APPLICATION NO:
F/2000/1226

LOCATION:
Land At Highfield Farm Highfield Lane, Crazies Hill Reading.

APPLICANT:
One To One Pcl C/O APT

PROPOSAL:
Proposed erection of 22.5m high monopole mast with 3 cross polar antenaas, 2 dish antennas and radio equipment housing

EARLIEST DATE FOR DECISION: **26/05/2000**

APPLICATION EXPIRY DATE: **09/06/2000**

CASE OFFICER: **Nicola Lake**

14 July 2000

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

One To One Pcl
C/O APT
Dolphin House
Albany Park
Camberely
Surrey
GU15 2PL

Application Number: F/2000/1226

Parish: **WARGRAVE**

Location: **Land At Highfield Farm, Highfield Lane, Crazies Hill, Reading.**

Proposal: **Proposed erection of 22.5m high monopole mast with 3 cross polar antenaas, 2 dish antennas and radio equipment housing**

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. All equipment or apparatus which is no longer in use should be removed from the land immediately.

Condition
3. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

Condition
4. All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

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

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. In the interests of visual amenity.

Reason
3. In the interests of the character and amenities of the locality.

Reason
4. In the interests of the character and amenities of the locality.

Reason
5. In the interests of the character and amenities of the locality.

John Mitchell

John Mitchell
Development Control Manager
Date: 17/07/2000

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.

A·P·T

Dolphin House, Albany Park, Camberley, Surrey GU15 2PL
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

PLANNING SERVICES 34502
POL S
DC NL
APP
CS
21 SEP 2000
COPIES TO: ACK:
FILE:

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

Our Ref: 98963
20 September 2000

Attn Nicola Lake

Faxed and posted 20.09.00

Dear Sir

One 2 One Personal Communications Ltd.
Application for Full Planning Permission to erect one 22.5-metre monopole mast complete with three cross polar antennas, two dish antennas and one radio equipment cabin at Highfield Farm, Wargrave, Berkshire, RG10 8PU.

Further to my telephone conversation with your planning officer, Nicola Lake, with regard to the above development, I would confirm the following.

The landowner has requested that my client considers painting the approved mast Dark Olive Green to BS4800 10 C 39. I understand that this would be a material consideration to the planning application. I would therefore be grateful if the council could confirm whether or not the colour is acceptable. The standard mast would be galvanised.

My client intends to start work on the site in the near future, therefore I would be pleased to receive an early response to this letter.

Thanking you in anticipation.

Yours faithfully

Russell Price
On behalf of One 2 One Personal Communication Services Ltd.

Direct line: 01276 605016

cc
Dan Bowyer, A.P.T.

01276 683781

A·P·T

Dolphin House, Albany Park, Camberley, Surrey GU15 2PL
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

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

Our Ref: 98963
20 September 2000

Attn Nicola Lake

Faxed and posted 20.09.00

Dear Sir

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Thanking you in anticipation.

Yours faithfully

Russell Price
On behalf of One 2 One Personal Communication Services Ltd.

Direct line: 01276 605016

cc
Dan Bowyer, A.P.T.

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 20 September 2000

Location:	Land at Highfield Farm, Highfield Lane, Crazies Hill, Reading
Proposal:	Proposed erection on 22.5m high monopole mast with 3 cross polar antennas, 2 dish antennas and radio housing equipment
Application Number:	F/2000/1226

I have received a landscape plan from the applicant for the above site on 12 September 2000. I do not appear to have been consulted previously on this application, although Harold has given comments on 19 May 2000. The landscape scheme in itself is acceptable, however it is unclear why it is necessary to position the compound as shown on the drawing, i.e. so that a field boundary is removed, rather than fit with the existing field pattern. In positioning the compound along the edge of the field boundary it would enable the existing vegetation within this area to be retained, which would also help with to visually soften the view of the mast and cabin.

If the position of the compound has already been agreed then additional hedge planting needs to be planted on the south western side of the compound and along the road.

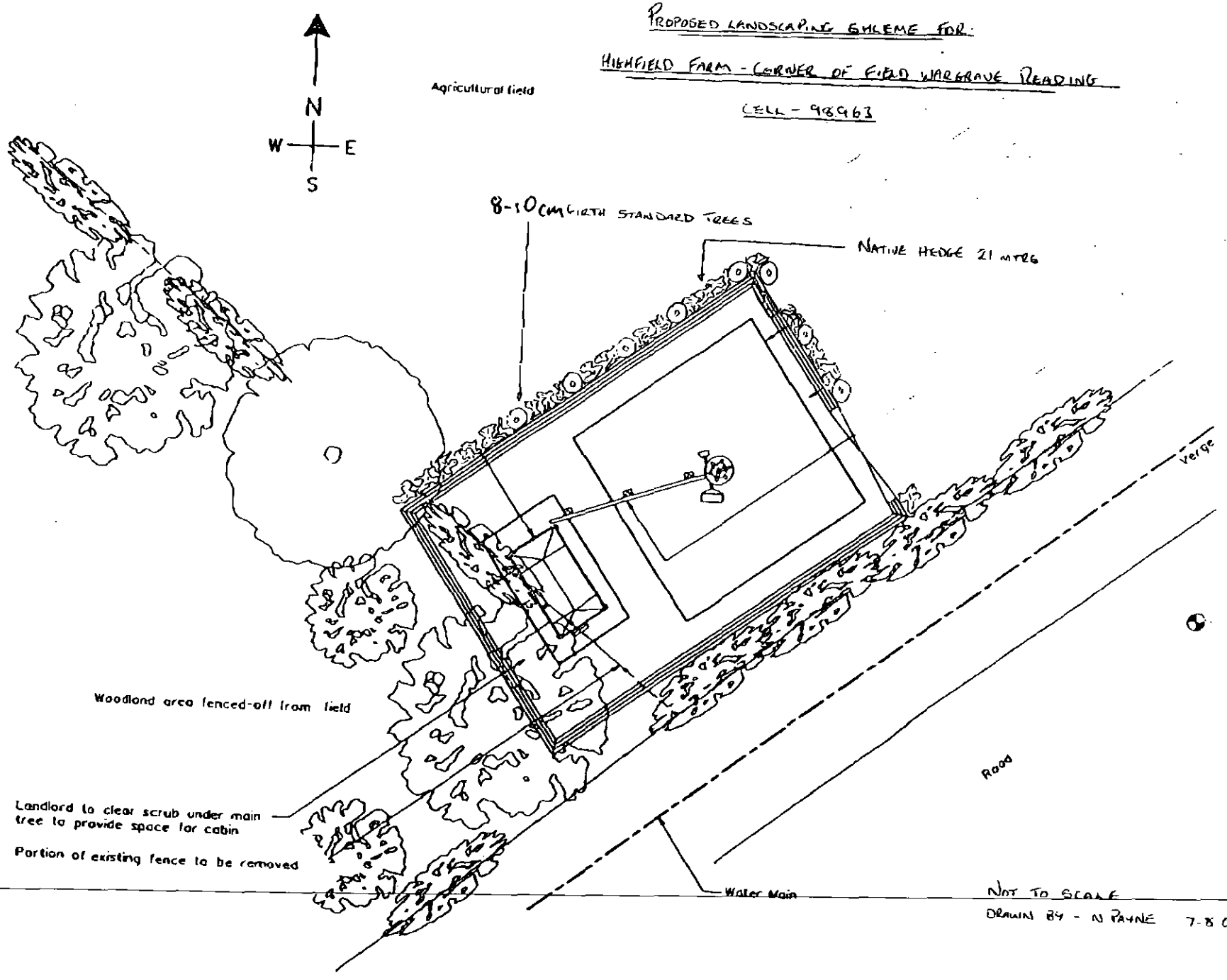
Catherine Brimble

Catherine Brimble
Landscape Architect

PROPOSED LANDSCAPING SCHEME FOR:

HIGHFIELD FARM - CORNER OF FIELD WARGRAVE READING

CELL - 98963



NOT TO SCALE

DRAWN BY - N PAYNE 7-8 00

Re: Proposed Soft Landscaping Scheme for One 2 One Telecommunications Installation at Highfield Farm, Wargrave, Berks - Cell No. 98963

Specific Site Works:-

1. Remove stone & lumps of clay.
2. Fertilisation of prepared ground.
3. Supply & plant 21 meters of native hedge @ 5 plants per meter.
4. Supply & fit rabbit spirals for above.
5. Supply & plant 8, 8-10 cm girth standard trees with tree stakes & ties.

Species:

	Mix	Spec	Quantity
Native hedge:-	Thorn	60/90cm	65
	Field Maple	60/90cm	10
	Hazel	60/90cm	10
	Rose	60/90cm	10
	Dogwood	60/90cm	10
Standard trees:-	Field Maple	8-10cm girth	8

01635202050

12-09-00 11:25 FROM:THE LANDSCAPE GROUP 01635202050 TO:01189746486 PAGE:03

ENGLISH LANDSCAPES

Frilsham Nursery, Yattendon, Newbury, Berkshire, RG18 0XX
Tel: (01635) 200410 Fax (01635) 202050

Facsimile Transmission

To: CATHERINE BRIMBLE **Date:** 12-9-00

Company: WOKINGHAM DIST COUNCIL **Fax:** 01189746486

From: NIC PAYNE **Ref:**

Total number of pages including this cover sheet: 3

Subject: PROPOSED LANDSCAPING FOR -

HIGHFIELS FARM
WARGRAVE
READING.

1-2-1 MAST SITE.

INVESTOR IN PEOPLE

A Division of The Landscape Group Ltd
Offices at: Bristol, Canterbury, Crowborough, Godalming, Leeds, Manchester, Newbury, Northampton, Norwich
Reg. Office: Frilsham Nursery, Frilsham, Yattendon, Thatcham, Berks RG18 0XX Registered in England No. 946798

12-09-00 11:25 FROM:THE LANDSCAPE GROUP 01635202050 TO:01189746486 PAGE:01
01635202050

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 14 Sept 2000
My ref: NL/F/2000/1226.
Your ref:

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

Mr Nic Payne
English Landscapes
Frilsham Nursery
Yattendon
Newbury
Berkshire
RG16 0XX

Dear Mr Payne,

PROPOSED LANDSCAPING SCHEME FOR THE ERECTION OF A TELECOMMUNICATION MAST ON LAND AT HIGHFIELD FARM, WARGRAVE. APPLICATION NUMBER F/2000/1226.

Thank you for your letter of the 18 Aug 2000, regarding the above stated development.

I write to confirm that the proposed landscaping scheme as outlined in letter and accompanying drawings satisfy the requirements of condition 03 of application F/2000/1226.

I hope this information is of assistance to you.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

ENGLISH LANDSCAPES
Frilsham Nursery, Yattendon, Newbury, Berkshire, RG16 0XX
Tel: (01635) 200410 Fax: (01635) 202050

33244

HM

Miss Heather Morgan
Planning Department
Wokingham District Council
PO Box 152
Shute End
Wokingham
RG40 1WR

Our Ref: NP0815 Highfield
Date: 15 August 2000

F/2000/1226

Dear Madam

Re: Proposed Landscaping Scheme for Highfield Farm, Wargrave - Cell No. 98963

Please find enclosed a copy of my proposed soft landscaping scheme for Highfield Farm One 2 One mast site.

If you approve the scheme I would appreciate it if you could let me know in writing.

I trust everything is satisfactory, however if you have any queries do not hesitate to contact me.

Yours sincerely

PP Nic Payne
Contract Supervisor

Mobile No: (07867) 904861

INVESTOR IN PEOPLE

Re: Proposed Soft Landscaping Scheme for One 2 One Telecommunications Installation at Highfield Farm, Wargrave, Berks - Cell No. 98963

Specific Site Works:-

1. Remove stone & lumps of clay.
2. Fertilisation of prepared ground.
3. Supply & plant 21 meters of native hedge @ 5 plants per meter.
4. Supply & fit rabbit spirals for above.
5. Supply & plant 8, 8-10 cm girth standard trees with tree stakes & ties.

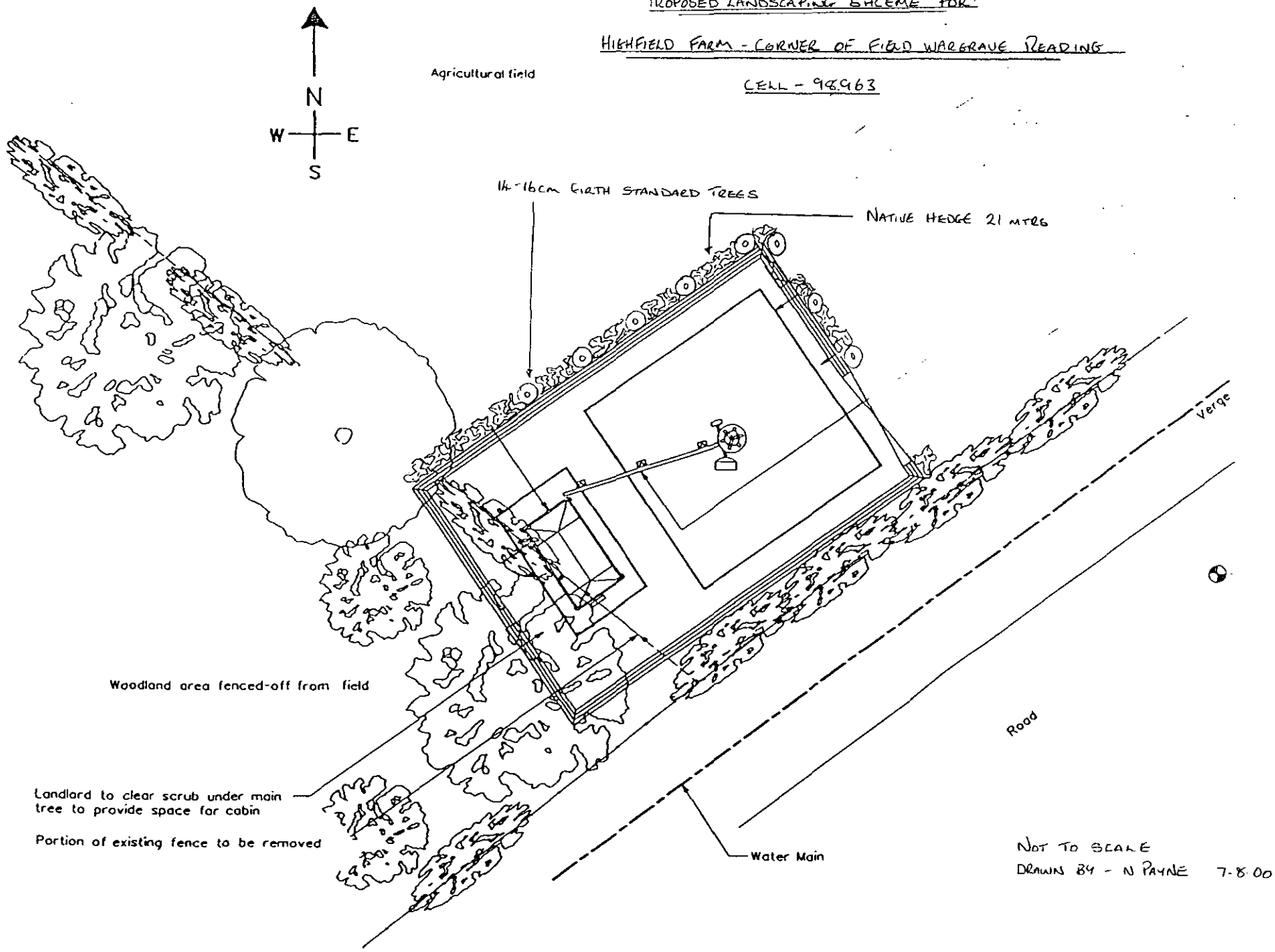
Species:

	Mix	Spec	Quantity
Native hedge:-	Thorn	60/90cm	65
	Field Maple	60/90cm	10
	Hazel	60/90cm	10
	Rose	60/90cm	10
	Dogwood	60/90cm	10
Standard trees:-	Field Maple	8-10cm girth	8

PROPOSED LANDSCAPING SCHEME FOR

HIGHFIELD FARM - CORNER OF FIELD WARGRAVE READING

CELL - 98963



NOT TO SCALE

DRAWN BY - N PAYNE 7-8-00

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 7 Nov 2000
My ref: NL/2000/1226
Your ref:

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

Mr Russell Price
A P T
Dolphin House
Albany Park
Camberley
Surrey
GU15 2PL

Dear Mr Price,

PROPOSED MINOR AMENDMENT TO THE APPROVED 22.5M MAST, WITH 3 CROSS POLAR ANTENNA, 2 DISH ANTENNAS AND EQUIPMENT HOUSING, A HIGHFIELD FARM, HIGHFIELD LANE, WARGRAVE. APPLICATION NUMBER F/2000/1226.

Thank you for your letter of the 20 Sept 2000, regarding the above stated development.

I write to advise you that the proposed alteration to colour the mast Dark Olive Green instead of Grey is approved as a minor amendment to application F/2000/1226. This is on the condition that in all other respects the development is carried out as originally approved.

I hope this information is of assistance to you.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

Received by Wokingham District Council

Application No: F/2000/1226

Proposal:
Proposed erection of 22.5m high monopole mast with 3 cross polar antenaas, 2 dish antennas and radio equipment housing

Location:
Land At Highfield Farm, Highfield Lane, Crazies Hill, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/05/2000. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1226

Applicant : One To One Pcl C/O APT.

Location : Land At Highfield Farm, Highfield Lane, Crazies Hill, Reading.

Proposal : Proposed erection of 22.5m high monopole mast with 3 cross polar antenaas, 2 dish antennas and radio equipment housing

Site Notice Displayed ? :	YES	NO	DATE
	✓		25. 5. 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 25. 5. 2000

Date Registered : 14/04/2000

Earliest Date for Decision : 26/05/2000

Latest Consultation Date/Site Notice Expiry Date : 26/05/2000

Application Expiry Date: 09/06/2000

Consultation Responses :

Woodcote P. C. - "No Comment"
Urban Design / Conservation - No objection subject to condition.
Environmental Health - No objection
Letters - 8 letters of objection

Planning Issues :

Site Designation - within the Green Belt.
- opposite Conservation Area.

1) Impact upon the residential amenity of the adjacent dwellings.

2) Impact upon the character and appearance of the surrounding Green Belt.

Application Number: F/2000/1226

Appraisal :

1.) Impact upon the neighbouring dwellings:

The proposed development is to erect a 22m Mono-pole telecommunications mast on the junction of Highfield Lane and Crozier Hill Lane. There is one dwelling - East Lodge, which is located on the opposite side of the road. The dwelling would be located approx 50m away, with a dense area of screening between the mast and the road. The start of the identified settlement is located approx. 135m South of the proposed mast. There is no substantiated scientific evidence (to date) which proves that telecommunications masts prove to be a danger to human life or health.

There have been 8 letters of objection from local residents. However, it is considered that 8 letters does not demonstrate a significant level of local concern about the "Potential danger to health" that the mast would pose.

As such, there would be no significant detrimental impact upon the residential amenity of residents within the surrounding area.

2.) Impact upon the character and appearance of the Green Belt.

The proposed mast would be 22m in height with the antennas above. It would have be a mono-pole structure, with significant screening from existing trees from the South and West and South East. There would need to be a condition for addition screening to the North East, to atleast screen the lower levels of the compound.

In light of the appeal for a similar (25m) mast at Castle End farm in Ruscombe (also Green Belt) the proposed development would have no significant impact upon the character or appearance of the Green Belt.

Recomendation : Approval: ☑ ~~**Refusal:**~~ ☐

(tick appropriate box)

Application Number F/2000/1226
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01.	SR02.	
2		SR09.	All equipment ~~or apparatus~~ which is no longer in use should be removed from the land immediately.
3	SC40	SR17	~~Insert Condition~~ Delete "bathhandload" where it States "Those details ... Delete and insert condition SC41
4	SC42	SR17	Delete "handload"
5	SC48	SR17	

RECORD OF SITE VISIT

SITE ADDRESS: Land At Highfield Farm Highfield Lane Crazies Hill Reading.

APPLICATION NUMBER: F/2000/1226

OFFICER: Nicola Lake

DATE OF SITE VISIT: 25.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES on the side fence to the site on Highfield Lane Rd

2. DESCRIPTION OF SURROUNDINGS

↓ Corner of two roads Green Belt / rural. ←

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

There are not many residential properties within the vicinity. To east lodge is the gate house to a large property.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 4 July 2000

My ref: F/2000/1226

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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/1226
Land At Highfield Farm, Highfield Lane, Crazies Hill, Reading.
Proposed erection of 22.5m high monopole mast with 3 cross polar antenaas, 2 dish antennas and radio equipment housing.

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 4 July 2000

My ref: F/2000/1226

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

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2000/1226
Land At Highfield Farm, Highfield Lane, Crazies Hill, Reading.
Proposed erection of 22.5m high monopole mast with 3 cross polar antenaas, 2 dish antennas and radio equipment housing

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 14 July 2000

Yours faithfully

John Mercer pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1226**
Land At Highfield Farm, Highfield Lane, Crazies Hill, Reading.
Proposed erection of 22.5m high monopole mast with 3 cross polar antenaas, 2 dish antennas and radio equipment housing

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

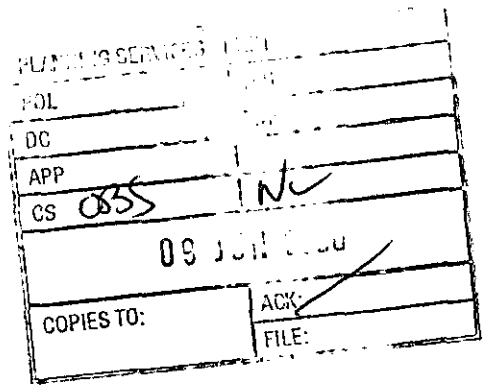
Councillor F Browne

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

Applicationo	Name & Address
F/2000/1226	P McNair Braeburn Cockpole green Wargrave Rg10 8NX
F/2000/1226	D Birchall Betula House 2 The Vinery Wargrave Rg10 8PL
F/2000/1226	MR & Mrs J Reece The Paddocks Crazies Hill Wargrave RG10 8PY
F/2000/1226	R Pritchard 10 Spring Walk Wargrave Berks.
F/2000/1226	H Johnstone 3 Dark Lane Wargrave Berks
F/2000/1226	Mr N Reid 10 Ridgeway Wargrave Berks RG10 8AS
F/2000/1226	T Birchall Betula House 2 The Vinery Wargrave RG10 8PL
F/2000/1226	C Birchall Betula House 2 The Vinery Wargrave RG10 8PL

App approved,
letter sent 21/07/00

Highfield Farm



The Planning Department
Wokingham District Council
Wokingham

June 5, 2000

Dear Sirs,

Application No: 2000/1226

I write to ask you to postpone a decision on the above application on the grounds that many ramblers and dog walkers who use the road next to the proposed site are unaware of the plans.

The notice which has been posted giving details is in a tucked away position and cannot be seen at all from one adjoining road and is not easily seen from another. Many people are therefore currently unaware of the plans.

I am further concerned that the owner of the site is also the chairman of Wargrave Parish Council whose ward includes most of the locals who use the country roads neighbouring the site.

While I undertand Councillor Richard Bush has not participated in the decision-making process at Parish Council level, I question whether the people he represents have had the opportunity to make their views known.

Could the decision be postponed to ensure those whom he cannot represent because of his stated interest are taken on board by others. I would also ask, in the public interest, for more time be given so that the plans for the site can be publicised properly.

If the application cannot be deferred I would ask you to refuse it because the proposed site is close to housing and neighbours rural roads which are used by many locals and ramblers from further afield.

Yours sincerely,

Helen Johnstone
3 Dark Lane
Wargrave
Berkshire.

10 RIDGEWAY
WARGRAVE
BERKS
RG10 8AS

PLANNING APPLICATION: F/2000/1226 25th JUNE 2000.

MAST AT HIGHFIELD FARM

I would like to object to the above planning application on the basis that a mast, in excess of 70 feet tall, is not entirely in keeping with the area. An area where one of the principal attractions are the many deciduous trees.

As an aside, the siting of the notice of application on a post, in the middle of a hedge, partially covered by foliage runs against the spirit of open display of such notices.

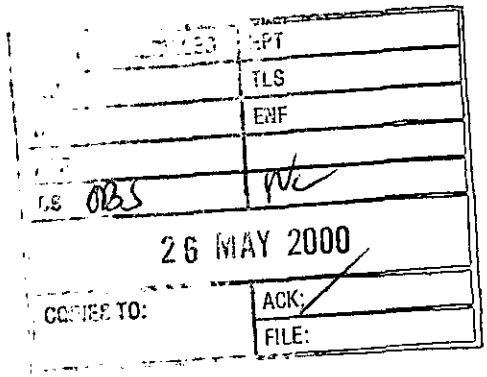
Yours faithfully, Neilreid.

PLANNING SERVICES	HPT
PCL	TLS
DC NL	ENF
APP	
CS	
28 JUN 2000	
COPIES TO:	ACK: ✓
	FILE:

The Paddocks, Crazies Hill, Wargrave, Berks, RG10 8PY
Tel: 0118 940 2935

25th. May 2000

Case officer, Nicola Hake
P.O Box 157
Council Office, Shute End
Wokingham Berks



Dear Miss Hake

Ref: F/2000/1226

With reference to the above planning application. We would like to oppose this on two counts.

1. We have all been told by various reports that these masts are dangerous health wise, as they give out radiation, which is one of the causes of cancer. The proposed site is very close to the lodge of Hargrave Manor, and also a great number of walkers pass this site during

the day.

2. The area is one of outstanding beauty, and we find the choice of the proposed site most disagreeable. These masts are very unsightly, and a blot on our English landscape and should be strongly discouraged by all planning authorities.

We sincerely trust that Washington Council will refuse this application.

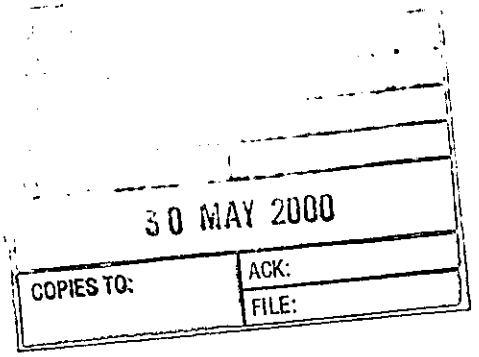
Yours sincerely

Adrienne Rance

(MR. & MRS J. M. RANCE)

Catherine Birchall
Betula House, 2, The Vinery, Wargrave, Berks. RG10 8PL

Case Officer
Nicola Lake
PO Box 157 Council Office
Shute End
Wokingham
RG4 01WR



Reference F/2000/1226

24.5.00

Dear Ms. Lake,

I am writing to you about the planning application to erect a mobile telephone mast on the corner of the field opposite the gatehouse to Wargrave Manor on the Crazies Hill road.

I really feel that a 70-foot high mast is inappropriate in a rural area and that planning permission should not be granted on green belt land for such a construction. It is an area of outstanding natural beauty and such a mast would detract from the amenity.

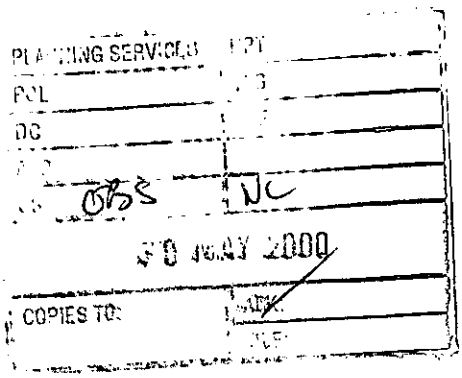
I am also concerned that many people in the local area are unaware of this planning application, as the notice was somewhat obscured by the hedge and not readily visible to passers by. Is there no way that important planning applications like this, which affect the local community, could not be brought to the attention of more people, possibly by using a publication like the Wargrave News?

Yours sincerely,

Catherine Birchall

David Birchall
Betula House, 2, The Vinery, Wargrave, Berks. RG10 8PL

Case Officer
Nicola Lake
PO Box 157 Council Office
Shute End
Wokingham
RG4 01WR



Reference F/2000/1226

24.5.00

Dear Ms. Lake,

I have only just been informed that a notice for planning permission is to be found on the Crazies Hill Road which is rather obscured from public view but which if granted would be detrimental to the village overall. I am deeply disturbed that such an application should have been made for a structure that is so totally out of keeping with an area of really outstanding natural beauty.

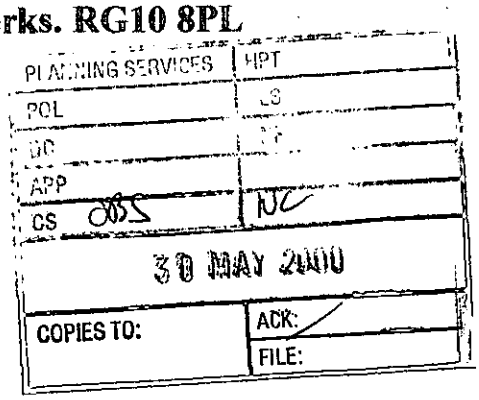
I implore the council not to accept a proposal which seems to me to have little justification as there are many masts already in the neighbourhood and, if it is an essential addition to the already extensive network, alternative locations which would have much less impact on the general amenity. I am sure that if Mr Brown our local councillor had been aware of the application prior to his election he would have sounded out his constituents and I am sure received a strong negative view.

I would be grateful for information about the date at which the planning sub-committee will be considering the application so that I can attend the meeting in person.

Yours sincerely,

David Birchall

Thomas Birchall
Betula House, 2, The Vinery, Wargrave, Berks. RG10 8PL



Case Officer
Nicola Lake
PO Box 157 Council Office
Shute End
Wokingham
RG4 01WR

Reference F/2000/1226

24.5.00

Dear Ms. Lake,

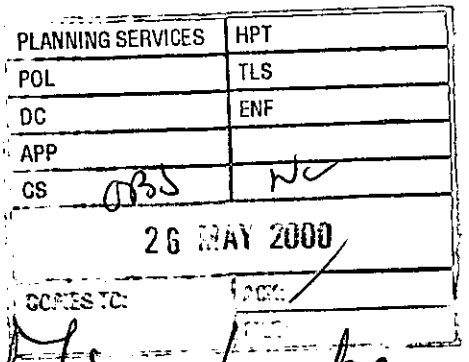
I have been brought up in Wargrave and I consider it to be an outstanding place to live. Earlier generations are to be thanked for the way that they have preserved the character and beauty of the area.

I consider that the proposed 70ft mast would be totally inappropriate for the area particularly as it will spoil the outlook form what is probably the nicest walking place in the area.

I hope that the council will refuse permission.

Yours sincerely,

Thomas Birchall



Braebank
Cockpole Green
Wargrave
Berks RG10 8NT

25.5.00

Dear Ms Lake,

I am writing to express my deep concern about the plan, E/2000/1226, to put up a telecommunication pole in Wargrave.

It is totally unsuited to the natural beauty of the area and ought to be placed in a more industrial area. There is also some concern about the possible health hazards of such a mast.

I hope you will not grant permission for such a mast

Yours sincerely

Priscilla McNair

FROM: Nicola Lake

DATE: 02 May 2000

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1226

Proposal: Proposed erection of 22.5m high monopole mast with 3 cross polar antenaas, 2 dish antennas and radio equipment housing.

Site Address: Land At Highfield Farm, Highfield Lane, Crazies Hill, Reading.

Applicant: One To One Pcl C/O APT.

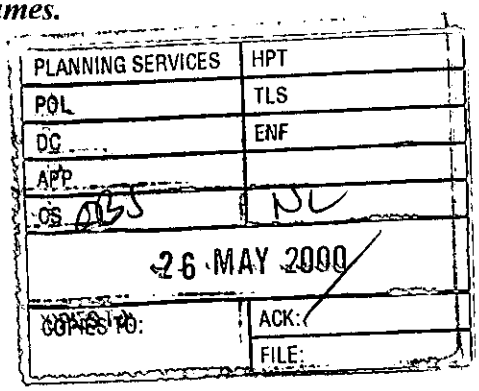
Your observations are required in respect of this application **by 26/05/2000** .

No comment.

SIGNED: _____ DATE: 15/5/2000

Clerk To Wargrave Parish/Town Council.

10 Spring Walk, Wargrave on Thames.



Case Officer
Nicola Lake
PO Box 157 Council Office
Shute End
Wokingham RG4 O1WR

24 May 2000

Dear Ms Lake,

Reference: F/2000/1226

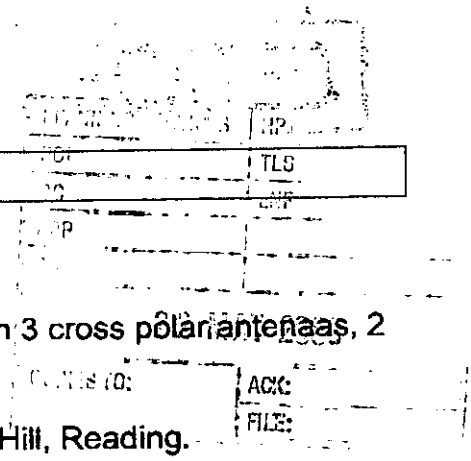
I am writing to express my objection to the telephone mast that it is planned is sited opposite the gates of Wargrave Manor on the road out of Wargrave towards Crazies Hill. I believe this mast poses a health threat and would be a blot on the landscape in an otherwise uninterrupted landscape of farmed fields. But most importantly, it is the threat to health that concerns me. I would therefore wish to oppose the planning application and should be grateful if you could record this.

Yours sincerely,

R Prichard

FROM: Nicola Lake

DATE: 02 May 2000



WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1226

Proposal: Proposed erection of 22.5m high monopole mast with 3 cross polar antennas, 2 dish antennas and radio equipment housing.

Site Address: Land At Highfield Farm, Highfield Lane, Crazies Hill, Reading.

Applicant: One To One Pcl C/O APT.

Your observations are required in respect of this application **by 26/05/2000** .

No comment.

SIGNED: _____ DATE: 15/5/2000

Clerk To Wargrave Parish/Town Council.

To:
Harold Sanders
Urban Design And Conservation Officer

- 8 MAY 2000

From: Nicola Lake

Date: 02 May 2000

Application Number: F/2000/1226

Proposal: Proposed erection of 22.5m high monopole mast with 3 cross polar antenaas, 2 dish antennas and radio equipment housing.

Site Address:
Land At Highfield Farm, Highfield Lane, Crazies Hill, Reading.

Applicant:
One To One Pcl C/O APT.

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

NO TPO

THE INFORMATION PRESENTED DOES NOT INDICATE THE TRUE EXTENT OF TREE COVER IN THE CORNER OF THIS FIELD, ON THE EDGE OF THE CONSERVATION AREA.

AT PRESENT, (MAY 00) WITH FULL LEAF COVER, THE IMPACT OF THIS PROPOSED MAST ON CRAZIES HILL WOULD BE MINIMAL ON THE CONSERVATION AREA.

IT WOULD BE CLEARLY VISIBLE FROM THE EAST, ALTHOUGH SEEN WITH THE BACKGROUND OF TREES.

I UNDERSTAND THIS COUNCIL IS PARTICULARLY CAUTIOUS ABOUT ACCEPTING MASTS; THIS LOCATION COULD BE, IN VISUAL TERMS, MORE ACCEPTABLE THAN MOST. HOWEVER, SHRUB + TREE PLANTING SHOULD BE PART OF ANY MAST APPLICATION

Harold Sanders
CONSERVATION + DESIGN.
19.05.00

PLANNING 29242
POL
DC
APP
11 MAY 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/tower

To: Nicola Lake, Planning

Your Ref: F/2000/1226

Date: 9 May 2000

PROPOSED ERECTION OF 22.5M HIGH MONOPOLE MAST WITH 3 CROSS POLAR ANTENAAS, 2 DISH ANTENAAS AND RADIO EQUIPMENT HOUSING LAND AT HIGHFIELD FARM, HIGHFIELD LANE, CRAZIES HILL

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

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

The National Radiological Protection Board (NRPB) was established by the Radiological Protection Act 1970 and is responsible for conducting research and providing advice and services for protection against ionising and non-ionising radiation's in the U.K. They are continually reviewing the vast body of world-wide research on the subject.

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

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

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

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

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

a) That the effect on human health based on current scientific evidence is insignificant and not proven.
b) That there is no convincing national or international scientific research linking Electromagnetic Radiation and deterioration in human health.
c) That a precautionary approach to restricting building or access near such installations (apart from physical safety barriers) cannot be sustained on health grounds alone and if adopted must be based on access, amenity, and public acceptability considerations.
d) That local authorities should adopt a policy on how to address questions from the public on Electromagnetic radiation from such sources."

Please contact me if you require further information.



Joanne Ellis

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID 17 ~~82~~

Start date: ~~[illegible]~~ 14 APR 2000	Map No. ..... Site ...0:06
Officer: NL / Application No. F/2000/1226	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF 22.5 M HIGH MONOPOLE MAST WITH 3 CROSS POLAR ANTENNAAS, 2 DISH ANTENNAS AND RADIO EQUIPMENT HOUSING

Location: Land at HIGHFIELD FARM ~~HIGHFIELD LANE~~ Highfield Lane ~~GRAZIES HILL~~

Parish: WARGRAVE Ward: Wargrave 2.5.2000

Applicant: ONE TO ONE PCL

Fee Received 190-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned		14 A[illegible]	
4	Correct S 66 certificate	Is agric holdings cert correct? Q11 says "Part of Farmland" Q24 shows change of use (from Farmland??)	✓	✓ 11/4
5	Elevation plans	Are these plans reduced. On a 1:100 scale bouler is only 11½ metres.	✓	
6	Floor plans	Elevations + floor plan of cabin not supplied	✓	
7	Metric scale disclaimer	Check scale. ✓		
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 2.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: Overlooking Cons. Area
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
~~Telecommunications (NRPB)~~	: .....
Sport England	: .....

OTHERS:

.....

.....

..... No pre-apps

NEIGHBOURS:

..... S/N + East Lodge, Wargrave Hill, Reading.

..... Highfield Farm, Wargrave, Berks RG10 8PU.

.....

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.....

.....

.....

.....

.....

1789/a

SECTION 66 CERTIFICATE

Application No. 14.APR.2000* 1226

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

(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).

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.

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
MR. R.J.BUSH	HIGHFIELD FARM, WARGRAVE, BERKSHIRE, RG10 8PU	28.03.00

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

● 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

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 . . . R. Ellis . . . . . .

On behalf of . . . ONE 2 ONE PERSONAL COMMUNICATIONS LTD. . . . . .

Date . . . 28.03.00 . . . . . .

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

A·P·T

Dolphin House, Albany Park, Camberley, Surrey GU15 2PL
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

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

Our Ref: 98963
27th March 2000

14.APR.2000* 1226

Dear Sir

One 2 One Personal Communications Ltd.
Application for Full Planning Permission to erect one 22.5-metre monopole mast complete with three cross polar antennas, two dish antennas and one radio equipment cabin at Highfield Farm, Wargrave, Berkshire, RG10 8PU.

Please find enclosed a planning application submitted on behalf of our client One 2 One Personal Communications Ltd. for the above development. Also enclosed please find six copies of the required forms, six sets of plans (No. 98045/98963/MPC01/01 revision B), the correct planning application fee and supporting information.

Our client One 2 One Personal Communications Ltd. (One 2 One) is a Public Telecommunications Code System Operator licensed by the Department of Trade and Industry to provide a personal communications network to the whole of the United Kingdom. In order to achieve this a planned network of interacting cells of varying sizes is required and is essential to ensure a high standard of service. The mobile telephone is a tool now used in every arena of daily life. In light of the growth of telecommunications, sites need to be established to provide radio signal coverage to residential and business settings, for leisure and industry, and to metropolitan and rural locations. This means the search areas can be quite small because the installations are serving specific areas of the community.

Ideally the radio base station should be located at the cell nominal but due to many reasons this is often not achievable. Therefore our clients allow a degree of tolerance in regard to the area to be surveyed and this is known as the search area. However, the distance it can be located from the cell centre is limited by the need to achieve an efficient distribution of cells avoiding the signals between cells utilising the same frequency.

The area of Wargrave has been designated as a site where a radio base station is required in order to provide radiotelephone coverage to the surrounding area. It is also required to provide a contiguous service to my clients' network. Our brief as consultants to One 2 One is to survey the designated area to locate a suitable Radio Base Station site. When looking for sites there are a number of important considerations that are taken into account.

...Cont'd...

These include:

1. **The radio implication of the site:** Radio signals are transmitted through the network by using fixed links at such frequencies that necessitate an uninterrupted line of sight. To achieve this the installation must reach a sufficient height above surrounding buildings and trees.
2. **Land availability:** The site is dependent upon landowners' willingness to see their property used for this purpose.
3. **Planning:** Every effort is made to ensure that the best site is chosen in relation to its planning characteristics, for instance, the effect on the amenity of the adjoining property, the availability of effective screening etc. However, this is clearly constrained by the technical parameters of the system and the land availability previously mentioned.

In line with Planning Policy Guide 8 (PPG8) it is my clients policy that, when identifying a site to locate a base station, consideration must firstly be given to utilising existing buildings, radio towers and other structures. If no suitable structure is found only then will consideration be given to the construction of a purpose-built tower.

The intended coverage area is the village of Wargrave which lies to the north of Twyford and north-east of Reading. The area is predominantly residential and many of the properties are Grade I or II Listed. On higher ground overlooking the village there are a number of large residential estates. There are some public houses and small retail outlets in the village centre, and on the periphery of the village there are a number of farm properties. Please find enclosed a search and coverage area map for the designated site. The search area is the region within which my client would seek to locate a radio base station, and the coverage area is the region that requires radio signal coverage.

The area was investigated to find locations suitable for a telecommunications installation. The alternatives looked at are shown on the enclosed map. An alternative site at Highfield Farm at a location behind some Dutch Barns (option "1") was investigated. This site was discounted because it would not provide coverage to the intended area as the Barns would block any radio signals. Land at Highfield Park (option "2") was also considered. However, this site was eliminated from the survey because planning permission had previously been refused at the site, and moreover the location was considered to be too close to residential properties. Sheeplands Farm (option "3"), farmland to the south east of Wargrave, was investigated but the site was too open with inadequate screening. The site was also on low ground and would not provide coverage to the intended region. An existing Vodafone mast (option "4") was considered. On greater investigation however, it was found that the mast is a monopole design that would not accommodate my client's apparatus, and there was no scope for redevelopment of the site. Further to this the landowner did not want another mast in such close proximity to the existing Vodafone mast. This site was therefore discounted. A Cellnet mast (option "5") was also considered. The ground height here is again very low and the existing mast is 30 metres to allow Cellnet to provide coverage. My client would therefore have to locate lower down on the existing mast and as such would not provide radio signals to the intended coverage area. Hence this site was eliminated from the survey. Wargrave Railway Station (option "6") was investigated but no suitable sites were found for my client's apparatus. Furthermore the ground height here is low and again would create problems with signal propagation. Finally Wargrave Telephone Exchange (option "7") and car park was considered. On greater consideration though it was felt that the village centre would be avoided for telecommunications equipment due to the high degree of listed buildings. The search was therefore extended outside the search and coverage areas.

...Cont'd...

The proposed site at Highfield Farm (option "A") was one site that met the designated criteria. The site is located in a position that provides good radio coverage throughout the intended area, access to the site is favourable and the landowner was willing to have a radio base installation on the property. Existing trees will provide good screening to the mast. The site is also located away from residential properties and screened from the nearest properties by tall trees. A monopole mast has been proposed that my client considers will have a minimal impact on the visual amenity. The equipment proposed by my client can be painted in order to provide camouflage and again should reduce the impact on the wider visual amenity. The height of the mast is necessary to propagate the signal to the intended area and any reduction in height will have a corresponding reduction in radio signal coverage.

Also enclosed please find radio coverage plots for the site. The requirement for a base station at the above site can most easily be shown by the Network plan that is a computerised radio coverage prediction chart. The plots are very precise and their accuracy is constantly confirmed by the use of mobile towers and drive around radio surveys. The accuracy has been further confirmed by the setting up of the network throughout the United Kingdom.

The coloured plots represent the strength of radio signals as they leave the antennas. The strongest signals are pink and as they get progressively weaker the colours change to yellow and green. The clear areas represent regions where signals are at their weakest and within these areas it is probable that no reception would be received. These areas are known as "holes" and within holes in the coverage area users to the system will experience the following:

i) when a customer attempts to join the network they will be unable to obtain a link to a base station. This is an important factor should a vehicle break down in the area, especially in regard to females travelling alone;
ii) a customer passing through the area using a mobile telephone will be cut off, which is known as "drop out";
iii) a telephone user trying to contact a customer in the area will be unable to get through;
iv) emergency services will not be contactable; last year over three million 999 calls were accessed via mobile telephones.

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

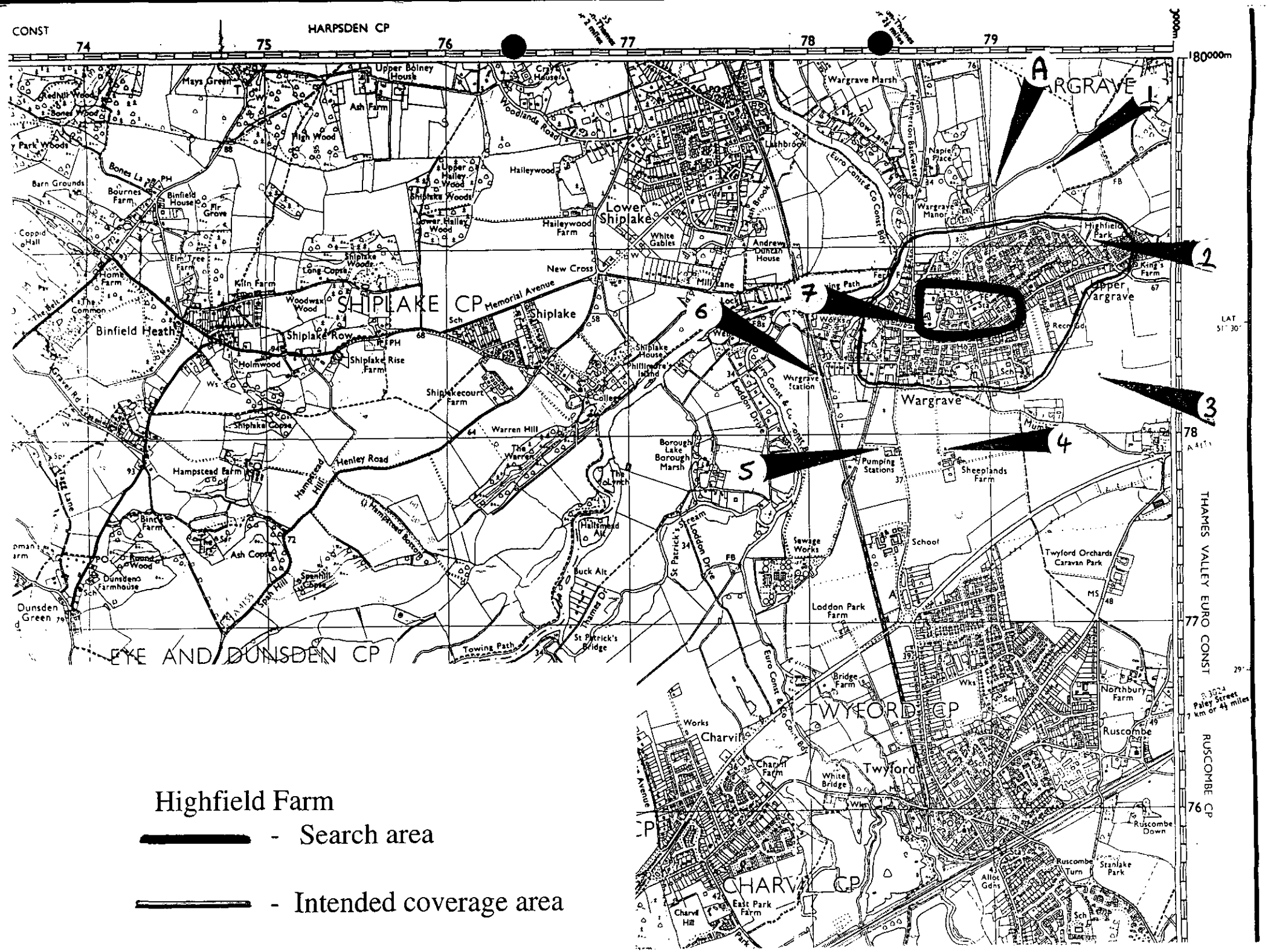
Plot A shows current radio signal coverage without the proposed site at Highfield Farm. As can be seen there is a distinct hole in coverage over the centre of Wargrave and weaker coverage over the rest of the village. Plot B shows coverage from the proposed site in isolation and Plot C shows coverage with the proposed site integrated into the network. The site at Highfield Farm will provide coverage to the area currently experiencing poor signal reception.

I trust you will find this information helpful on reaching a decision on the application, however should you require further details then please do not hesitate to contact me.

Yours faithfully

L. Ellett

Louise Ellett
On behalf of One 2 One Personal Communication Services Ltd.
Direct line: 01276 605006 **e-mail: lellett@aptelecom.com**


Highfield Farm
- Search area
- Intended coverage area

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

14.APR.2000* 1226

1.	APPLICANT'S NAME	ONE 2 ONE PERSONAL COMMUNICATIONS LTD.
	ADDRESS	ELSTREE TOWER, ELSTREE WAY, BOREHAMWOOD, HERTS.
	POST CODE	WD6 1DT PHONE 0181 214 2121
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	A.P.T.
	ADDRESS	DOLPHIN HOUSE, ALBANY PARK, CAMBERLEY, SURREY
	POST CODE	GU15 2PL PHONE 01276 605000
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	CORNER OF FIELD AT HIGHFIELD FARM, WARGRAVE, BERKSHIRE, RG10 8PU
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TO ERECT ONE 22.5-METRE MONOPOLE MAST COMPLETE WITH 3 CROSS POLAR ANTENNAS, 2 DISH ANTENNAS AND ONE RADIO EQUIPMENT HOUSING.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.01h/a
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	98045/98963/MPC01/01 REV. B

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 ?

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

PART OF FARMLAND

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.**

MAST - GALVINISED STEELWORK
CABIN - PLASTIC COATED METAL

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.

PLEASE SEE SUPPORTING INFORMATION

16. **HOW WILL SURFACE WATER BE DISPOSED OF?**

VIA SOAKAWAYS

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

PLEASE SEE SUPPORTING INFORMATION

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	N/A	*		*		*
BUNGALOW		*		*		*
FLAT/MAISONETTE		*		*		*
OTHER		*		*		*

21. **DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?**

*** STATE No. OF HABITABLE ROOMS**

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.

£190.00

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 L. Elliott **ON BEHALF OF** ONE 2 ONE PERSONAL COMMUNICATIONS LTD. **DATE** 28.03.00

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: 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				
(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 TELECOMMUNI-CATIONS	N/A	N/A	4.05m2	96m2
OTHER	Please Specify				
	TOTAL	N/A	N/A	4.05m2	96m2

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	UNMANNED RADIO BASE	
Proposed	STATION	

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.

PLEASE SEE SUPPORTING INFORMATION

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

THE APPLICANT, ELSTREE TOWER, ELSTREE WAY, BOREHAMWOOD, HERTS., WD6 1DT

NO

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
UNMANNED RADIO BASE STATION			

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.

NO

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.'

ADDRESS HIGHFIELD FARM - THE STUDIO CRAZIES HILL

PARISH WARGRAVE

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 7335	R.J. BUSH & SON	SILAGE BUILDING	7.11.77	APP. N/A
34334	"	REDUNDANT BLACKSMITH SHOP TO RECORDING STUDIO	22.11.89	30.11.92
(39447	NOW SPRING MEADOWS BUSINESS CENTRE (SEP. CAN) 1-7	REDUNDANT BLDGS. TO B1	1.7.92	C/A)
39993	"	RENEWAL 34334	5.10.92	30.11.95
A010	MR. R. BUSH	AGRICULTURAL BLDG. GRAIN RECEPTION/STORE	19.1.95	C/A
44217	"	AGR. BUILDING TO USE AS RECORDING STUDIO	9.6.95	C/A
~~95/60306/F~~				
96/64397/F	"	RECORDING STUDIO TO OFFICE (B1)	21.10.96	C/A
97/65647/F	"	YARD TO CARPARK	15.8.97	C/A

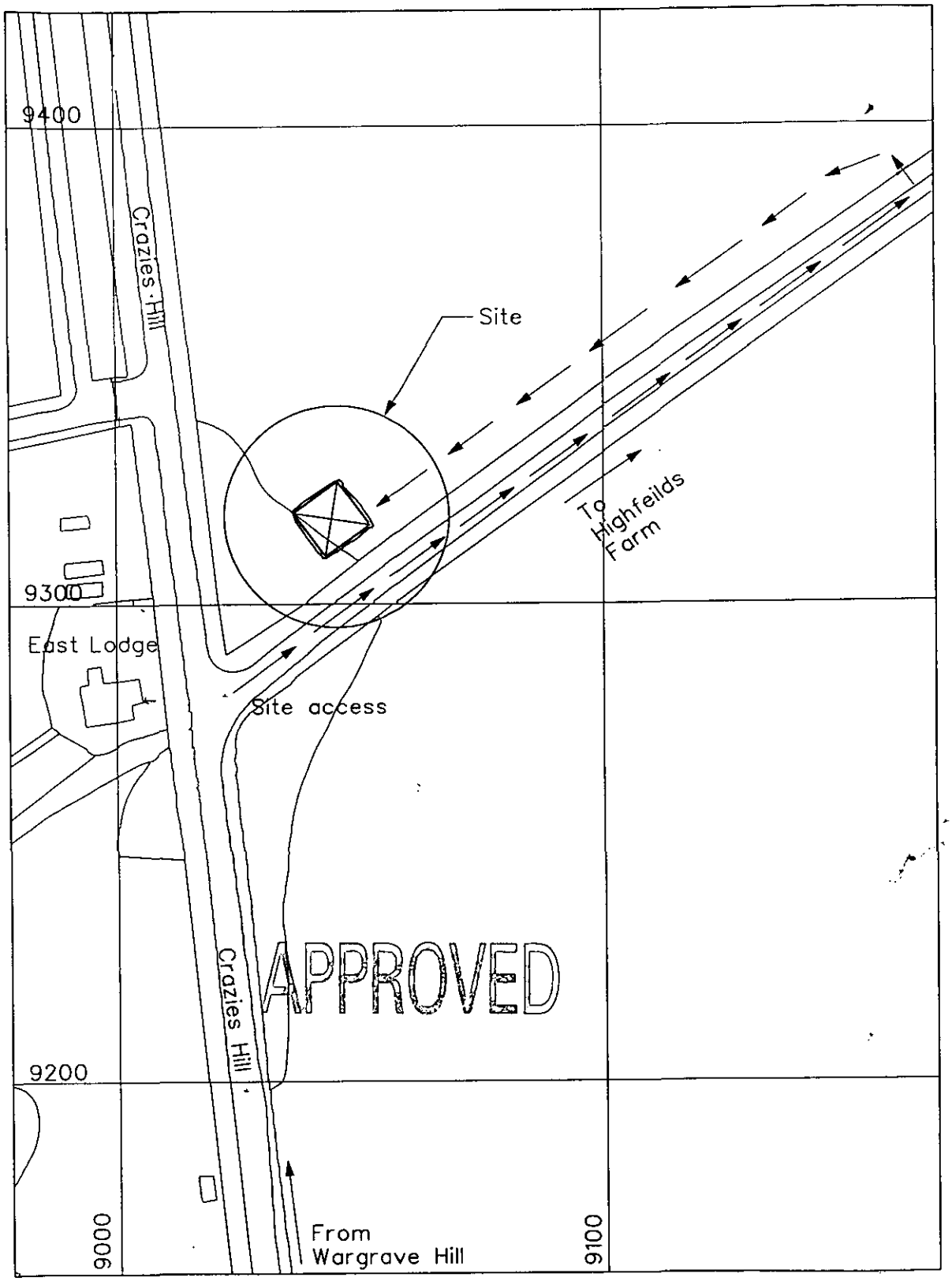
DATE OF COMPLETION

MINISTRY DECISION Barn at Farm - LISTED on 27/7/99 - GRADE II

SPECIAL ORDERS

DRAINAGE

091074



SITE LOCATION MAP

NATIONAL GRID REFERENCE 479040/179312
Scale 1:1250

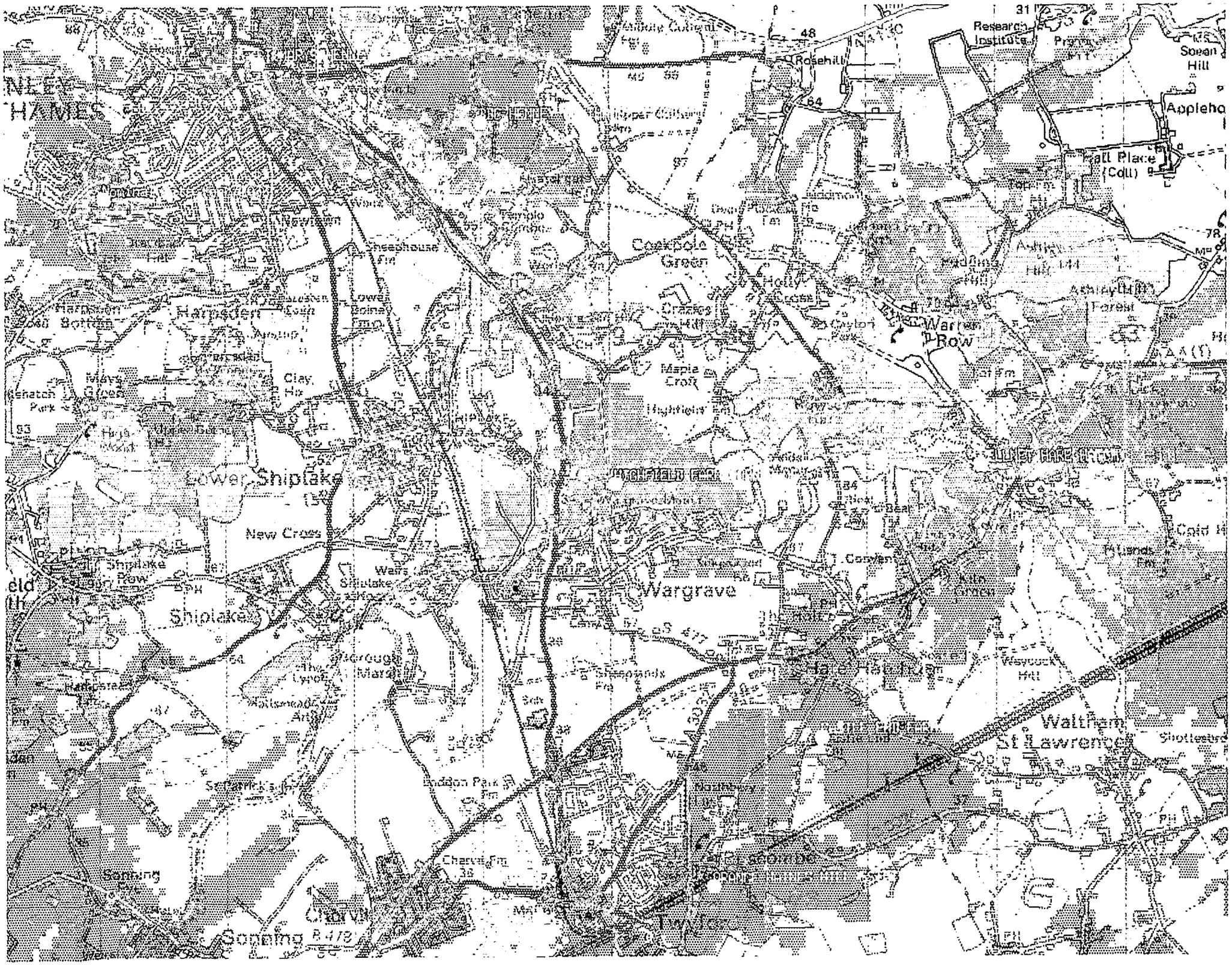
14.APR.2000* 1226

PLOT C

One2One Plot Ref: 4337

98963 Coverage from HIGHFIELD FARM and planned and existing

Produced on 13 January 2000



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PLOT A

One2One Plot Ref: 4635

98963 Coverage Hole

Produced on 13 January 2000



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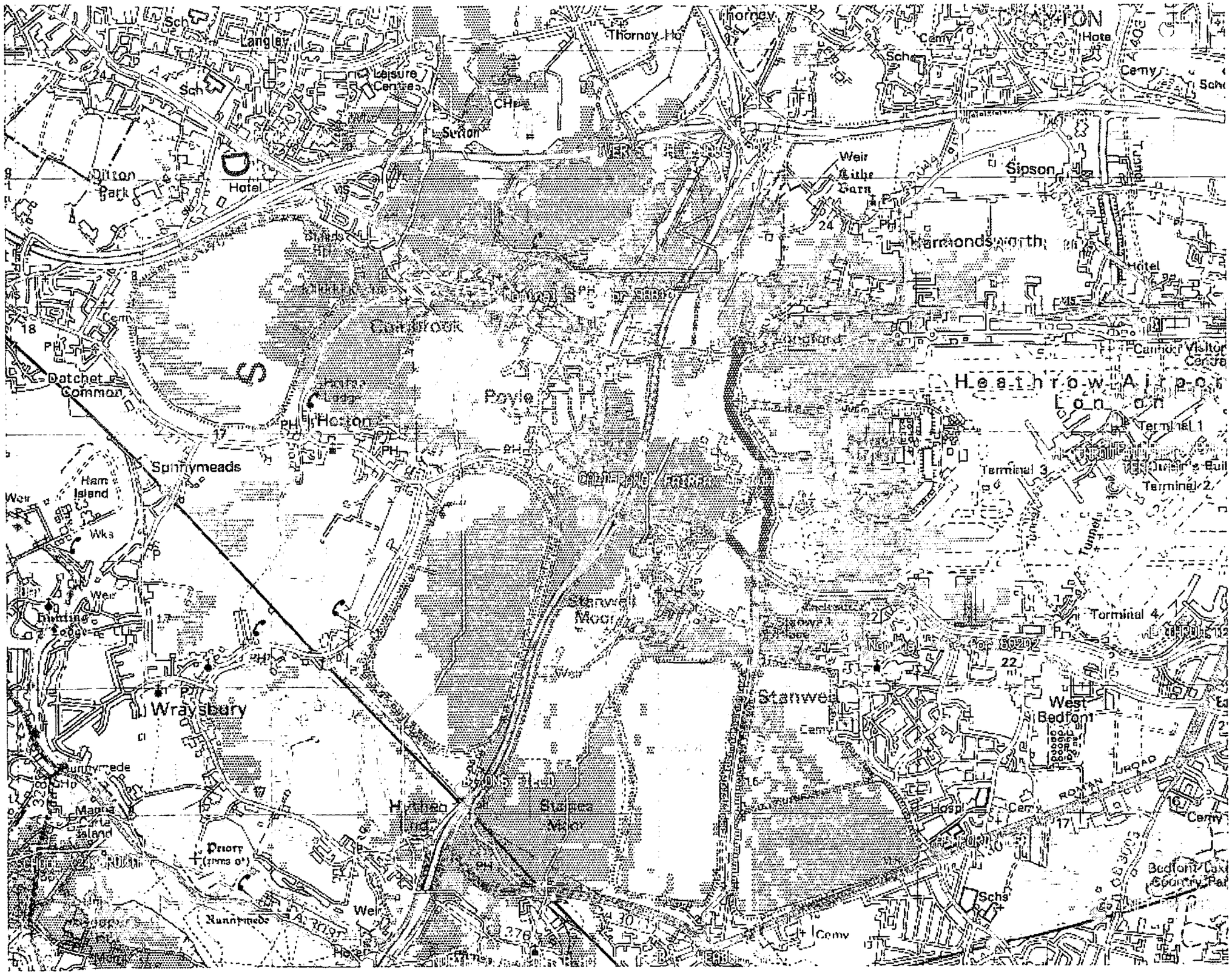
PLOT B

One2One Plot Ref: 4336

98963 Coverage from
HIGHFIELD FARM only

Produced on 13 January 2000



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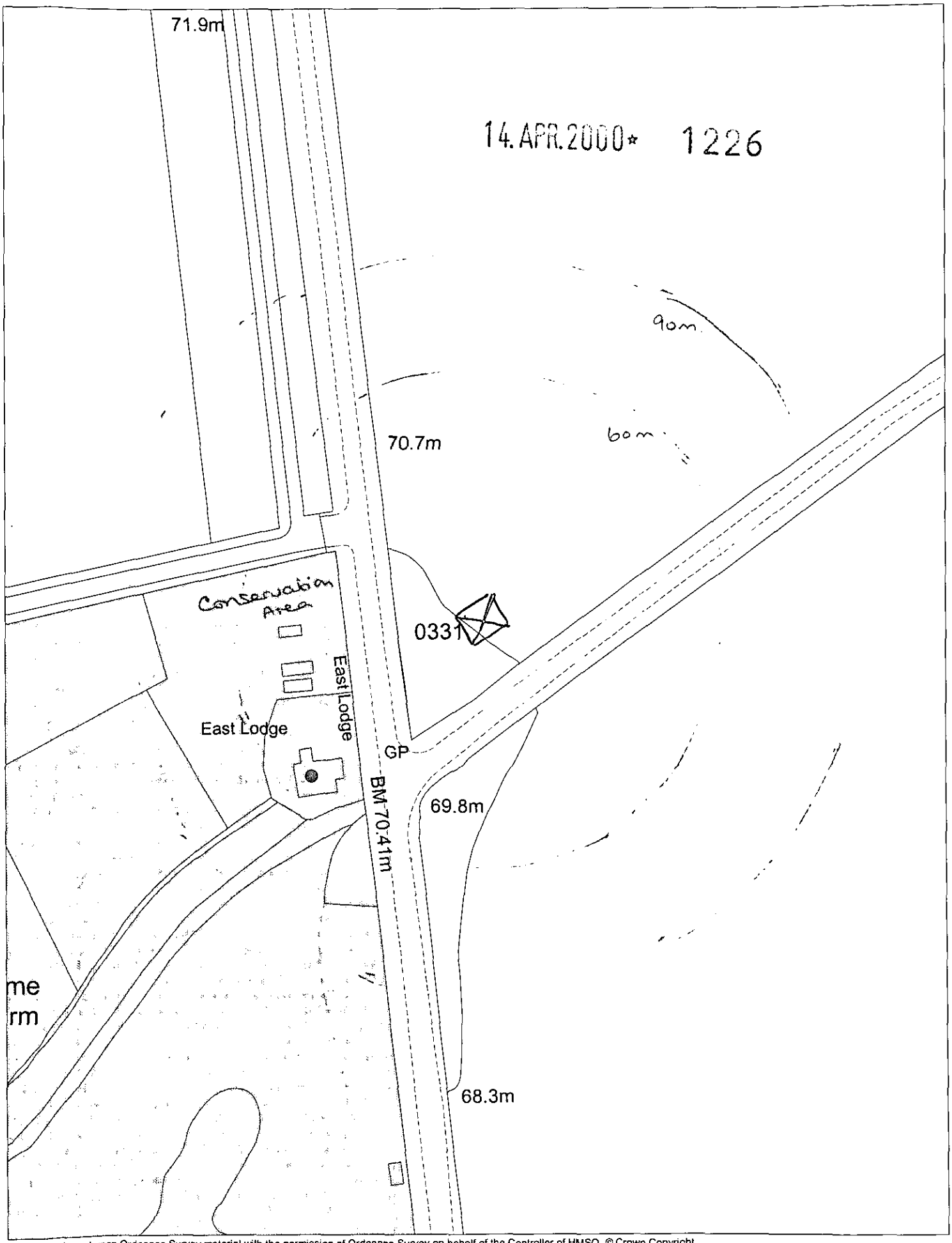

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Development Control Section, Environmental Services, Wokingham District Council.
5 April 2000 Scale: 1 : 1250

N W E S