the 1974 and 1 in 100 year floodplain of the River Loddon, and is therefore within an area where new development is to be strictly controlled.

The 1 in 100 year flood water level at this site is estimated at 34.84 metres above Ordnance Datum (Newlyn).

All new or replacement structures on the site should be constructed either as floodable structures at ground level, or raised on voids. This will ensure no loss in flood storage and consequent increase in flood risk at the site or elsewhere.

Conservation

The Environment Agency has a duty to ensure the conservation and enhancement of the water environment. We would, therefore, advise that the part of the site immediately adjacent to the pond, be managed so as to foster a natural character, with native species of trees and shrubs used and any grass areas left unmown or mown only later in the season to enhance their floristic and habitat value. These measures benefit various kinds of wildlife, but are particularly important for the terrestrial life stages of aquatic insects, such as dragonflies.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on the number below, quoting the reference cited at the beginning of

this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: David Baker-Commpro Telecommunications

ENVIRONMENT AGENCY

Our Ref : SP/2001/004174-2/1
Your Ref : F/2002/8115

Date : 27 January 2003

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES HPT
POL
DC
APP
CS
27 JAN 2003
COPIES TO

nicoday fax notes
To: Angela Odell Fax No: 0118 974 6484
Company: Wokingham DC
From: Sarah Parsons
Company: EA Tel No: 01276 454373
No. of pages 3 Date: 27/1/03
No.122498

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SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: David Baker-Commpro Telecommunications

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Angela Odell
Development Control

Your Ref: F/2002/8115

From: Tom Payne
Environmental Health

My Ref: 4165

Date. January 14th 2003

PROPOSED ERECTION OF REPLACEMENT TELECOMMUNICATIONS COLUMN

LAND WEST OF LODDON DRIVE, NEW BATH ROAD, CHARVIL

These proposals have been evaluated and I have no environmental health objections to planning consent but have the following comments to make in relation to this proposal:

There have been questions raised as to the possibility of adverse health effects from electromagnetic radiation from telecommunication base stations and their positioning in relation to residential development and, in particular schools.

The Chartered Institute of Environmental Healths current policy states that;

(a) despite a growing body of research, there is currently no convincing evidence that environmental exposure to electromagnetic fields (emf) generated by the transmission of electricity or mobile telephony is harmful to human health, including that of children;
(b) that there is no justification on health grounds for restricting the public use of land other than immediately around power and mobile telecommunications installations. Conversely, there is no justification for restricting the siting of such installations in proximity to other land uses:
(c) that public concerns about the effects of electromagnetic fields while in our current state of knowledge apparently without foundation, should nonetheless be recognised as genuine.
(d) The full effects of emfs on humans may not yet be realised and though it can never be conclusive, there remains a need for continuing, properly funded, independent research into the nature, extent and relevance of those effects and the consequent adequacy of prevailing exposure guidelines.

Should you have any queries please do not hesitate to contact me.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Application Number : F/2002/8115	**Map No :** 28
Case Officer : AO	**Site Area :** 0.02
Valid Date : 23 DEC 2002	**Received Date: 02/12/2002**

Level : Delegated Application

Description : Proposed erection of replacement 17.3m high telecommunications column with 3 x dual polar antenna, 4 x transmission dishes ,extension to compound area and installation of 10 equipment cabinets.

Location : Land West Of , Loddon Drive, New Bath Road, Charvil, Reading.

Parish : CH Ward : CHA

Applicant : Orange PCSL C/O David Baker.

Fee Required: £220 Fee Received: £220 (6)

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

Enforcement Section to be notified ☐ (tick If required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Include access on red line	10/12	✓ 13/12
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	all elevations mast & cabinets.	10/12 X	phoned 13/12 to follow
FLOOR PLANS			23 DEC 2002
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

Building Control

Heritage (Harold Sanders)

Landscape – River Valley Policies Area – Adjacent Trees

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans – Farah Hunayun

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish – Turyford

SEB

British Gas

Oil pipeline

Transco

Environment Agency – Flood Zone – Groundwater Protection Zone

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

.....

..... (Rural Area / Countryside)

.....

.....

.....

.....

NEIGHBOURS

.....

2 x S/N – New Bath Rd & Hodden Drive

.....

(No neighbour letters required as nearest house is 240 m from site)

No pre-apps.

Received by Wokingham District Council

Application No: F/2002/8115

Proposal:
Proposed erection of replacement 17.3m high telecommunications column with 3 x dual polar antenna, 4 x transmission dishes ,extension to compound area and installation of 10 equipment cabinets.

Location:
Land West Of , Loddon Drive, New Bath Road, Charvil, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8115 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/01/2003. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

30 December 2002

Tel: (0118) 974 6445

Date: 30 December 2002

My ref: F/2002/8115

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Graddon
C/O Wokingham District Council

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

Dear Councillor

Application Number: F/2002/8115
Land West Of , Loddon Drive, New Bath Road, Charvil, Reading.
Proposed erection of replacement 17.3m high telecommunications column with 3 x dual polar antenna, 4 x transmission dishes ,extension to compound area and installation of 10 equipment cabinets.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely

Trevor Watson

Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2002/8115**
Land West Of , Loddon Drive, New Bath Road, Charvil, Reading.
Proposed erection of replacement 17.3m high telecommunications column with 3 x dual polar antenna, 4 x transmission dishes ,extension to compound area and installation of 10 equipment cabinets.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Graddon

23.DEC.2002 8115

COMMPRO telecommunications

Our ref: DJB/Orange/BRK0078/Develop

Mr N Fraser
RMC (UK) Ltd
Estates and Development Department
RMC House
Coldharbour Lane
Thorpe
Egham
TW20 8TD

29 November 2002

Dear Mr Fraser

ORANGE PERSONAL COMMUNICATIONS LTD – SITE REF. BRK0078
NOTIFICATION OF APPLICATION TO UPGRADE THE TELECOMMUNICATIONS INSTALLATION AT WEST MEADOW, LODDON DRIVE, BATH ROAD, CHARVIL, READING, BERKSHIRE

Please find herewith a Notice served under Paragraph A.3 (1) of the Town & County Planning (General Permitted Development) (Amendment) (England) Order 2001 in respect of an application to Wokingham District Council for planning permission for the above-mentioned development.

The Notice accompanying my letter dated 22 November was served in error as the notice referred to Woking Borough Council. I would also enquire whether you have had an opportunity to consider the contents of that letter.

Yours sincerely

David Baker
On behalf of Orange Personal Communications Ltd

Enc.:

commpro acquisition services limited

northern office
unit 4, wentworth business park,
maple court, tankersley,
south yorkshire S75 3DP

t + 44 (0) 1226 233000
f + 44 (0) 1226 233111
e north.office@commpro.co.uk

registered office: hathaway house, popes drive, london N3 1QF
registered number: 3453076 england, offices also in australia.
www.commpro.co.uk

1913 *la*

SCHEDULE 2 Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION
(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* ORANGE TELECOMMUNICATIONS SITE, NEXT HEADON, LONDON DRIVE

I give notice that *(b)* ORANGE P.C.S LTD

is applying to the *(c)* WOKINGHAM DISTRICT Council

for planning permission to *(d)* REPLACE EXISTING MAST, EXISTING ANTENNA, INSTALLATION EQUIPMENT CABINETS, PROVISION FOR 4 N. 600MM DISHES

Any owner* of the land or tenant** who wishes to make representations about this application should write to the

Council at *(e)* WOKINGHAM D.C., PO BOX N. 157, COUNCIL OFFICES, SHUTE END, WOKINGHAM RG40 1WR

by *(f)* 24. DECEMBER. 02

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed D.BAKER

† On behalf of ORANGE P.C.S LTD

Date 29. NOVEMBER. 02

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

23.DEC.2002 8115

Tel. (0118) 974 6429 or 6433

Date: 10 December 2002

Your Ref:

My Ref: F/2002/8115

WOKINGHAM UNITARY
Aiming for Excellence

Orange PCSL
C/O David Baker
Commpro Telecommunications
Unit 4 , Wentworth Business Park
Maple Court, Tankersley
S Yorks
S75 3DP

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

Reference Number: 2002/8115

Site Address: Land West Of , Loddon Drive, New Bath Road, Charvil, Reading.

Proposal: Proposed erection of replacement 17.3m high telecommunications column with 3 x dual polar antenna, 4 x transmission dishes ,extension to compound area and installation of 10 equipment cabinets.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please include access in red line.

All elevations of mast and cabinets required.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

23.DEC.2002 8115

COMMPRO
telecommunications

Our Ref: DJB/Orange/BRK0078/Cover Letter
Your Ref: F/2002/8115

The District Planning Officer
WOKINGHAM DISTRICT COUNCIL
Planning Department
PO Box No.157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

13 DEC 2002

12 December 2002

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990
APPLICANT – ORANGE PERSONAL COMMUNICATIONS SERVICES LIMITED
APPLICATION FOR PLANNING PERMISSION FOR DEVELOPMENT AT A TELECOMMUNICATIONS INSTALLATION AT WEST MEADOW, LODDON DRIVE, BATH ROAD, CHARVIL, READING, BERKSHIRE

Further to your letter dated 10 December, I attached the above application for your consideration.

I would advise that the application area and access have been highlighted in red. The elevation of the mast and cabinets are shown on drawings 30/BRK0078/102A & 30/BRK0078/103A. For clarification the details are as follows:

Overall height of mast including antenna 17.3 metres.

TX13A	770 x 645 x 2075 mm High
TX12A	770 x 645 x 2075 mm High
Ultrasite	770 x 750 x 1936 mm High
R	770 x 880 x 1360 mm High
P	770 x 880 x 1360 mm High
SSU	770 x 750 x 1936 mm High
Node B	770 x 790 x 1940 mm High

I trust this information will enable the accompanying application to be registered and determined accordingly.

Should you have any queries then please do not hesitate to contact me.

Yours faithfully

David Baker
For and on behalf of Orange Personal Communications Services Ltd

Enc.

commpro acquisition services limited

northern office
unit 4, wentworth business park,
maple court, tankersley,
south yorkshire S75 3DP

t + 44 (0) 1226 233000
f + 44 (0) 1226 233111
e north.office@commpro.co.uk

registered office: hathaway house, popes drive, london N3 1QF
registered number: 3453076 england. offices also in australia.
www.commpro.co.uk

23.DEC.2002 8115

COMMPRO telecommunications

Our Ref: DJB/Orange/BRK0078/Cover Letter

The District Planning Officer
WOKINGHAM DISTRICT COUNCIL
Planning Department
PO Box No.157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

12 December 2002

Via Recorded Delivery

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990
APPLICANT – ORANGE PERSONAL COMMUNICATIONS SERVICES LIMITED
APPLICATION FOR PLANNING PERMISSION FOR DEVELOPMENT AT A TELECOMMUNICATIONS INSTALLATION AT WEST MEADOW, LODDON DRIVE, BATH ROAD, CHARVIL, READING, BERKSHIRE

I enclose five copies of a duly completed planning application form in respect of the proposed telecommunications installation at;

Location **OS Grid Ref: E 477740 N 0176490**

Address **TELECOMMUNICATIONS INSTALLATION AT WEST MEADOW, LODDON DRIVE, BATH ROAD, CHARVIL, READING, BERKSHIRE**

In order to assist this application I also enclose the following:

- Five copies of the Supplementary Information Template (this has replaced the Annex C Certificate)
- Supporting Statement
- Five sets of drawings;
  Site Location Plan (1:2500)
  Layout Plan (1:500)
  Elevation Drawing and Cabin details (1:100)
- A document entitled 'Network and 3G information'. This has been produced by Orange and explains how mobile phones work, the technical issues behind the siting of base stations and also introduces the new system commonly referred to as 3G or Third Generation.
- Certificate of Compliance with ICNIRP
- Health and Safety statement

commpro acquisition services limited

northern office
unit 4, wentworth business park,
maple court, tankersley,
south yorkshire S75 3DP

t + 44 (0) 1226 233000
f + 44 (0) 1226 233111
e north.office@commpro.co.uk

registered office: hathaway house, popes drive, london N3 1QF
registered number: 3453076 england. offices also in australia.
www.commpro.co.uk

COMMPRO
telecommunications

- Confirmation by way of the appropriate Certificate that Notice has been served on landowners
- Prescribed Fee £220

Should you have any queries then please do not hesitate to contact me.

Yours faithfully

David Baker

For and on behalf of Orange Personal Communications Services Ltd

Enc.

commpro acquisition services limited

northern office
unit 4, wentworth business park,
maple court, tankersley,
south yorkshire S75 3DP

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23.DEC.2002 8115

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telecommunications

Our Ref: DJB/Orange/BRK0078/Cover Letter
Your Ref: F/2002/8115

PLANNING	64522
POL	
DC	
APP	
CS	
23 DEC 2002	
COPIES TO	FOR:
	FILE:

The District Planning Officer
WOKINGHAM DISTRICT COUNCIL
Planning Department
PO Box No.157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

20 December 2002

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990
APPLICANT – ORANGE PERSONAL COMMUNICATIONS SERVICES LIMITED
APPLICATION FOR PLANNING PERMISSION FOR DEVELOPMENT AT A TELECOMMUNICATIONS INSTALLATION AT WEST MEADOW, LODDON DRIVE, BATH ROAD, CHARVIL, READING, BERKSHIRE

Further to your letter dated 10 December and the above application, I attached the following elevation drawings as requested.

30/BRK0078/101A
30/BRK0078/102B
30/BRK0078/103B
30/BRK0078/104A
30/BRK0078/105A

I also enclose a certificate of ICNIRP compliance for the development and trust you have sufficient details to enable the application to be deemed valid and registered accordingly.

Yours faithfully

David Baker
For and on behalf of Orange Personal Communications Services Ltd

Enc.

commpro acquisition services limited

northern office
unit 4, wentworth business park,
maple court, tankersley,
south yorkshire S75 3DP

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f + 44 (0) 1226 233111
e north.office@commpro.co.uk

registered office: hathaway house, popes drive, london N3 1QF
registered number: 3453076 england. offices also in australia.
www.commpro.co.uk

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

Orange PCS Ltd
St James Court
Great Park Road
Almondsbury Park
Bradley Stoke
Bristol
BS32 4QL

Certifies that the proposed equipment and installation as detailed in drawing numbers:

30/BRK0078/101 'A'
30/BRK0078/102 'B'
30/BRK0078/103 'B'
30/BRK0078/104 'A'
30/BRK0078/105 'A'
within the attached planning/GPDO application at:

West Meadow, Loddon Drive, Bath Road, Charvil, Reading. Berkshire.

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: **19th December 2002**

Signed:
For and on behalf of Orange PCS Ltd

Name: **M. C. Pirie**

Position: **Design Manager**

Company: **Mansell Construction Services Ltd**

Registered Office: St James Court, Great Park Road, Almondsbury Park, Bradley Stoke, Bristol BS32 4QJ
Registered No: 3110666 England

23.DEC.2002 8115

GUIDANCE NOTES FOR SUPPLEMENTARY INFORMATION v0.4

Site Details

Site Name	**Lodden Road Meadow**
NGR	**E 477740 N 0176490**
Site Ref No	**BRK0078**
Site Type	**3G Upgrade**
Site Address	
Date	***22 November 2002***

Pre Application Check List

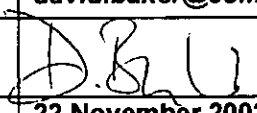
1. Date of last pre-rollout information submission to LPA	3rd October 2002
2. Name of LPA contact	TBA
3. Comments	
4. Date of written offer of pre-application consultation with LPA	
5. Was there pre-application contact with the LPA	Yes
6. Date of pre-application contact with LPA	TBA
7. Name of LPA contact	Planning Helpdesk
8. Outcome	Full planning required as new mast location being proposed
9. Was an LPA mast register used to check for suitable sites by the operator or the LPA?	No
10. if no explain why	Upgrade of existing telecommunications mast
11. Was the industry site database checked for suitable sites by the operator?	No
12. if no explain why	Upgrade of existing telecommunications mast
13. Reason(s) why site required eg coverage, upgrade, capacity (map attached if required)	**3G Upgrade** Data traffic is increasing and is forecast to continue to grow, as technology is developed to facilitate this. In the future, services such as direct access to the Internet from a handset, downloading files from the office to a mobile laptop computer and videophones will be offered to subscribers. These data services are commonly known as Third Generation or 3G services. Orange has recently been licensed by the DTI, along with four other

	operators, to provide and maintain a UMTS telecommunications service to an area where at least 80% of the population of the UK live by 31 December 2007[1]. 3G services will be provided using a combination of UMTS and new generation GSM equipment. UMTS will provide very fast data rates, however for the system to work effectively we also need to provide an "umbrella" GSM network which is also capable of providing high speed data albeit at slower rates than UMTS. All existing sites in the target area need to have extra equipment installed that will provide the UMTS service. This site requires to be upgraded to enable provision of the 3G and new generation GSM services to satisfy our licence requirements. [1] Third Generation Mobile Licence, Schedule 1, s4(a)

Technical information

1. ICNIRP Declaration attached	*Yes*
2. Frequency	All Orange 3G sites operate both the GSM1800 system (transmitting in the frequency range of **1846.5MHz** to **1876.5MHz**) and the UMTS system (transmitting in the frequency range of **1904.9MHz** to **1909.9MHz** and **2159.7MHz** to **2169.7MHz**).
3. Modulation characteristics	The modulation method employed in GSM1800 is **GMSK** (Gaussian Minimum Shift Keying) which is a form of **Phase Modulation**. The modulation method employed in UMTS is **QPSK** (Quad Phase Shift Keying) which is another form of **Phase Modulation**.
4. Power output	Oranges' licence limits the allowed radiated power to an effective isotropic radiating power (EiRP) of +62dBm (approximately 1600W per carrier. For the antenna configurations used in the Orange network this equates to a maximum transmitter power of 30W per carrier. For a **Macrocell** operating with several transmitters the typical total power would be approximately **80W**. For a **Microcell** the transmitter power will be approximately **6W**
5. Height of antenna (m above ground level)	17.5 metres
Reasons for choice of design	**Greenfield** The design has been chosen from Orange's installation portfolio as it best meets both the technical requirement to provide the necessary service in terms of height and type of antenna and minimises the requirement on the environment

For further information, please contact

Name	**David Baker**
Telephone	**01226 233000**
Operator	**Orange PCS Ltd**
Fax no	**01226 233111**
Address	**Commpro Telecommunications, Unit 4, Wentworth Business Park, Maple Court, Tankersley, S. Yorks S75 3DP**
Email address	***david.baker@commpro.co.uk***
Signed	
Date	**22 November 2002**
Position	**Acquisition Surveyor**
Company (on behalf of the above operator)	**Commpro Telecommunications, Unit 4, Wentworth Business Park, Maple Court, Tankersley, S. Yorks S75 3DP**

23.DEC.2002 8115

HEALTH AND SAFETY STATEMENT

As you are aware I have already provided technical information relating to health and safety in the Supplementary Information Template, which is enclosed with this application.

PPG8 states that it is not for the local planning authority to seek to replicate through the planning system controls under the health and safety regime as it is a matter for the Health and Safety Executive

However, Orange recognises the concerns of members of the public over perceived health effects and consider that detailed supplementary information would be beneficial for all parties concerned.

Independent Expert Group on Mobile Phones – 2000

As a result of concern over mobile phones and base stations the Minister for Public Health set up the Independent Group on Mobile Phones in the UK in 1999, under the chairmanship of Professor Sir William Stewart. Its report (The Stewart Report) was published in May 2000 and is the first genuinely independent and comprehensive review of mobile communications technology in the UK.

It concluded that

- "We conclude that the balance of evidence indicates that there is no general risk to the health of people living near base stations on the basis that exposures are expected to be small fractions of the guidelines".
- However there can be indirect adverse effects on their well being in some cases
- There is now scientific evidence, however, which suggests that there may be biological effects occurring at exposures below these guidelines
- We recommend that a precautionary approach of the use of mobile phone technology be adopted until much more detailed and scientifically robust information on any health effects becomes available".

ICNIRP Compliance

One of the recommendations of the Stewart Report was to adopt ICNIRP (International Commission on Non-Ionising Radiation Protection) guidelines to limit public exposure from transmitter sites. The Government has adopted this recommendation. The majority of Orange transmitter sites already comply with these new guidelines and a comprehensive review will ensure that all sites will comply.

Before going into further detail, I would like to confirm that the proposed installation as detailed in drawing numbers (**30/BRK0078/101A, 102A, 103A**) 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). I enclose a Certificate to this effect.

The site has been designed so that no member of the public can be expected to be exposed to electromagnetic fields in excess of ICNIRP general public guidelines. For Orange installations this equates to safety distances of typically 10 metres between the front of the antenna and anywhere the general public may have access.

Further Research

In order to investigate gaps in the knowledge one of the conclusions of the Stewart Report was to carry out further research. A fund of seven million pounds has been set aside under the chairmanship of Sir William Stewart to address these areas.

Government Policy

I think it would be helpful summarising current government policy relating to Health and safety.

The government position is clear and is set out in paragraphs 29 – 31 of PPG8.

'Health considerations and public concern can in principle be material considerations in determining applications for planning permission and prior approval. [2]It is for the decision-maker (usually the local planning authority) to determine what weight to attach to such considerations in any particular case.' (Para 29 of Appendix)

'However, it is the Government's firm view that the planing system is not the place for determining what measures are necessary to protect public health. In the Governments view, if a 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 effects and concerns about them.' (Para 30 of Note)

Furthermore in the Supporting Guidance it states that 'it is not for the local planning authority to seek to replicate through the planning system controls under the health and safety regime. Enforcement of health and safety legislation is a matter for the Health and Safety Executive and not the local planing authority.' (Para 94)

Precautionary Approach

Much has been made of the term 'Precautionary Approach' and the Government has given guidance on what this constitutes. 'The Government's acceptance of the precautionary approach recommended by the Stewart Group's report "mobile phones and health" is limited to the specific recommendations in the Group's report and the Government's response to them. The report does not provide any basis for precautionary actions beyond those already proposed. 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 or insisting on minimum distances between new telecommunications development and existing development.' (Para 31 of Note)

As a precautionary approach the Government has adopted the ICNIRP general public guidelines in preference to the previously used NRPB guidelines. The ICNIRP standards are founded on the same scientific basis as NRPB but have, by including the precautionary approach, increased the safety standards by five.

World Health Organisation Report (July 2000)

The World Health Organisation updated its Fact Sheet No 193, Electromagnetic Fields and Public Health. It urges regulatory authorities not to undermine the science base of (health based) guidelines by incorporating arbitrary additional safety factors. The fact sheet also states that the ICNIRP guidelines offer protection against all identified hazards of RF energy with large safety margins.

The fact sheet concludes 'RF fields around base stations are not considered a health risk'.

Beam of Greatest Intensity

The Stewart Report referred to a 'Beam of Greatest Intensity' and this has been picked up on by local planning authorities and the public. Although the Stewart Report defines this beam it is our feeling that the purpose of this calculation has been misunderstood and consequently misused.

The Stewart Report defines the Beam of Greatest Intensity as the area at whose boundary the intensity falls to a half (Paragraph 4.32). So the region of greatest intensity lies between

[2] Newport B.C. v S.S. for Wales and Browning Ferris Environmental Services Ltd (1998)

the points where the centre of the main beam hits the ground and where the nearest edge of the beam hits the ground.

The Stewart report points out whether the radio signal from a given site falls on a particular location is dependent on the height of antennas and their direction and tilt. Based on typical down-tilt for antennas on say a 15m mast the Beam would fall on a large area typically 180m to 400m for a macro cell.

In our opinion, the reference to the Beam has caused undue concern to residents and schools located near to a proposed telecommunications installation. The concept of anyone living in a *beam* is obviously likely to cause alarm particularly if they do not understand the technology and safety guidelines introduced by the Government. In reality, however as you will see from the diagrams below the theoretical maximum power levels are significantly below ICNIRP guidelines.

Due to the complexity of calculating where the Beam falls and possible concerns that could be raised by residents or schools located within it the Government have distanced themselves from the Beam of Greatest Intensity. None of the recent planning guidance such as PPG8 and the Town and Country Planning (General Permitted Development) (Amendment) (England) (Order) 2001 refer to it once.

We would, therefore, in light of the above propose a more pragmatic approach to such desktop calculation namely based on the theoretical power levels at various distances. We have also show the point at which the highest power level falls. These are also shown in terms of percentage of ICNIRP guidelines.

Power Levels

Orange have developed a desk top calculator that provides theoretical power level on a site specific basis expressed in terms of ICNIRP general public guidelines which for Orange is 9 W/m^2 (Watts per metres square).

Diagram 1 (overleaf) shows the theoretical maximum readings (in vertical elevation) from the antenna of a typical macro cell type installation [1]. The calculations are based on a 15m tower and readings are given at set distances of 50, 100, 200, 300, 400, 500 and 1000 metres. The diagram also shows the distance at which the power level is highest.

The signal levels are given in power flux density[2] and expressed in terms of factors and percentages of ICNIRP public guidelines.

The theoretical model is based on optimum propagation and, therefore, cannot take account of normal terrain features such as trees and buildings that would degrade the received signal. It also does not allow for building penetration losses.

Based on a theoretical model the greatest power level would fall at a distance of 178m. At this point, however, it would only be 0.0273 W/m^2 and only 0.3033 per cent of ICNIRP public guidelines.

The diagram also shows how the power level rapidly decreases with distance.

[1] The definition of Macrocells as given in PPG8 is they provide the main structure for the base station network. The base stations for macrocells have power outputs of tens of watts and communicate with phones up to about 35 kilometres (22 miles distant]

[2] This is an industry standard way of expressing the strength of a radio signal relative to a surface area. For example, a power flux density of 1 W/m^2 represents 1 watt of RF power spread evenly over $1m^2$. The Radiocommunications Agency uses this method of measurement in their schools audit. (see below)

Diagram 1 – power levels from typical macrocell (absolute worst case values)

ICNIRP Public exposure guideline: 9 W/m^2

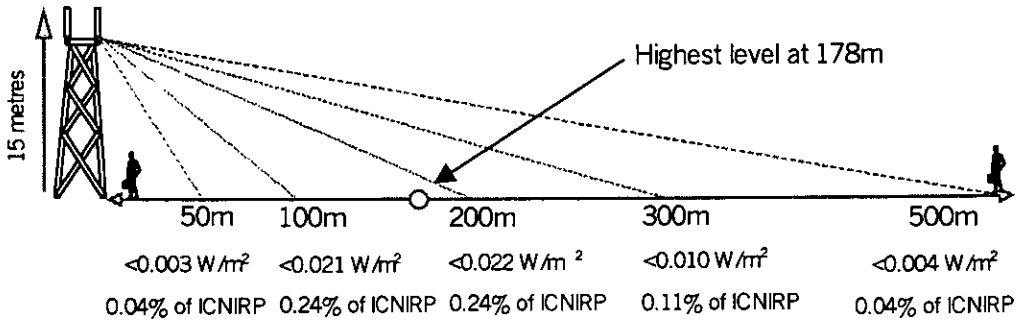
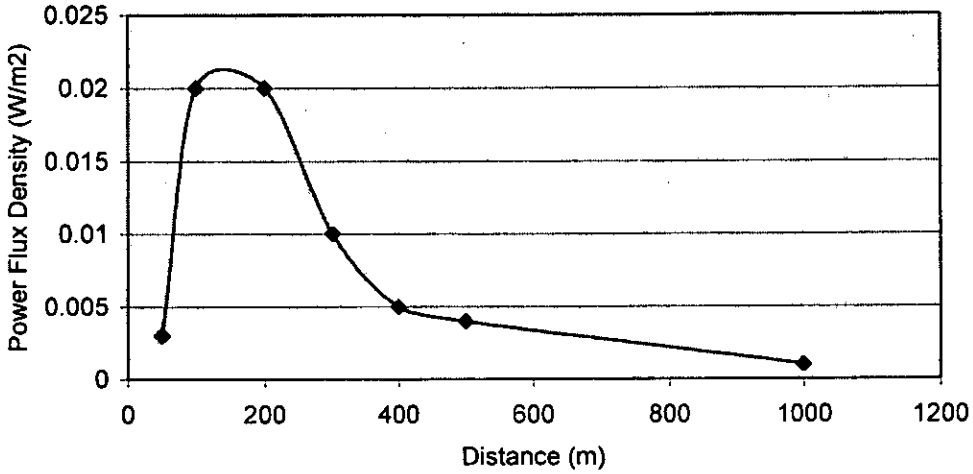


Diagram 2 (below) shows the power levels in graph form (i.e. signal along the ground in graph form). Please note the point at which the level is highest and how this rapidly decreases with distance.

Diagram 2 Power levels from a typical macrocell. at ground level. Absolute worst case values.



In practice, however, the levels have been measured to be between a hundred and a thousand levels lower than those shown (see below).

Finally the table below shows the figures in table form

Distance	Power Flex Density W/m^2	Electric field strength V/m	Percentage of ICNIRP	Factor Less than ICNIRP
50m	0.0032	1.1035	0.0359%	2786
100m	0.0215	2.8439	0.2384%	420
200m	0.0217	2.8579	0.2407%	415
300m	0.0097	1.9078	0.1073%	932
400m	0.0054	1.4315	0.0604%	1656
500m	0.0035	1.1455	0.0387%	2586
1000m	0.0009	0.5729	0.0097%	10337

Independent RF Surveys

In reality though, a number of independent surveys have confirmed that the actual emissions are well below the theoretical levels outlined above.

The Government commissioned the Radiocommunications Agency (RA) to implement a programme of surveys to ensure emissions from base stations do not exceed guidelines. Reflecting public concern, it was decided that the focus of the audit would be schools with base stations on or close to their premises.

The programme of 100 surveys was completed on 21 December 2001 and the results posted on the Agency website www.radio.gov.uk.

The highest recording was on Folkestone School for Girls 0.003573 watts/m^2 or approximately 1/279th (0.358%) of the ICNIRP maximum guideline reference level for public exposure.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

23.DEC.2002 8715

PART 1

WOKINGHAM UNITARY
Aiming for Excellence

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

02 DEC 2002

1. **APPLICANT'S NAME** ORANGE P.C.S LTD
ADDRESS ST. JAMES COURT, GREAT PARK ROAD, ALMONDSBURY, BRISTOL
POST CODE BS12 4QJ **PHONE**

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME DAVID BAKER - COMMRO TELECOMMUNICATIONS
ADDRESS UNIT 4, WENTWORTH BUSINESS PARK, MAPLE COURT, TANKERSLEY, SHEFFIELD
POST CODE S35 3DP **PHONE** 01226 233000

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION ORANGE TELECOMMUNICATIONS SITE WEST HEATON, LONDON DRIVE, CHARVIL, READING

4. **WHAT IS THE APPLICATION FOR ?** Give brief details and state for what purpose this site and any buildings will be used.
REPLACEMENT OF EXISTING MAST WITH NEW COLUMN. REPLACEMENT OF ANTENNA WITH 3No DUAL POLAR ANTENNA, PROVISION FOR 4No. 600MM TRANSMISSION DISHES. EXTENSION OF COMPOUND AREA FOR INSTALLATION OF 10No. EQUIPMENT CABINETS.

5. Give the area in hectares or part of a hectare
AREA OF SITE 53.75M²

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP LESSEE

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS 30/BRK00781/101A, 30/BRK00781/102A 30/BRK00781/103A

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?** Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. **WHAT TYPE OF APPLICATION IS THIS ?** Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. **IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?**

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

TELECOMMUNICATIONS SITE / AGRICULTURAL LAND

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

2 METRE FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAK AWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~/NO

If no, please give details: N/A

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING - FROM LONDON DRIVE
VEHICULAR ACCESS ACROSS LAND

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£220-00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF ORANGE P.C.S LTD DATE 29/11/02

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

23.DEC.2002 8775

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
RMC (UK) LTD	RMC HOUSE COLDHARBOUR LANE THORPE EGHAM SURREY TW20 8TD	29 NOVEMBER 02

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . D BAKER

On behalf of . . . ORANGE P.C.S. LTD . . . . . .

Date . . . 29. NOVEMBER. 02 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/8115**
CASE OFFICER: **Angela Odell**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				