APPLICATION NO:
F/2000/1568

LOCATION:
Land Adjacent To MeadowSide Southbury Lane, Ruscombe Reading.

APPLICANT:
Orange PCS Ltd C/O Heritage Planning Ltd

PROPOSAL:
Proposed erection of 20m high replacement telecommunications mast and associated development.

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **18/07/2000**

CASE OFFICER: **Heather Morgan**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Orange PCS Ltd
C/O Heritage Planning Ltd
120 Eastwood Drive
Highwoods
Clochester
Essex
CO4 4SL

Application Number: F/2000/1568

Parish:	**RUSCOMBE**
Location:	**Land Adjacent To MeadowSide, Southbury Lane, Ruscombe, Reading.**
Proposal:	**Proposed erection of 20m high replacement telecommunications mast and associated development.**

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

Reason

1. The proposed development by reason of its location, scale and height would form an obtrusive feature to the detriment of the setting and outlook of St. James Church, a Grade I listed building and the character and amenity of the adjacent Conservation Area, and surrounding Green Belt and sky line. As such, the proposal is contrary to Policy 16 of the Green Belt Local Plan for Berkshire, Policy TC1 of the Berkshire Structure Plan and Policies WHE4, WHE11, WOS3, WRE1 and WK14 of the Wokingham District Local Plan (Desposit Draft) as modified.

John Mitchell
Development Control Manager
Date: 07/08/2000

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.

HERITAGE PLANNING

TOWN PLANNING AND DEVELOPMENT CONSULTANCY

Heritage House, 120 Eastwood Drive, Highwoods, Colchester, Essex CO4 4SL
Tel: 01206 854574 • Fax: 01206 854444 • Mobile: 07885 136090
E-mail: heritage.planning@aspects.net

DELEGATED

SUPPORTING STATEMENT

-ooOoo-

PROPOSED ERECTION OF A 20M REPLACEMENT TELECOMMUNICATIONS MAST AND ASSOCIATED DEVELOPMENT

REFUSED

at

ORANGE TELECOMMUNICATIONS SITE, LAND ADJACENT TO MEADOWSIDE, SOUTHBURY LANE, READING

for

Orange Personal Communications Services Ltd., and Mercury One 2 One

-ooOoo-

Our Ref: BRK/0029 Revised

May 2000

23.MAY2000* 1568

CONTENTS:

1. INTRODUCTION

2. THE APPLICATION SITE

3. BACKGROUND TO THE PROPOSAL

4. PLANNING POLICY FRAMEWORK

5. SUMMARY AND CONCLUSIONS

1. INTRODUCTION

1.1 This statement is in support of a revised mast share application re-submitted on behalf of Orange Personal Communications Services Ltd. and Mercury One 2 One for a replacement telecommunications facility comprising the following components:-

Orange PCS Ltd.
One x 20m high new slimline mast by Alan Dicks;
One x six sector antennae to be located at the headframe;
Two x 0.3m and One x 0.6m diameter transmission dishes;
Compound to be extended by 3.5m to the west.

Mercury One 2 One
Three dual polar antennae @ 15.9m leg-mounted;
One 0.3m dish @16.0m;
One equipment cabin 3.68m x 2.68m x 2.90m high;

1.2 The mast will be of steel construction, and the associated cabin will be constructed of either glass fibre or sheet metal and finished in colours to match the existing buildings.

1.3 The facility will be unmanned and, once developed, access will only be required for routine servicing and emergencies.

1.4 This application has been re-submitted following the refusal of Application No. F/1999/0071 on 18 January 2000 under delegated powers.

1.5 The re-submission follows the erection of a demonstration mast on 11 April 2000 and revisions to the previous proposals to address the reasons for refusal.

2. THE APPLICATION SITE

2.1 The application site is located to the south of the railway line at Southbury Drive, Ruscombe, with access via a farm gate serving the adjoining agricultural land.

2.2 This proposal seeks to extend the existing compound by 3.5m to the west and then to replace the existing mast with a higher slimmer re-designed mast to be shared by two operators.

2.3 The proposed cabin will be located within the site of the existing compound linked by underground cable to the proposed replacement mast.

2.5 The proposed new mast and compound is shown to be located adjoining a belt of substantial trees, alongside the railway embankment which assists in screening the site when viewed from the north.

3. BACKGROUND TO THE PROPOSAL

3.1 The applicants are licensed telecommunications code systems operators under the Telecommunications Act 1984. To meet their licence requirements, each Company must establish a network which provides good quality coverage for mobile communications and for the use of equipment within buildings; and the capacity of the system must be able to meet the reasonable demands likely to be placed upon it.

3.2 The proposed replacement facility will form an integral part of the networks being established by each company and provides mobile telecommunications services using digital technology. This provides the clearest and most secure form of telephony, with an extensive range of services including telephone services for car 'phones and portable' phones, message and paging systems, facsimile and data transference. However, unlike older systems the services offered are proving to be attractive to domestic subscribers as well as business users.

3.3 Each telecommunication network uses cellular technology which operates by dividing the country into a series of overlapping cells, which vary in size, depending on likely levels of usage and the topography of the area. To ensure proper mobile communications, the networks must form an unbroken blanket over the country, otherwise subscribers will experience dropped calls and loss of service, which are the most frustrating problems associated with mobile communications.

3.4 Cells are operated by a base transceiver station, to which individual handsets are linked by radiowave transmissions. As the mobile subscriber moves from one cell to another, the calls are automatically transferred or "handed over" to ensure continuous communication.

3.5 The facilities have to be located at high points to provide sufficient radio coverage otherwise the coverage can be affected by intervening hills, trees, buildings or other structures resulting in loss of the signal and dropped calls. It is the radio antennae which will provide the radio coverage to subscribers.

3.6 The height is also required in order to facilitate fixed links by microwave transmission to adjoining sites which in turn are linked to the national and international telecommunications network. The fixed links will be obtained by the radio dishes which operate on a direct line of sight basis (i.e. with a clear view to dishes on corresponding installations).

The Need for the Proposal

3.7 The Companies are still in the process of establishing their networks and, if they are to meet their licence requirements set out above, have to spread their network over most centres of population, large and small, and also the principal highway network at the very least.

3.8 The existing telecommunications site is ideally located to meet the future operational needs of the applicants on a single mast share site and the owner has agreed to accommodate the operator's requirements for a replacement mast of the height required.

3.9 The use of the replacement tower will enable the number of additional towers on green field sites be kept to an absolute minimum in accordance with both national and local planning policies which seek to safeguard the appearance of the countryside.

4. PLANNING POLICY FRAMEWORK

4.1 PPG8: Telecommunications (Dec 1992) states in Paragraph 5 that it is the Government's general policy to facilitate the growth of new and existing systems whilst taking account of protection policies for urban and rural areas.

4.2 **Mast Sharing (Paragraph 27) states:-**
"The Government attaches considerable importance to keeping to a minimum he number of radio and telecommunication masts and of the sites for such installations. The sharing of masts will help to achieve this, where practicable, as well as the use of existing buildings to site new antennae."

4.3 The use of the existing telecommunication site accords entirely with Government policy with the replacement mast required in order to accommodate both operators' equipment.

4.4 **Siting and Design** (Paragraph 29)
Whilst the replacement mast is higher than the existing, its revised design has been chosen to minimise the impact on the appearance of the area by:-

(i) Reducing the size of the Orange headframe replacing the delta headframe with a less bulky ring frame.

(ii) By the use of three leg-mounted antennae for One 2 One,

(iii) By the use of the latest revised slimline design utilising an "Alan Dick Tower". This has a base width of 1.98m reducing at a constant rate to 1.34m at the top. The tower has a sleek slender design with a narrow profile construction to minimise its impact yet is strong enough to facilitate a mast share with One 2 One.

(iv) By colour coating the revised mast and equipment to lessen its impact, i.e. by painting the top section a light colour to be seen against the sky with the lower section a dark colour to be seen against the existing trees.

(v) The re-siting of the transmission dishes below the headframe to minimise their impact.

(vi) The removal of the existing mast and its replacement with an improved design.

(vii) The re-siting of the proposed mast towards the west adjoining the existing tree belt in order to minimise its impact on the character and appearance of the area.

4.5 **Alternative Designs:-**

4.5.1 **Slimline Mast**
The revised mast now proposed is considered to be the least visually intrusive available. Whilst increased in height, its sleek appearance is a significant improvement when compared with the bulkiness of the existing tower.

4.5.2 **Monopole**
Orange's technical engineers have considered the possibility of using a monopole mast, however with the introduction of "third generation equipment" these are not strong enough to hold the standard Orange configuration, to allow sufficient flexibility for change and to facilitate a mast share with other operators.

4.5.3 **Headframe**
Orange has been successful in obtaining its licence to operate the new generation of mobile phones. Orange engineers require a headframe to be retained on the existing site in order to accommodate the existing and updated antennae, to operate efficiently and to maximise the capacity of the mast to handle existing and future increase in usage from customers within the area. The existing headframe has been reduced in depth and bulk in the form of the new "ring frame" to minimise visual impact.

4.6 **Impact on the Conservation Area and Grade I Listed Church – Demonstration Mast**

4.6.1 It is not accepted that the proposed development will have a significantly greater impact on the Conservation Area and listed church than the existing tower, for the reasons outlined above. Conversely, the revised design/siting will be a visual improvement locally and will avoid the need for a mast elsewhere for One 2 One.

4.6.2 Secondly, the existing established telecommunications site is set over 150m from the church and is separated by intervening trees, hedgerows and the mainline railway. In this location the proposed development would not adversely affect the character, setting or appearance of the Conservation Area and church.

4.6.3 In order to gauge the visual impact of proposals, a demonstration mast was erected on site to a height of 20m on 11 April 2000 with a red flag flown on top. Photographs taken of the demonstration mast clearly indicate the limited impact of the proposals. Please see Appendix 2.

4.7 **Landscaping**
The existing compound is screened by existing trees, shrubs and hedgerows in the adjoining farmland, railway embankment and roadside verges, together with new conifer planting around the compound itself. To assist in further minimising the impact of the proposals, the applicants are willing to undertake a landscaping scheme using mature planting stock, comprising indigenous species of trees and hedgerows around both the existing and extended compounds, in accordance with details to be agreed in writing with the Local Planning Authority.

4.8 **Technical Justification for the Proposal**

4.8.1 Regrettably, coloured Planet Coverage Prediction Plots were not available for submission with the previous application, however a full set are now appended showing:-

Plot 1 – Existing/planned One 2 One group coverage illustrating the poor levels of coverage by the areas shown green/grey.

Plot 2 – Coverage from existing/planned sites showing the improved level of coverage achieved from the application site by the areas now shown red/yellow.

Plot 3 – Predicted coverage from the application site "alone".

4.8.2 One 2 One agents have performed a comprehensive search of the area for alternative sites including:-

(i) **B.T. Exchange/Twyford** – This was not acceptable to BT as the building is proposed to be re-developed into a supermarket.

(ii) **Twyford Church** – This was not acceptable to the Church Authorities.

(iii) **Green Field Sites** – None visually/operationally acceptable.

4.9 **Radiation Safety (Paragraph 37) states:-**
"Radiation safety" is a matter for the Health and Safety Executive" and is therefore not a planning consideration. Nevertheless Orange PCS Ltd. has produced a paper on this matter at Appendix 1 which concludes that their installations will have no effects on the general public in the surrounding area.

4.10 **Proposed Coverage - One or Two Masts?**
The proposed 20m high mast is the minimum height necessary to achieve effective coverage for Orange and One 2 One. The use of additional masts at these heights would create a greater level of visual intrusion within the surrounding area and would result in an expensive duplication of facilities including the need for a separate compound, access, power supply, etc. and could result in the loss of existing trees and hedgerows. Any reduction in height would result in the need for additional masts in the surrounding area in order to achieve the same level of coverage for each operator due to the reduction in signal caused by "clutter" from the surrounding mature trees.

4.11 The Wokingham District Deposit Draft Local Plan does not contain any specific policies relating to telecommunication development.

4.12 The submitted proposals accord with these policy requirements set out above being a mast share proposal on an established telecommunication site screened by existing trees, shrubs and hedgerows that will not adversely affect the character or appearance of the area nor the setting of the Grade I listed church.

5. SUMMARY AND CONCLUSIONS

5.1 The applicants are telecommunications code system operators who are required under the terms of their licences to establish Personal Communications Network throughout the country.

5.2 The cellular system used by each Company imposes technical constraints on siting. In general, sites have to be located at regular intervals and in high positions to allow the equipment to work effectively.

5.3 The applicants need to bring forward the proposed replacement facility in order to provide adequate coverage where there is a gap in the One 2 One network, as well as improved coverage for Orange to achieve a quality service.

5.4 In bringing forward the replacement facility, this established telecommunication site meets their operational criteria, whilst at the same time, pays adequate regard to environmental considerations, particularly visual amenity.

5.5 The proposals are consistent with PPG8 which urges authorities to be alive to the special requirements of telecommunication operators which necessitate sites within urban and rural areas.

5.6 PPG8 also clearly recognises the benefits of modern telecommunication such as the systems being established and the proposals doe not conflict with any policies contained in the Local Plan.

5.7 The site is a good choice of location which will have a minimum impact on the appearance of the surrounding countryside due to:-

(i) its location on an established telecommunications site;
(ii) the screening effect of existing substantial mature trees, shrubs and hedgerows around the existing compound, within Southbury Drive, Church Lane and within the surrounding countryside;
(iii) the revised design and appearance of the mast and equipment, together with its re-siting;
(v) the avoidance of need for additional green field sites within this area to achieve the same level of coverage for each telecommunications network.

5.8 In conclusion, therefore, the revised application has been re-submitted only after proper consideration of both environmental and operational criteria, in accordance with the Company's licence requirements and national and local policy. The site therefore strikes a proper balance between environmental and operational considerations.

5.9 Your Council is respectfully urged to pay heed to the advice found in PPG8 that local planning authorities should respond positively to telecommunications development proposals. You are therefore requested to support these proposals as this replacement facility is urgently required.

MICROWAVE

SAFETY

RADIO SAFETY

With the increased use of radio equipment and the common use of microwave ovens in the domestic market, there has been queries over the possible health hazards related to the general use of microwave and radio transmission sites.

Orange P.C.S. Ltd is aware of the responsibility to the public and the employees and has reviewed the current recommendations used within the U.K. in respect of the Company's use and deployment of personal communications radio sites, antennas and radio transmission links.

Why Radio Transmissions ?

The use of radio transmissions has increased over the years as equipment has become smaller and more readily available to the general public. In the last few years, greater use of cellular, paging and other radio based systems have been used to supply information to people on the move.

Radio transmission sites are commonly operated throughout the U.K. by British Telecom, Broadcasting Authorities, Water, Gas and Electricity Boards, Cellnet and Vodafone and other Radio Companies. All these systems have been licensed under Government Regulation and are required to meet the Department of Trade and Industry Regulations on its use. The site commonly transmits at much large power level than the type of site operated by Orange P.C.S. Ltd.

In January, 1989, the Department of Trade and Industry (DTI) published a consultative document entitled "Phones on the Move" which embodies a vision of a new kind of telephone service available through the use of a single personal handset connected to a network by radio. These personal communications networks will be deployed in the next few years and are designed with the specific intention of making full personal communications a reality.

The networks are a series of radio sites linked together by radio transmission links which would be used to inter-link the cells. Similar equipment is being used by many multi-National companies including both B.T. and Mercury Communications.

Exposure Limits

The most significant parameter concerning Health and Safety aspects of radio frequency transmissions, is the power intensity or power flux density to which anyone might be exposed, usually expressed in watts per square metre. In the United Kingdom, the current limit for exposure by the general public to radio emissions, is 10 Wm^{-2}. For PCN radio frequencies, the level is 9.3 Wm^{-2}. These recommendations have beenset by the National Radiological Protection Board (NRPB), who are an independent agency.

The recommendations by the NRPB were prepared in 1988, and it is expected over the next few years that this level may be reduced by a factor of ten and that the EEC may adopt a level of 1 Wm^{-2}. This lower level is that which Orange P.C.S. Ltd has used in its designs.

Radio Site Installations

Orange P.C.S. Ltd will carry out measurements on actual sites to ensure standards are met and will carry out tests, if concerns are expressed.

Orange P.C.S. Ltd has designed its radio sites to satisfy the EEC's aspirations of 1 Wm^{-2}. On radio sites, safety guards are provided where necessary to provide physical barriers to the equipment or designing in safety zones to the antenna structure to achieve minimum safe distance requirements. In general, these are no more than a few metres. Outside these areas the radio signals reduce and are hundreds of times less at 100 metres or more from the site.

Orange P.C.S. Ltd in meeting its licence obligations to the DTI, and the use of radio equipment which must comply to the current specifications. This and meeting the NRPB U.K. guidelines on R.F. emission, at the proposed lower EEC levels fully meets the requirement for a safe radio transmission site. Orange P.C.S. Ltd site installations will have no affects on the general public in the surrounding area.

REFERENCE DOCUMENTS

"National Radiological Protection Board (NRPB)" document NRPB-GS11-1988

"American National Standards Institute (ANSI)" document ANSI C95.1 1990

ISSUED BY: S C Collins

Orange P.C.S. Ltd Limited
Gt Park Road
Almondsbury, Bristol
BS12 4QJ

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1568

Applicant : Orange PCS Ltd C/O Heritage Planning Ltd.

Location : Land Adjacent To MeadowSide , Southbury Lane, Ruscombe, Reading.

Proposal : Proposed erection of 20m high replacement telecommunications mast and associated development.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/6/00

Date of Neighbour Notifications : 7/6/00

Date of Site Visit : 28/6

Date Registered : 23/05/2000

Earliest Date for Decision : 30/06/2000

Latest Consultation Date/Site Notice Expiry Date : 30/06/2000

Application Expiry Date: 18/07/2000

Consultation Responses :

① Env. Health – No Objection.

② Ruscombe PC - Good deal of masts in Ruscombe already. Do not agree a proposed increase of 5m will have no visual impact- Application would have failed on Heritage Planning 4.8.2 (ii) it should not come in prior to a change in the dept. Photos are misleading. No real difference to previous scheme which was refused. Too high too close to ~~Planning Issues~~ a listed church. Concerns re health hazards. Con - cerns re lack of consults with residents & Church Lane

③ Env. Agency - No Objection

④ Conservation Officer - Implications of this type of structure on the locality are unclear. Location in the rural edge & the Conservation Area is regretted. Local policy is to be decided, where possible. Could not support the replacement.

⑤ Consultations – 7 letters of objection - Visual impact of the increased height of the property, adverse impact upon the setting of the Grade I listed Church, impact upon Conservation Area, Health hazard.

(*) Impact visually upon nearby residents

Planning history

F/1999/0073 – Proposed erection of 20m high replacement mast and associated development. Refused 18/01/00.
location, scale and height would form an obtrusive feature to the detriment of the Grade I Listed building, Conservation Area, ~~and~~ Green Belt and skyline.

Current Proposal

Identical location and height of mast. The circular head-frame and number of dishes are the same. The only alteration is a 'slimming at the waist' of the lattice mast itself.

The applicants agents have submitted a report in support of the application. The mast is to provide coverage for Orange and One 2 One. Reference is made to the Telecommunications Act 1984 and the governments requirement to provide good quality coverage. They state the mast is ideally located to meet the future needs of applicants on a mast share site. The mast itself would be slimmer, would be painted light and dusk to reflect the landscape, In essence, it would be an improvement upon the existing bulky tower. A monopole was discounted as it would be unable to take the load of 'standard Orange equipment' and use of the tower of the church itself has been rejected by the Church authorities.

Impact upon residential amenity

The mast would not overshadow or overbear neighbouring properties. There is no substantiated scientific evidence to support the danger to peoples health caused by the masts themselves. A recent government report has not provided conclusive proof of harm. Whilst a number of letters of objection have been received, it is not considered public perception of harm could reasonably be used to substantiate a refusal in this case

Application Number: F/2000/1568

Appraisal :

Impact upon Grade I Listed Church, Conservation area and Green Belt

The previous application was refused on the basis of detrimental impact to all of the above. The mast would be located approximately 75m south of Muscombe Conservation Area and some 150m from the listed church. The mast is to be positioned further to the west than the existing structure. The applicants state this area is better screened. However, the planting is deciduous leaving open views of the mast above during the winter months. In addition, the mast would be 20m high, 5m higher than existing. The headframe is 2m deep and approx. 3.7m wide. This makes it a substantial structure which is appreciably higher than existing. The visual impact upon the Conservation Area, Listed Church Green Belt and skyline would be detrimental. The revisions to slim the mast would do very little to reduce the bulk and impact of the proposal. Whilst it is accepted that PPG8 Telecommunications advises LPA to look positively upon mast applications this should not be at the expense of the amenity of the area. The Conservation Area and setting of the church are defined by the church itself, the small green and residential properties extending to the open land beyond. A significantly higher mast with headframe proposed would have a detrimental impact by reason of intrusion. The LPA considers that there are other alternative solutions which have been used elsewhere across the country, which could reasonably be applied to this situation.

On balance, it is considered the adverse visual impacts significantly outweighs the requirement for the mast in this specific location.

Recomendation : [redacted] ☐ **Refusal:** ☑

(tick appropriate box)

⊛ Trees & Landscape – Has been moved further to the west. Vegetation to north & south effectively screen from the majority of viewpoints. Will be less dominant upon Church and Conservation Area. At present conifers are planted round the enclosure. This is inappropriate & they should be replaced with native tree & shrub planting over a wider area.

Application Number F/2000/1568
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
01			The proposed development by reason of its location, scale and height would form an obtrusive feature to the detriment of the setting and outlook of St. James Church, a Grade I listed building and the character and amenity of the adjacent Conservation Area, and surrounding Green Belt and skyline. As such, the proposal is contrary to policy 16 of the Green Belt Local Plan for Berkshire and policies WHE4, WHE11, WOS3, WRE1 and WIS14 of the Wokingham District Local Plan (Deposit Draft) as modified.
	policy TC1 of the Berkshire Structure Plan		

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjacent To MeadowSide Southbury Lane Ruscombe Reading.

APPLICATION NUMBER: F/2000/1568

OFFICER: Heather Morgan

DATE OF SITE VISIT: 28/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES (on front gate)

2. DESCRIPTION OF SURROUNDINGS Countryside. Houses to the east and the north plus the Wobeel Church Plant way in cutting immediately to the north.

3. DESCRIPTION OF SITE/BUILDING Existing △ lattice mast on the site with 3] antennae at the top plus various smaller O lower on the headframe. △ headframe

4. RELATIONSHIP TO ADJOINING PROPERTIES Sufficient distance.

5. SITE CONSTRAINTS

TREES Existing tree screen on boundary with railway

ACCESS/PARKING Existing gate to field to allow for maintenance

LEVELS Flat

BOUNDARY TREATMENT N/A.

OTHERS

Tel: (0118) 974 6446

Date: 24 July 2000

My ref: F/2000/1568

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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/2000/1568
Land Adjacent To MeadowSide , Southbury Lane, Ruscombe, Reading.
Proposed erection of 20m high replacement telecommunications mast and associated development..

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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
Development Control Manager

Tel: (0118) 974 6446

Date: 24 July 2000

My ref: F/2000/1568

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 D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/1568
Land Adjacent To MeadowSide , Southbury Lane, Ruscombe, Reading.
Proposed erection of 20m high replacement telecommunications mast and associated development..

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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

John Mitchell
Development Control Manager

Tel: (0118) 974 6446

Date: 24 July 2000

My ref: F/2000/1568

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 Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2000/1568
Land Adjacent To MeadowSide , Southbury Lane, Ruscombe, Reading.
Proposed erection of 20m high replacement telecommunications mast and associated development.

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

[redacted]: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 3 Aug 2000

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1568**
Land Adjacent To MeadowSide , Southbury Lane, Ruscombe, Reading.
Proposed erection of 20m high replacement telecommunaications mast and associated development.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

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

Received by Wokingham District Council

Application No: F/2000/1568

Proposal:
Proposed erection of 20m high replacement telecommunications mast and associated development.

Location:
Land Adjacent To MeadowSide , Southbury Lane, Ruscombe, 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/06/2000. 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

06 June 2000

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 20 July 2000

Location:	Land Adjacent to Meadowside, Southbury Lane, Ruscombe
Proposal:	Proposed erection of 20 metre high replacement telecommunication mast and associated development
Application Number:	F/2000/1568

In response to your consultation dated 6 June 2000 for the above application, the landscape comments are as follows:

Although the proposed mast is taller than the existing mast, it is slimmer and located further to the west, thus allowing the vegetation to the north and south of the railway to effectively screen the impact of the mast from the majority of viewpoints. At present the existing mast can be seen in the gaps through the vegetation from the south in the Conservation Area, whereas the location of the proposed mast will be less dominant from the church and the Conservation Area.

At present there are conifers planted around the enclosure which are wholly inappropriate and should be replaced with native tree and shrub planting in a wider strip to the south and south east of the enclosure. The applicants need to provide details of the new areas of planting showing the location of these areas, full species name, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

08 JUN 2000

DELEGATED

To:
Harold Sanders
Urban Design And Conservation Officer

From: Heather Morgan

Date: 06 June 2000

Application Number: F/2000/1568

Proposal: Proposed erection of 20m high replacement telecommunications mast and associated development..

Site Address:
Land Adjacent To MeadowSide , Southbury Lane, Ruscombe, Reading.

Applicant:
Orange PCS Ltd C/O Heritage Planning Ltd.

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

ALTHOUGH THIS IS A REPLACEMENT AND THE ISSUES + DEBATE CONERNING VISUAL IMPACT ON CONSERVATION AREA AND GRADE I LISTED CHURCH TOWER ALREADY AIRED ;

1. I STILL CONSIDER THE IMPLICATIONS OF THIS TYPE OF STRUCTURE ON THE LOCALITY IS STILL UNCLEAR

2. THIS LOCATION , IN THE RURAL 'EDGE OF THE CONSERVATION AREA (BUT NOT IN IT) IS TO BE RESISTED.

3. COUNCIL POLICY WAS TO RESIST , WHERE POSSIBLE.

I DO NOT CONSIDER THIS STRUCTURE CONTRIBUTES ANY WAY TO THIS RURAL COMMUNITY ;
I COULD NOT SUPPORT THE RE PLACEMENT.

Harold Sanders . CONSERVATION + DESIGN 03-07-00

Our ref: SP\2000\001889/001
Your ref: F/2000/1568

Date: 27th June 2000

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Heather Morgan

Dear Madam

PROPOSED ERECTION OF 20M HIGH REPLACEMENT TELECOMMUNICATIONS MAST AND ASSOCIATED DEVELOPMENT AT LAND ADJACENT TO MEADOWSIDE, SOUTHBURY LANE, RUSCOMBE

Thank you for your letter dated 6 June 2000 which was received on 12 June 2000. You are asked to quote the following reference in any correspondence: SU77NE/10/16. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU 795 763	210m	Ruscombe Pond

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

PLANNING SERVICES REC'D 3 1 2 0 6
POL
DC
APP
CS.
COPIES TO:

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 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Sarah Paxman
Development Planning Officer

cc. Heritage Planning Ltd., 120 Eastwood Drive, Highwoods, Colchester, Essex

FROM: Heather Morgan

DATE: 06 June 2000

DELEGATED

RUSCOMBE PARISH CONSULTATION SHEET

Application Number: F/2000/1568

Proposal: Proposed erection of 20m high replacement telecommunications mast and associated development..

Site Address: Land Adjacent To MeadowSide , Southbury Lane, Ruscombe, Reading.

Applicant: Orange PCS Ltd C/O Heritage Planning Ltd.

Your observations are required in respect of this application **by 30/06/2000** .

21.6.00.

The Council have several comments and observations...

(a) There are a good deal of telecommunication masts around Ruscombe already.

(b) We do not agree that a proposed increase of 8m on the present mast will not make any visual impact, together with a 3m high building.

(c) This application would have failed on Heritage Planning 4.8.2.(iii) if it had not been sneaked in just before regulations changed.

(d) The photographs are misleading, from an unusual angle and the proposed mast height is the red flag on the dummy mast.

(e) The application is not significantly different from the failed previous application (F/1999/0071)

(f) There is great concern from residents and those in Church Lane were not informed.

(g) It is too high too near to a listed building (St. James Church).

(h) Rambles pass close to the mast site and there are still doubts and concerns about health hazards with these technical advancements.

SIGNED: J Carter DATE: 21-6-00

Clerk To Ruscombe Parish/Town Council.

ACK:

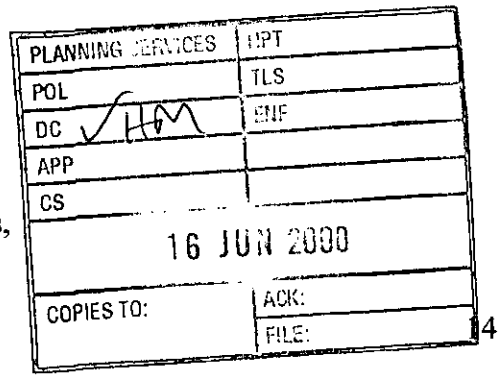
FILE:

HERITAGE PLANNING

TOWN PLANNING AND DEVELOPMENT CONSULTANCY

Heritage House, 120 Eastwood Drive, Highwoods, Colchester, Essex CO4 4SL
Tel: 01206 854574 • Fax: 01206 854444 • Mobile: 07885 136090
E-mail: heritage.planning@aspects.net

Ms. Heather Morgan,
The District Planning Officer,
Wokingham District Council,
Planning Department,
PO Box No. 157, Council Offices,
Shute End, Wokingham,
Berks. RG40 1WR.



14 June 2000

Dear Ms. Morgan,

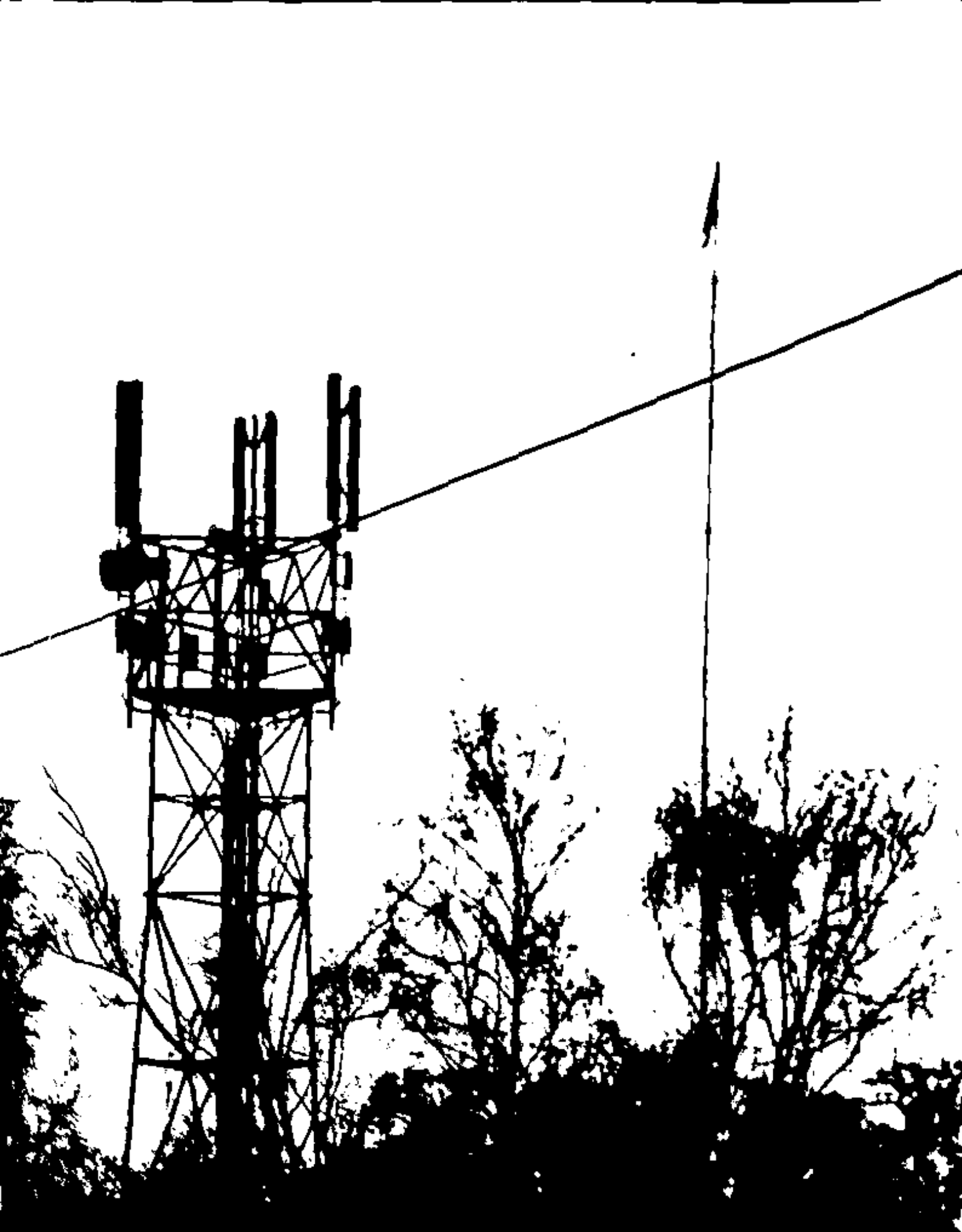
Applic. No. F/2000/1568
Proposed Erection of a 20m High Replacement Telecommunication Mast and Associated Development at Orange Base Station, South-west of Southbury Lane, Ruscombe to facilitate a Mast Share with One 2 One (Orange Ref. BRK/0029)

Please find enclosed the site notice card duly completed. I also confirm that both side views of the MPC Cabin have no openings and are identical in appearance.

Yours sincerely,

B.R. Pooley.

Encs.



SECRET

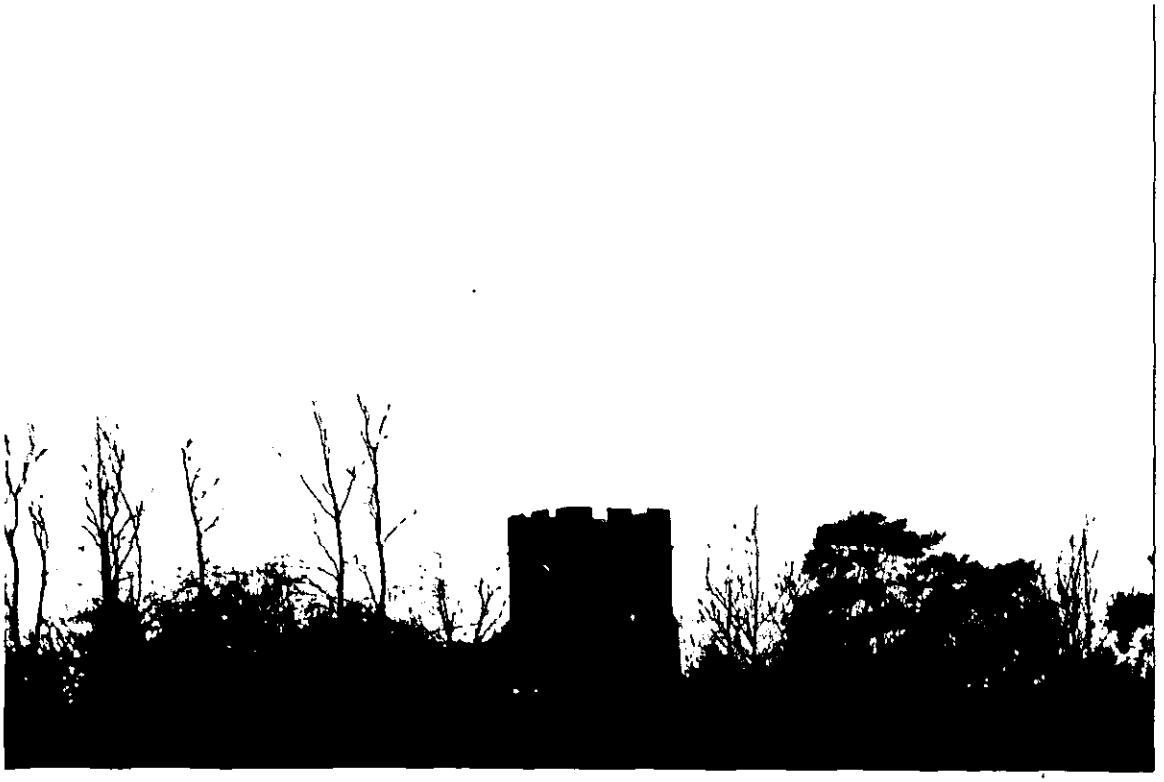
Mar. ex. Sea Flying
Base, Pensacola

Date 1200

<No. 7>

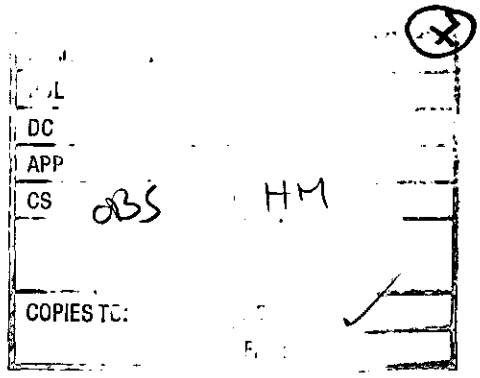
BTS NA0B ANA0 NNN 0 1310





Southbury Farmhouse
Southbury Lane
Ruscombe
Berkshire RG10 9XN

Tel: 0118 9340132



30 June 2000

Planning Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

Attn: Heather Morgan

Dear Madam

Applic Nos: F/2000/1568
Telecommunications Mast

As owners and occupiers of the above property we write to object against the above application as indeed I do as a member of the Ruscombe Parish Council.

I am aware that Orange submitted proposals under F/1999/0071 and 0073 last December for the "Erection of 20 metre high replacement telecommunication mast and associated development". You refused that and yet the new proposal (as above) in your letter to us of 6 June 2000 has identical wording. The proposal is a virtual resubmission of that which you turned down a few months ago.

In order to help I enclose a copy of our letter of objection to you dated 19 December 1999. Our items in 1 to 3 remain valid and I would strengthen item 4 by drawing to your attention the final two columns of the enclosed article on mobile phones etc. from the Financial Times a fortnight ago. I am, of course, referring to the Government sponsored Stewart report which states that masts should not be near schools. "Schools" means children (and their adult teachers) and I should advise you that there are families living in Southbury Lane and, importantly, in the adjacent Church Lane. There are babies in Church Lane (I gather you have not advised all the houses there of the proposal) and the Vicar in the vicarage has a large family too.

With regard to the existing mast it is technically just below 15 metres in your planning terms. However, I should inform you that shortly after you refused permission in January three new upright antennae were fixed to the headframe without any

prior warning to us residents. I spoke with Mark of your Enforcement Department at that time and, as neither he nor others in your Department knew of this, he personally visited the site. He later reported that, having measured up, the antennae had the effect of taking the structure considerably above 15 metres but that, in planning parlance, the antennae were excluded from the calculations because the headframe had not been increased. What a nonsensical state of affairs!

The current proposal, therefore, is for a 20 metre mast i.e. 5 metres/16 feet above the height of the existing headframe. Sixteen feet, as you yourself can visualise, is the equivalent of the height of say, a bungalow roof, so you can imagine just how high the new structure will appear. More importantly no one seemingly has any power to prevent Orange adding new antennae to a 20 metre headframe and, although Orange state they will re-site the antennae below the headframe, there is nothing to prevent them from adding on upwards as hitherto. Consequently, we might end up with something that extends to around 25 metres (over 80 feet).

Orange have craftily provided two photographs showing the proposed mast height - the idea being, of course, to show how unobtrusive the new mast will be. However, my wife is not lacking in photographic ability or wiles and, although unaware on 11 April (para. 4.6.3 of Orange's proposal) why a red flag had been hoisted alongside the existing mast, took some photographs.

We enclose copies of these for they give a far more accurate and honest view of things. You will readily note that the top of the red flag is very much above the height of the existing headframe (excluding the three antennae). Furthermore, one of the photographs shows the close proximity of our Grade 1 listed church and you can just recognise, to the right of the photograph, the white outline and roof of the nearest of the cottages in Church Lane. This proves how inaccurate is Orange's assertion that the development "would not adversely affect the character, setting or appearance of the Conservation Area and church" (para.4.6.2).

In similar vein Orange state (4.4.(VII) and 5.7.(II)) they propose to move the mast to behind an "existing tree belt". However, my wife's photograph of the church shows that the tree line is deciduous because there are no leaves on the relevant trees!

The Ruscombe Parish Council submitted to you on 21 June 2000 eight good reasons for refusal and I have embellished some as above. In conclusion we feel that the presence of the mast and its proposed extension are neither in our best interests nor those of the community as a whole.

5

We strongly recommend you remain steadfast on the application and again refuse permission.

Yours faithfully

GA Garnett
(also member of
Ruscombe Parish Council)

SM Garnett (Mrs)

RGA Garnett

pp. CLEGarnett (Miss)
(in absentia)

Southbury Farmhouse
Southbury Lane
Ruscombe
Berkshire RG10 9XN

Tel: 0118 9340132

Copy to Wokingham DC

19 December 1999

Planning Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

Attn: Nicola Lake

Dear Madam

Applic Nos: F/1999/0071 and 0073
Orange PCS LTD Mast Extension - Meadowside/Southbury Lane

My wife, two adult children and I (total 4 and all on the Electoral Roll) wish to object strongly to the above two applications affecting the owners of Meadowside, other properties in Southbury Lane and Church Lane in Ruscombe . I personally do so also as a member of the Ruscombe Parish Council which has written to you separately.

1. The existing 15 meter mast regrettably was erected because, for some extraordinary reason at the time, no planning permission was required. Nevertheless it stands at the top of Southbury Lane, surrounded mainly by open fields and is already an eyesore and overbearing.

2. The proposed extension will make it even worse for it is only yards away from a Conservation Area with our Grade 1 Listed church and Victorian artisan cottages nearby.

3. (a) You gave approval on 13 August 1999 (Application No 69220) to a 25 meter mast some 400 meters away on or near the Thames Valley Vineyard and, a year or so ago, to a further 25 meter mast near Castle End Farm about ¾ mile away. Ruscombe, a small hamlet, therefore already has three masts within its borders and you are now being asked to extend one of them further!!

(b) I note the extension is for Orange and Mercury as I gather the extra 5 meters is required because there are to be two users. I assume the other two 25 meter masts have two or more users and, if Orange and Mercury are already included

therein, is it really necessary for them to extend the Southbury Lane mast?

4. The existing mast gives off a humming noise - sometimes surprisingly loud - and any extension will make that worse. One also hears increasingly that the radio etc waves could adversely affect people's health and, if this is currently unknown, you should await further expert knowledge before proceeding further with the application. You should know that Southbury Lane is increasingly used by the public for rambling, exercising of dogs and train spotting from Brunel's renown railway bridge at the top of the Lane (only mere meters from the mast).

5. Our Parish Council records show that in July 1995 we objected to a proposal (Ref: TLO 28) to extend the mast and, at a meeting held on 5 March 1996, it is recorded that a decision had been made (presumably by you) to decline the extension. When I spoke with you over the telephone recently I was concerned you could not find any reference to this so I hope the above information helps. I can not think that anything significant has occurred since then to make you change your mind now.

Yours faithfully

GA Garnett SM Garnett (Mrs) CLE Garnett (Miss)

pp RGA Garnett (in absentia)

Activists 'will chase animal research lab to the US'

By Andrew Ward

A transatlantic alliance of animal rights activists is preparing to lay siege on Huntingdon Life Sciences if the drug-testing company flees to the US to escape the campaigners who accuse it of cruelty to animals.

The Cambridgeshire-based company, which runs Europe's largest contract research laboratory, is believed to be considering moving its listing to the US and is in talks with US financiers about funding after its £22m overdraft with the Royal Bank of Scotland expires in August.

Andrew Gay, marketing director of Huntingdon, said: "The Royal Bank is very exposed to activism because of its high street presence. It might be better for all concerned if we choose a less visible financier."

But campaigners warn they would pursue the company and its backers across the Atlantic and team up with US groups to continue their fight for its closure.

Gamal Eboe, of Stop Huntingdon Animal Cruelty, said Shac already had links with a US group, Voices for Animals, which campaigns against the company's small plant in New Jersey.

The organisations are mounting a joint assault on the Bank of New York, which is custodian to 22 per cent of Huntingdon, and warn they could extend it to other investors in the US.

A group of British protesters will find out this week if they are to face charges for an invasion of the Bank of New York's UK headquarters in London last month.

The activists occupied the bank's boardroom for two hours after evading security guards by dressing in smart suits. Police eventually broke down the door and arrested all 11 protesters.

The bank is the latest in a string of City institutions targeted this year because of their links to Huntingdon, which tests pharmaceutical and agro-chemical products on animals.

In February, Phillips & Drew, the fund manager, sold its 11 per cent stake after "unpleasant pressure", including bomb threats, from activists. Earlier this month, WestLB Panmure resigned as corporate broker after its directors' home addresses were printed in a Shac newsletter.

The Royal Bank of Scotland, which inherited the Huntingdon account when it bought NatWest, would not comment on rumours that it has decided not to renew the overdraft facility as a result of pressure from activists.

Numbers unobtainable on phone masts

Mobile phone companies are growing strangely silent, writes **Dan Roberts**



Cell phone: Ericsson managing director Keith Westcott spent a day in a perspex bubble to show he could conduct all his business by mobile phone Charlie Bibby

It's not often that publicity-hungry mobile phone companies run out of things to say, but one subject is almost certain to shut them up.

The issue of radio masts is politically-charged enough already, with both environmental and health campaigners questioning the pincushion of masts sprouting up across the countryside.

But any attempt to pursue the question of how many additional sites will be needed for third generation services is met with silence.

One2One, the smallest operator, will not even reveal how many masts it has today, let alone its future requirements.

Orange, which is usually keen to boast about how it intends to increase the number of generation sites from 7,000 to 10,000 by next year, refuses to estimate how many more will be needed for its third generation network, citing "commercial confidentiality".

Instead, Orange merely claims it will try to use existing masts as much as possible, of which 60 per cent are shared with other operators.

BT Cellnet and Vodafone are happy to talk about existing sites (7,000 for Vodafone, 5,000 for Cellnet), but finding out the number of shared sites, either now or in the future, is harder. Vodafone claims the database used to co-ordinate mast sharing cannot be used to produce a simple total.

Ericsson, the Swedish infrastructure group employed by Vodafone in the UK, is more helpful, but becoming increasingly cautious by the day.

During a recent demonstration of third generation technology at the Swedish group's test centre in Guildford, engineers warned the number of antennas required to provide the full range of services in busy urban areas would be three to five times higher than current digital networks. Now, Steve Walker, marketing director, says this density of antennas is only the theoretical requirement if everyone wants to use high-capacity services at once.

"We expect it to be much less, but it is almost impossible to model what the requirements for traffic will be," he added.

The difficulty faced by operators is that having paid £22.5bn for the new licences, they are under pressure from shareholders to offer high-capacity services such as video conferencing to a mass consumer market as well as niche business customers.

Although the radio spectrum allocated for third generation offers far more capacity for traditional voice calls, this is quickly used up when live video images are transmitted. Even when new directional radio techniques – "smart antennas" – are employed, it may be possible to make only 30 to 40 simultaneous video calls from one antenna.

These urban antennas are likely to be smaller "micro cells" that can be disguised on buildings or street furniture. In the countryside, utilities such as National Grid expect to profit as operators rush to use structures such as electricity pylons.

Yet, this will only increase worries about the health implications of high-frequency radio waves.

A Government-sponsored report by the Expert Group of Mobile Phones, led by Sir William Stewart, former chief scientist, recently recommended that masts should not be sited near schools and said even the micro-cells should carry warning notices.

At the time of report, Yvette Cooper, public health minister, said she was "minded" to accept Sir William's conclusion that all new masts would have to pass full planning procedures. With environmental groups lobbying hard, there could be a lot of stormy planning meetings to come.

CRIMINAL JUSTICE SYSTEM

Government to phase in state defence lawyers

By Jean Eaglesham, Legal Correspondent

government-awarded contracts will be able to act

new system for England and Wales would ensure the

Sol Melià Hotels in: Egypt · Morocco · Tunisia · Argentina · Brazil · Colombia · Costa Rica · Cuba · Dominican Republic · Guatemala · Mexico · Panama
Peru · Uruguay · Venezuela · Indonesia · Malaysia · Thailand · Vietnam · Belgium · Croatia · France · Germany · Great Britain · Italy · Portugal · Spain · Turkey

(6)

"Meadowside"
Southbury Lane
Ruscombe
Reading
Berkshire
RG10 9XN

PLANNING SERVICES | HPT
TLS
APP
CS
27 JUN 2000
COPIES TO: | ACK: ✓
FILE:

Wokingham District Council
Environmental Services Dept
Planning Services
Shute End
WOKINGHAM
Berkshire
RG40 1WR

20th June 2000

Dear Sir,
Application No. F/2000/1568 - Replacement Mast.

The above application follows an almost identical attempt by Orange to extend their mast under reference number F/99/0071 and F/00/73. The Council refused this previous application, and others before, on well qualified and supported objections from people whose lives are most affected by the mast.

The proximity to St James Church, Ruscombe, a Grade I listed building, and Ruscombe Village Green, together with the adjacent cottages are still valid reasons for refusing the current application. The issue of an adverse effect on the health of residents living close to the mast is also yet to be determined.

The latest method of construction for the extended tower achieves absolutely nothing in terms of reducing either the visual effect or the degree of blight cast on the environment. The suggestion by Orange that the extended mast will have a lesser visual impact is not shared by the local population.

A copy of my original letter is enclosed and I would urge the Council to consider the objections therein and apply them to the current application. This must then surely be refused.

Yours faithfully,

G. BAILEY

P.S. May I draw your attention to an article from the Sunday Telegraph, 18th June (copy enclosed). If Orange can oblige a National Park then surely they could offer a similar consideration to an area of Green Belt.

"Meadowside"
Southbury Lane
Ruscombe
Reading
Berkshire
RG10 9XN

Wokingham District Council
Environmental Services Dept,
Planning Services
Shute End
WOKINGHAM
Berkshire
RG40 1WR

7th December 1999

Dear Sir,

RE: NICOLA LAKE F/1999/0071 & F/1999/0073 - REPLACEMENT TELE: MAST.

I wish to register the strongest possible objection to the above application to extend the radio mast adjacent to my property.

1. The present mast emits a noise consistent with a background humming sound which, in certain weather conditions, is invasive and, I am advised, may or may not be hazardous to health. Any extension would obviously exacerbate this effect.

2. The electronic and radio wave emmissions may or may not be detrimental to the health of the occupants of Meadowside and other properties. Until evidence of the effect of these emmissions is proven the application must be refused. The health of the local population is paramount and further investigation is required.

3. The mast is sited on a prominent rise and is within yards of St James Church, Ruscombe Village Green and other picturesque properties. The rear aspect of Meadowside is dominated by the presence of the existing 15 metre mast; an extension would have a serious effect on the amenities and values of this and other properties.

4. The prominence of the erection above the tree line would create a blight on an open rural aspect for several miles in all but a Northerly direction. This landscape is one of the few remaining open views in the Reading/Bracknell conurbation and must be preserved.

Kindly consider the foregoing and refuse the application.

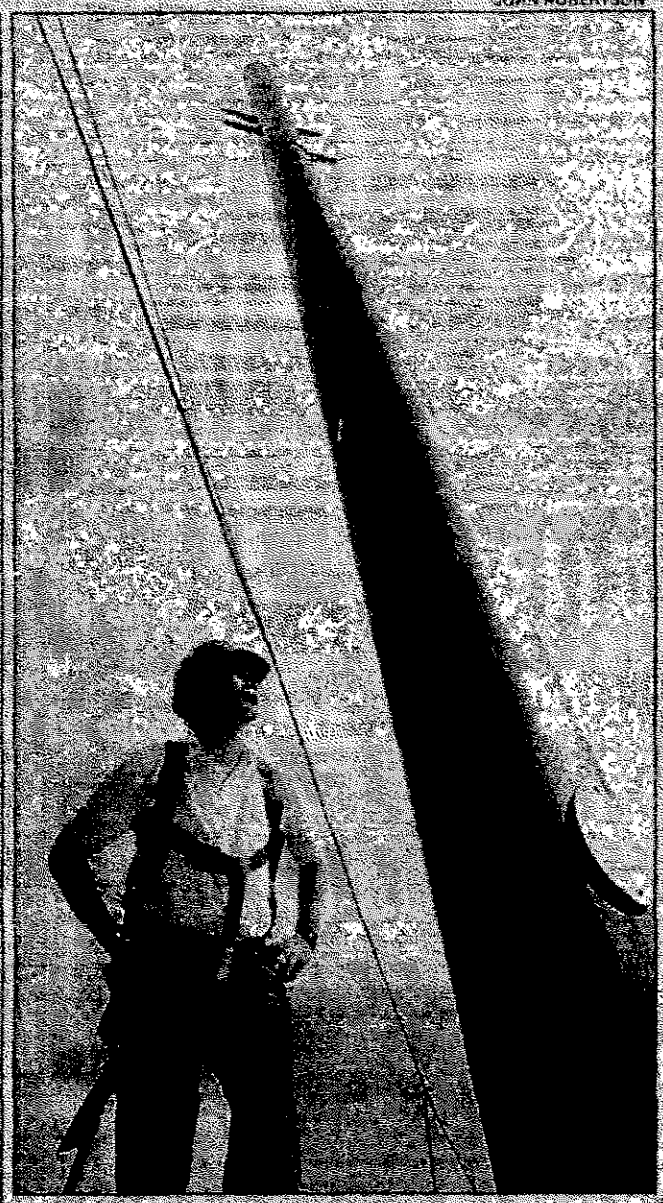
Yours faithfully

G BAILEY.

ke of
ır-old
cate

e, The Employers Organi-
ion, which recommends
t practice for council
ployment, said that it
rises councils to apply
t stringent measures to
job applicants and that
y throughout the coun-
now do so.
ish Assessment and Quali-
tion Alliance (AQA), one
he three main examination
ards, estimates that
uests for duplicate certifi-
es have increased by 13 per
t in the past year. Such
plications take between
o to three weeks to answer.
he boards acknowledge
t it is not always easy to
replacement certificates.
eople should provide their
re, the name of school,
m level and the year it
s taken, together with the
mination number of the
ool and the number of the
mination board," a AQA
kesman said.
dr Greenland has resigned
self to the loss of the job,
ugh he is still trying to get
py of the certificate. "I'm
ginning to think that I
amed doing it at night
ool," he said.

JOHN ROBERTSON



The new Orange phone mast: 'environmentally friendly'

New Orange mast blends into landscape

by DAVID HARRISON
Environment Correspondent
and ANDREW MORGAN

A NATIONAL park will install "environmentally friendly" mobile phone masts in an attempt to end the conflict between new technology and the countryside.

The Yorkshire Dales National Park has approved the new mast, which looks like a conventional telegraph pole but is a few feet taller and made of fibreglass with an artificial wood grain. All the technology will be housed in a "discreet" green box at the base and there will be no unsightly antennae.

The first mast will go up this summer at Bishopdale, north of Kettlewell, and five more are expected to follow. Other national parks are also interested.

The Bishopdale mast will give mobile phone coverage to the larger population centres and main roads in the area without, it is hoped, offending conservationists who are opposed to masts that "blight" the countryside. At 26ft, it is less than half the height of existing designs.

A spokesman for the Yorkshire Dales said: "We have to have masts because visitors and people who live in and around the dales want to use mobile phones. Many mast designs are ugly and would detract from the beautiful surroundings. The new design will blend in well with the natural environment and help us to match the needs of local people with the conservation of the park."



Eyesore: one of the old-style masts

There are 12 phone masts, including some combined with television masts, in the park and almost all have been controversial.

The park authority, which has a legal obligation to protect the landscape, has rejected many mast designs, such as artificial trees.

Residents in the national park are not opposed to phone masts because they provide a vital link between isolated areas and the outside world.

Park officials said that the latest design, made by Celette, a Bradford-based firm, for the Orange mobile phone company, could provide an acceptable solution because it would blend in well with the location, next to the Street Head Inn, in Bishopdale.

Mark Williams, the park's senior planner, said that the design would not be suitable for all locations but would work well in sensitive areas, particularly near buildings.

Simon O'Born, a project manager for Terracom Estates, Orange's agents, said: "Orange took the pragmatic view that it needed to find something minimal in size and scale to give some coverage in the area."

Steve Macare, the chairman of the national park, said that the "design addressed public concern to ensure that masts respected the landscape.

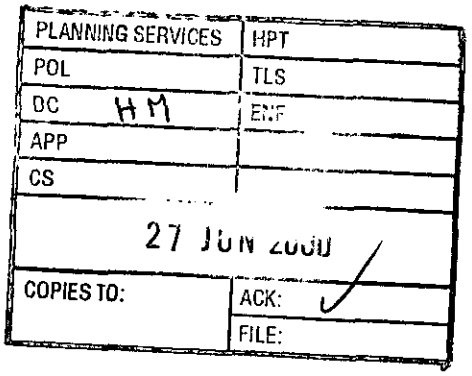
"A sympathetic approach to siting mobile phone masts will be met by a sympathetic ear from this planning authority, to achieve what most of us want — a mobile phone service for residents and visitors alike," he said.

www.nationalsavings.co.uk

(5)

Ruscombe Vicarage
Ruscombe
Reading
Berkshire
RG10 9UD
Tel 0118 934 1685

Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berks RG40 1WR



Dear Sir/Madam

Application Number F/2001/1568

I write both as a local resident and as vicar of St James Church, Ruscombe, to express my opposition to the above application. Ruscombe Church is a Grade 1 listed building, and the area around it a conservation area, and I consider that the erection of a 20m high telecommunications mast would be intrusive and inappropriate. I do hope that the application will be refused.

Yours Sincerely

(Rev) Graham Hamborg

19th June 2000

The Barn
Southbury Lane
Ruscombe
Berks

Wokingham District Council
Environmental Service Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC Hm	ENF
APP	
CS	
20 JUN 2000	
COPIES TO:	ACK: ✓
	FILE:

Dear Sirs,

re: APPLICATION NO. F/2000/1568

The erection of a 20 metre high mast and associated development is unacceptable.

Not only will it spoil another part of our countryside, it will totally dominate the views from my property.

The question to ask - is another higher mast really necessary, I feel the answer is NO.

Yours faithfully,

D R BRUCE

(5)

From : T J MacAndrews TD JP FCA

Ruscombe Down
Ruscombe
Nr. Twyford
Berkshire RG10 OBJ

Tel: (0118) 9343862

16 June 00

John Mitchell
Wokingham District Council
Environmental Services Dept (Planning)
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

SDS

PLANNING SERVICES	HPT
POL	TLS
DC HM	ENF
APP	
CS	
19 JUN 2000	
COPIES TO:	ACK:
	FILE:

Dear Mr Mitchell

Re: F/2000/1568

I object most strongly to the above proposal.

The existing mast which is an eyesore to me from my house, and generally to countryside users in the area, and was put up prior to planning permission being needed for these hideous monstrosities.

Any attempt to upgrade the height or breath of this mast is unacceptable.

Yours Tim MacAndrews

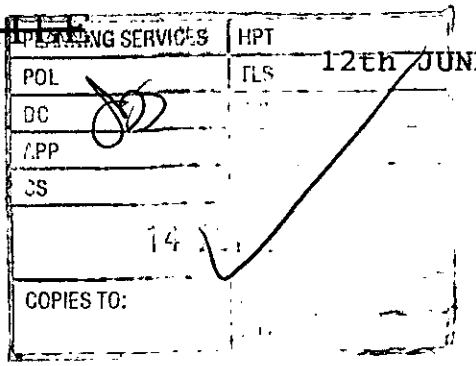
(2) Same address

RUSCOMBE LODGE
RUSCOMBE
NR TWYFORD
BERKS RG10 9UD
ENGLAND

Fax No: (01753) 853859
Tel No: (01753) 831624

FACSIMILE

TO.WOKINGHAM DISTRICT COUNCIL
PLANNING SERVICES
P.O.BOX 157. SHUTE END,
WOKINGHAM,BERKS
RG40 1WR.



12th JUNE 2000.

YOUR REF.HEATHER MORGAN
F/2000/1568.

Dear Sir/Madam,
Your Application no.F/2000/1568.
This is nearly the second time in one year that I have to write to you objecting strongly to the Orange Telecom's application to increase the height of there mast which is already in position at Southbury Lane.
It is extremely tedious to state the same objections as the Residents presented to you recently.WHATS NEW? The height of the mast is still 20 metres and one can only conclude that Orange are trying to wear down the population of Ruscombe to the extent that everybody becomes so appathetic they dont bother to write in and object.

(1)The proposed 20 metre mast is to be located far too close to the Ruscombe Church,this area is a conservation area and I just cannot contemplate a wireless mast overlooking the Church Tower,this is just un-acceptable.

(2)The conservation area which is the last remaining area of recreation for people who wish to admire Ruscombe's rural ideal will definitely not be impressed by a huge and ugly aluminium structure.The present mast should never have been sited there at all.There is already one located at Castle End (aprox 1 1/2 miles away),there is also one located at Ruscombe Down which again is aproximately 1 1/2 miles away.

(3)Has anybody paused to consider what might happen to the health of nearby inhabitants if one is to believe the media and it's campaign to promote the health hazard when people are constantly bombarded with microwaves/wireless waves.there is no proof that wireless waves are not harmful so why take the risk of locating this mast so close to where people live.

(4)The architecture of Ruscombe is in many ways unique in the area,not many churches can boast of Norman/Saxon building in the same unit,coupled with a picturesque Churchyard one cannot contemplate the horror of an Orange Telecom mast overpowering what is a pleasing picture postcard sceneario.The surrounding quality of housing is place to be proud of, the architecture is a mixture of Victorian Gothic,Edwardian with some tasteful modern small houses with gardens that the owners are justly proud of,if you are in ones garden in the summertime one cannot accept the intrusiveness of 20metres of wireless mast.

It is so boring to have to write again regarding this application Wokingham Council should inform Orange Telcom that the whole idea of drowning Ruscombe in aluminium scafolding is just not on.
I hope not to hear from you again as I am sure that if you

opposed it once you will not hesitate in opposing it it a second time.
What a waste of your time to have to enter into such a costly dialogue

Yours Faithfully



R. A. RIPLEY

(1)

RUSCOMBE LODGE
RUSCOMBE
NR TWYFORD
BERKS RG10 9UD
ENGLAND

Fax No: (01753) 853859
Tel No: (01753) 831624

OBJ

PLANNING SERVICES	HPT
POL	TLS
DC ✓ HM	
APP	
CS	
16 JUN 2000	
COPIES TO:	ACK:
	FILE:

FACSIMILE

TO. WOKINGHAM DISTRICT COUNCIL.
PLANNING SERVICES
P.O.BOX 157.SHUTE END,
WOKINGHAM,BERKS.
RG40 1WR.

15th.JUNE 2000.

YOUR REFERENCE.HEATHER MORGAN.
F/2000/1568.

Dear Sir/Madam,
Your Application no.F/2000/1568.
I write again in regard to my recent letter strongly objecting to the above mentioned planning application.
The enclosed article appeared in the Financial Times on 14.o6.2000,I am sure you are already aware of the main points contained in the article and it only enforces the points I made concerning the suitability of Orange Telcom's diabolical plans for Ruscombe.
I would be intrested to hear your views as to the points raised in photocopy attached.

Yours Faithfully

Richard Ripley.

PLANNING SERVICES
POL
DC
ADP
CS
COPIES TO:
DATE:

Financial Times 14.6.2000

Ministers may limit mobile phone masts

By Dan Roberts and Cathy Newman

Mobile phone operators could be forced to share more radio masts under government plans to combat the environmental impact of tens of thousands of extra antennae.

Ministers are expected to issue new guidelines on ways to limit the number of masts, in the light of last month's Stewart report into mobile phone safety fears.

The intervention follows warnings from industry experts that thousands of extra antennae will be needed to provide internet access and video services for the next generation of mobile phones.

There are 25,000 antennae in Britain, with more than half on shared sites. Yet many of the obvious locations for multiple antennae, such as the tops of tall buildings, have been used and operators admit that far fewer new antennae are being shared.

A planning crackdown by the government would worsen relationships with companies such as Vodafone which have already been hit by tax rules for multinationals.

The companies are also likely to resent the timing of the announcement, which comes after the government raised £22.5bn for the third generation of mobile phones after a controversial auction.

Environmental and health concerns are thought to have persuaded the government to tackle the problem. Mobile phone masts send and receive microwave radiation.

Numbers unobtainable, Page 5

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS
16 JUN 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/JS/tower

To: Heather Morgan, Planning

Your Ref: F/2000/1568

Date: 14 June 2000

PROPOSED ERECTION OF 20M HIGH REPLACEMENT TELECOMMUNICATIONS MAST AND ASSOCIATED DEVELOPMENT

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
Senior Environmental Health Officer

Orange & one to one &
3rd generation mobiles.
because of the no. of
dishes & loading on
the mast → column
mast not able to
accommodate this.
Slimline lattice tower

Old - delta headframe
New - circular. reduce the
depth & the bulk.

Tel. Cori 15/6/00

Heavier antennae & more
equipment.

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 12/6 Time 12.20

WHILE YOU WERE OUT

Name Nick Jackson

Of Milgate house

Phone No. 01344 489966 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: Ayre Court.

(Tryed to get you several times last week + would very much appriciate a call back.)

Signed Helen

HISTORY

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Orange PCS Ltd
C/O Heritage Planning Ltd
120 Eastwood Drive
Highwoods Colchester
Essex
CO4 4SL

Application No : **F/1999/0073**

Proposal : **Proposed erection of 20 metre high replacement telecommunication mast and associated development. (Duplicate application)**

Location : **Land adjacent to Meadowside Southbury Lane, Reading**

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

Reason

1. The proposed development by reason of its location, scale and height would form an obtrusive feature to the detriment of the setting and outlook of St. James church, a Grade I Listed Building and the character and amenity of the adjacent conservation area and surrounding Green Belt and skyline. As such, the proposal is contrary to Policy 16 of the Green Belt Local Plan for Berkshire and Policies WHE4, WHE11, WOS3 and WBE1 of the Wokingham District Local Plan

Head of Planning and Transportation
Date: 18 January 2000

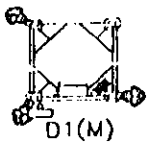
Application Number: F/1999/0073

Appraisal :

1.) Impact upon the neighbouring dwellings
The proposed development is for a 20m high replacement mast. The proposed development, will not overshadow, overlook or overbear the neighbouring dwellings. There are no substantiated scientific evidence to support any danger to peoples healthy caused by telecommunications masts. Therefore, there will be no detrimental impact upon the neighbouring dwellings

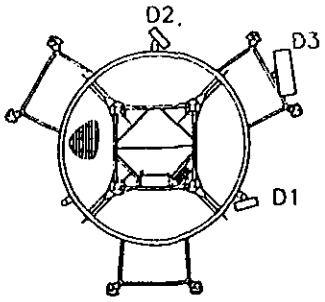
2.) Impact upon the character and amenity of the Green Belt
The proposed development is located 75m South of the Ruscombe conservation area, Directly North of the application site is located St. James Church, which is a grade I listed Building. The proposed 20m high telecommunications mast would have a detrimental impact upon the setting and outlook from and to the listed Building and would also have an unacceptable harmful effect upon the skyline. As such the proposal would have a detrimental impact upon the character of the area.

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

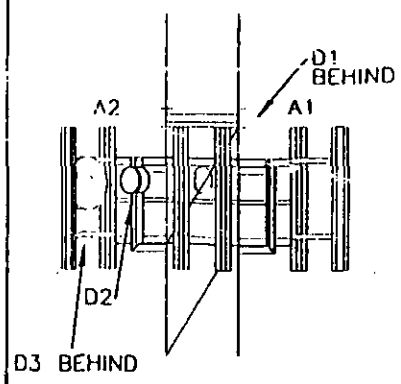


PLAN ON MPC EQUIPMENT
(1:100)

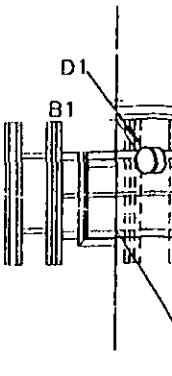
MERCURY EQUIPMENT:
3 No. CROSS POLAR ANTENNAS @ 90,210,300°EON,
6No. LNA UNITS,
1No. 0.3mø DISH @16.6m AGL



PLAN ON OPCS HEADFRAME
(1:100)

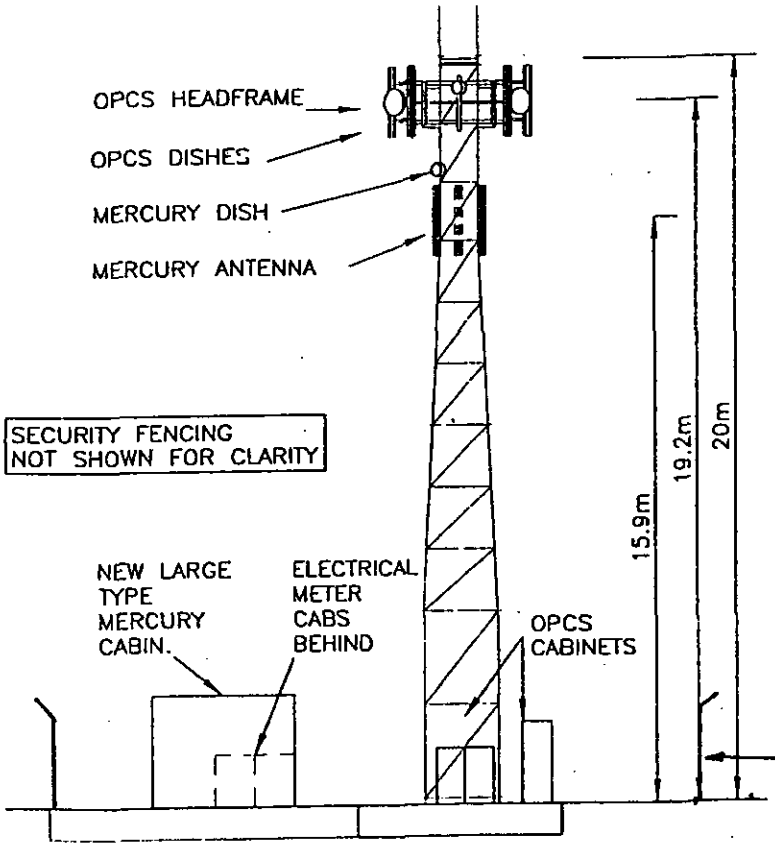


NORTH ELEVATION
(1:100)

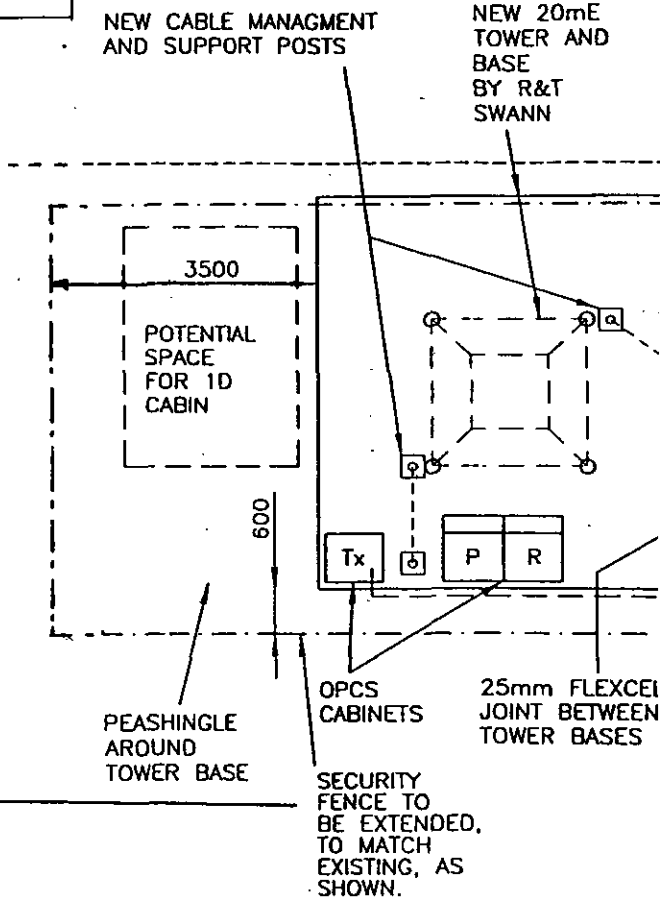


EAST ELE

OPCS HE



ELEVATION OF TOWER
(1:200)



PLAN OF

COMMERCIAL IN CONFIDENCE

DO NOT SCALE	C16649/116	
RELEVANT BS STANDARDS	BS 308	BS 3429

OSCAR FABER
Marlborough House, Upper Marlborough Road
St.Albans, Herts AL1 3UT
Telephone: 0181-784 5784 Facsimile: 0181-784 5700

REV	DESCRIPTION	BY	DATE	CHKD
F	SECURITY FENCE AMENDED FOR L.P.A.	BRP	17/11/99	BRP
E	SITE SHARE AND CAD (116P)	RNS	9.99	
D	TOWER HT BACK TO 15m	NF	6.98	BGL
C	TOWER HEIGHT AMENDED	JCW	5.95	GC
B	X-REFS CORRECTED	GC	12.92	RSS
A	X-REFS ADDED	GH	8.92	GC

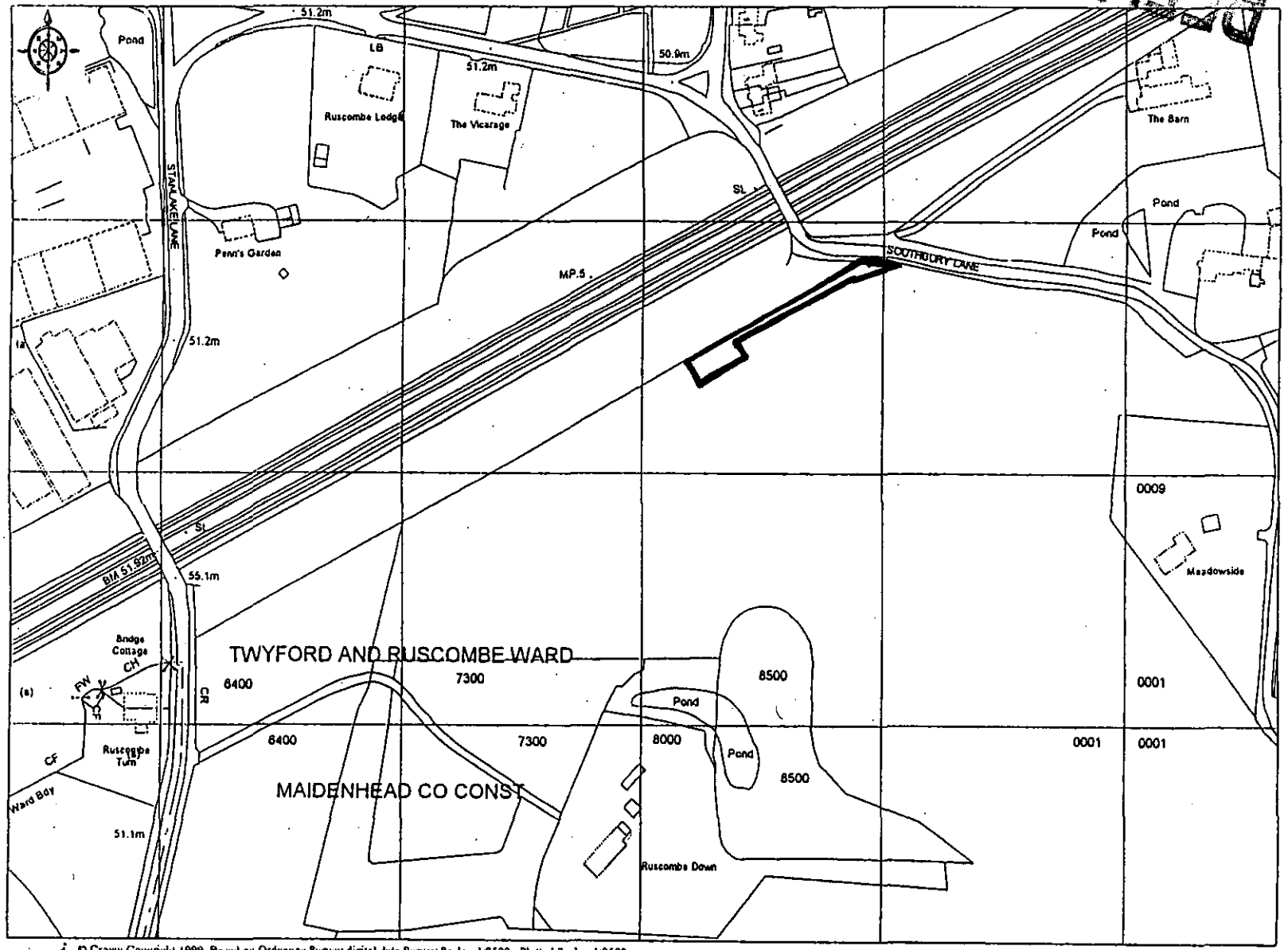
TIT

CE

SCAL

AS

BRK0029



© Crown Copyright 1999 Based on Ordnance Survey digital data Survey Scale - 1:2500 Plotted Scale - 1:2500
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©1999 Thomson Directories Ltd.

Centered near (E) 04 7980 (N) 01 7610
Grid Interval = 100m
Orange P.C.S. 03/02/1999

Ordnance Survey

RECEIVED
15 NOV 1999
007

WORKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 MAY 2000	Map No. 29 Site 0.08
Officer: AC HM / Application No. F/2000/1568	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

23MAY2000* 1568

Description:

(F.) PROPOSED ERECTION OF 20M HIGH REPLACEMENT TELECOMMUNICATIONS MAST & ASSOCIATED DEVELOPMENT

Location: BASE STATION SOUTHBURY LANE

Parish: RUSCOMBE Ward: .....

Applicant: ORANGE PCS LTD

RE-SUBMISSION 1999/0071 - refused.

Fee Received 00-00 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			
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation of cabin		
6	Floor plans			
7	Metric scale disclaimer			
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓ 7/6
Trees	NK: .....
Conservation Officer	NK: ✓ 7/6
Environmental Health	NA: ← 250m Landfill Site Consultation 7/6
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)	✓ 7/6: .....
Sport England	: .....

OTHERS: (Green Belt)

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... N on Southbury Lane +

.....

Penn's Garden, Stanlake Lane
Ruscombe Lodge
The Vicarage
1, 2 & 3 Church Lane
Ruscombe Down
Ruscombe Turn
Bridge Cottage
} Ruscombe

} Stanlake Lane, Ruscombe

The Barn
Southbury House
Southbury Farmhouse
Meadowside
Lake Cottage
Thatch Cottage
} Southbury Lane, Ruscombe

HERITAGE PLANNING

TOWN PLANNING AND DEVELOPMENT CONSULTANCY

Heritage House, 120 Eastwood Drive, Highwoods, Colchester, Essex CO4 4SL
Tel: 01206 854574 • Fax: 01206 854444 • Mobile: 07885 136090
E-mail: heritage.planning@aspects.net

PLANNING SERVICES
POL
DC
APP
CS
23 MAY 2000
COPIES TO:
ACK:
FILE:
23.MAY2000* 1568

Ms. Nicola Lake,
The District Planning Officer,
Wokingham District Council,
Planning Department,
PO Box No. 157, Council Offices,
Shute End, Wokingham,
Berks. RG40 1WR.

18 May 2000
DELEGATED

Dear Ms. Lake,

Proposed Erection of a 20m High Replacement Telecommunication Mast and Associated Development at Orange Base Station, South-west of Southbury Lane, Ruscombe to facilitate a Mast Share with One 2 One (Orange Ref. BRK/0029)

Please find enclosed a revised planning application for the above development comprising six copies of each of the following items:

1) Application Form.
2) Section 66 – Certificate B.
3) Exempt fee – re-submission of Applic. No. F/1999/0071 refused on 18/1/00.
4) Site Plan @ 1/2500 scale.
5) Location Plan, Site Layout and Elevations, Dwg. Nos. 30/BRK/0029/D5C-01/G and BRK/0029/SKI.
6) Transmission Dishes, Dwg. No 10/1170/1X.
7) Large Mercury Cabin Dwg. No. 30/STD 1/2/1.
8) Photograph of 20m high Alan Dicks Slimline Mast and headframe.
9) Supporting Statement by Heritage Planning including photographs and coloured plots.

I trust this proposal will receive your full support but should you wish to discuss any aspect of this submission, please do not hesitate to contact me.

Yours faithfully,

B.R. Pooley.

Encs.

DELEGATED

23.MAY2000* 1568

1933 SOUTH WEST OF LAND ADJ MEADOWSIDE

ADDRESS SOUTHBURY LANE **PARISH** RUSCOMBE

PLOT No **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
F/1999/0071	Orange PCS	20m high rep mast & Assc Dev	18.1.00	R
F/1999/0073	"	" "	18.1.00	R

MINISTRY DECISION

SPECIAL ORDERS

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

DELEGATED

23.MAY2000* 1568

1.	APPLICANT'S NAME	Orange PCS Ltd.,
	ADDRESS	Black Arrow House, 2-3rd Floor, 2 Chandos Road, London
	POST CODE	NW10 6NF PHONE
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Heritage Planning Ltd.
	ADDRESS	120 Eastwood Drive, Highwoods, Colchester, Essex.
	POST CODE	CO4 4SL PHONE 01206 854574
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 Base Station to south-west of Southbury Lane, Ruscombe.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Proposed erection of a 20m high replacement telecommunication mast and associated development.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.05 h.a.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Lessee/Prospective lessee.
7 List all the plans and drawings submitted with the application	PLANS/DRAWINGS	See covering letter.

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.

Telecommunications/Agricultural

1769b

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.

To match existing

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.

2m high security fence to match existing.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

As existing.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: None

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

As existing via farm access

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

Yes

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.

No fee as re-submission of Applic. No. F/1999/0071 refused planning permission on 18/1/00.

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 Brian Poole ON BEHALF OF Orange PCS Ltd. DATE 18 May 2000

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				
	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 Cabin			10 sq.m.	
OTHER	Please Specify				
	TOTAL			10 sq.m.	

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	1	
Proposed	1	

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.

Telecommunication Base Station.

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

Orange PCS Ltd. & One 2 One

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
0		0	0

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".

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.

(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

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
Trustee/ Mr. Hugh Godsall	Haines Hill Twyford, Reading, Berks, RG10 0NA.	18 May 2000

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.

(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)

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

OR

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

● 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

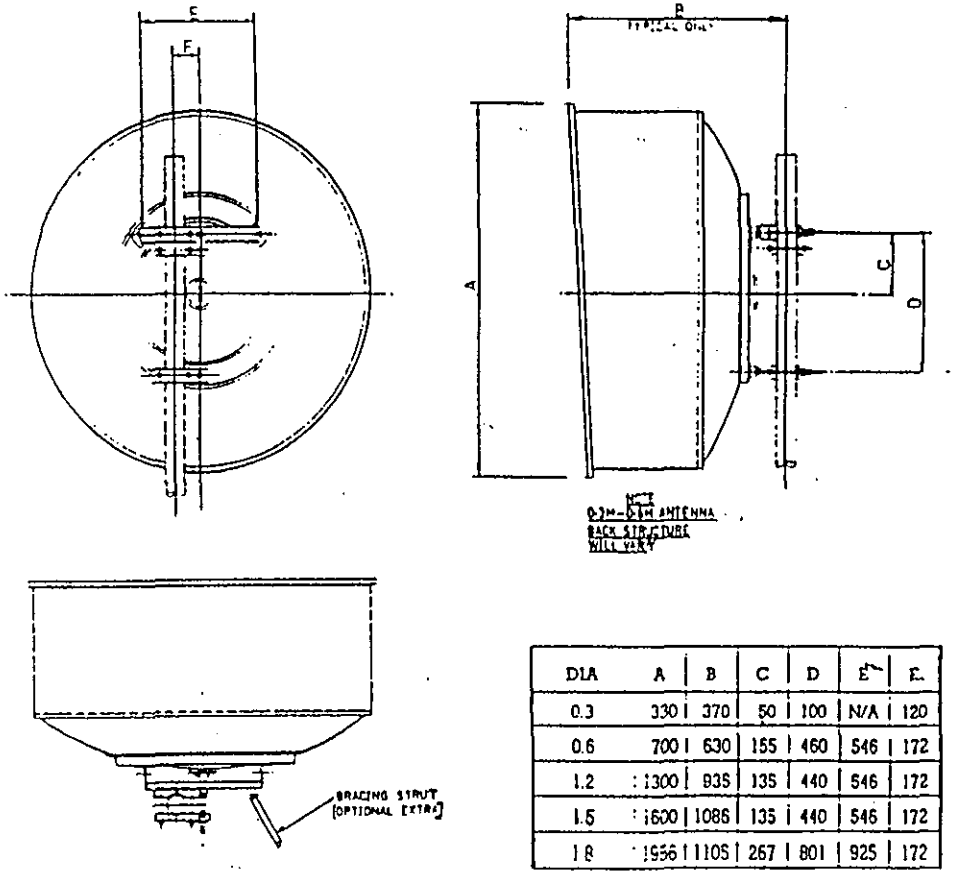
Signed . . . . . .

On behalf of . . . Orange PCS Ltd. . . . . .

Date . . 18 May 2000 . . . . . .

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

FIGURE 5



DIA	A	B	C	D	E	F
0.3	330	370	50	100	N/A	120
0.6	700	630	155	460	546	172
1.2	1300	935	135	440	546	172
1.5	1600	1086	135	440	546	172
1.8	1956	1105	267	801	925	172

REFUSED

23.MAY2000* 1568

DELEGATED

COMMERCIAL IN CONFIDENCE

DO NOT SCALE

RELEVANT BS STANDARDS | BS 308 | BS 3429

REV	DESCRIPTION	BY	DATE	CHKD

TITLE

MICROWAVE ANTENNA
MECHANICAL SPECIFICATIONS

SCALE	DRAWN	CHECKED	APPROVED
NTS	RDP	I.M.	I.M.
	DATE 03/10/91	DATE 22.10.91	DATE 22.10.91

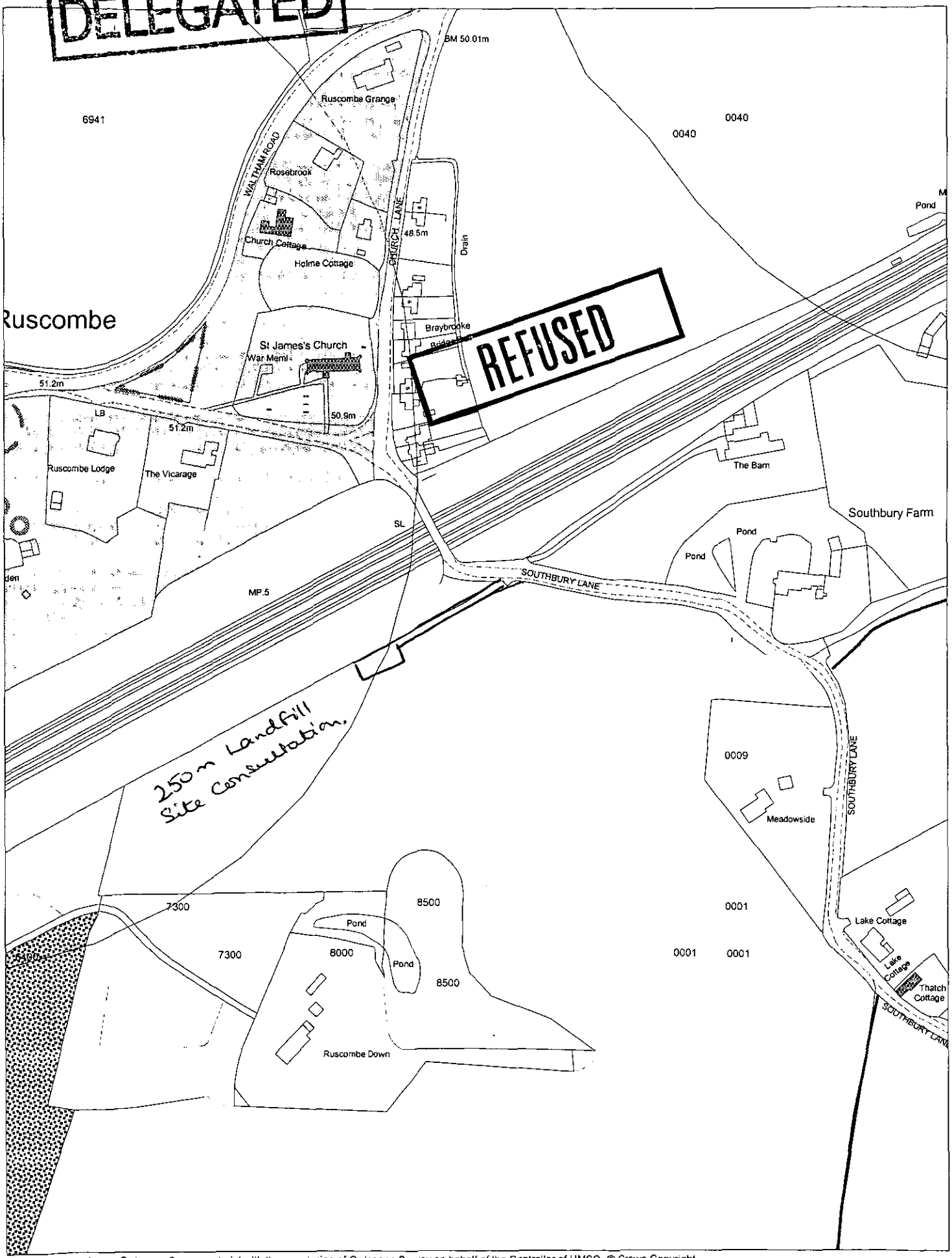
MICROTEL ®
51 JAMES COURT
GREAT PARK ROAD
ALMONDSBURY
BRISTOL BS12 4QJ
TEL. 0454 618500
FAX 0454 618501

DRAWING NUMBER

10/1170/1X

DELEGATED

23.MAY2000* 1568



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

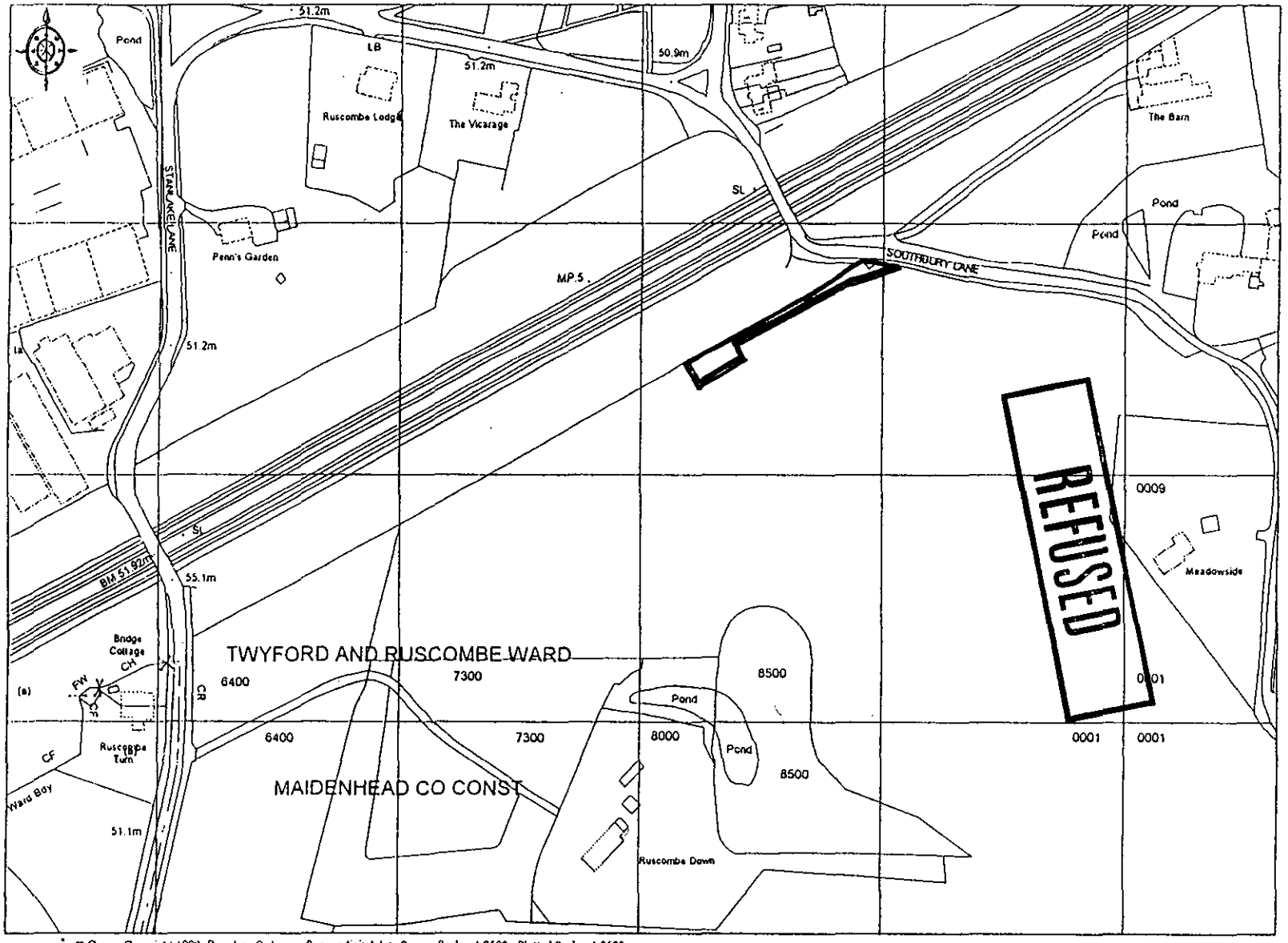
31 May 2000 Scale: 1 : 2500

N
W E
S

23.MAY2000* 1568

BRK0029

BANED



© Crown Copyright 1999 Based on Ordnance Survey digital data Survey Scale - 1:2500 Plotted Scale - 1:2500
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©1999 Thomson Directories Ltd.

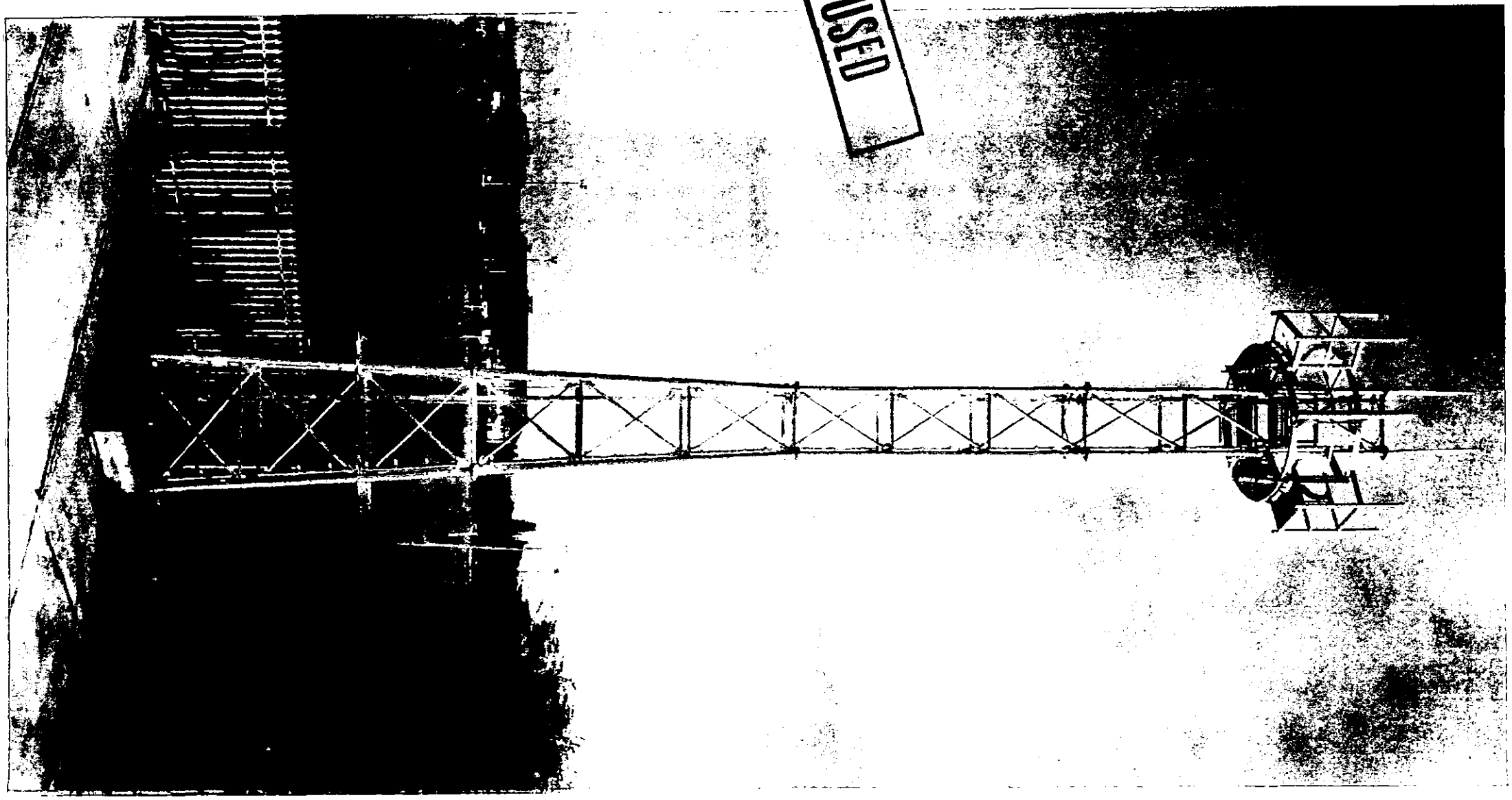
Centered near (E) 04 7980 (N) 01 7610
Grid Interval = 100m
Orange P.C.S. 03/02/1999

Ordnance Survey

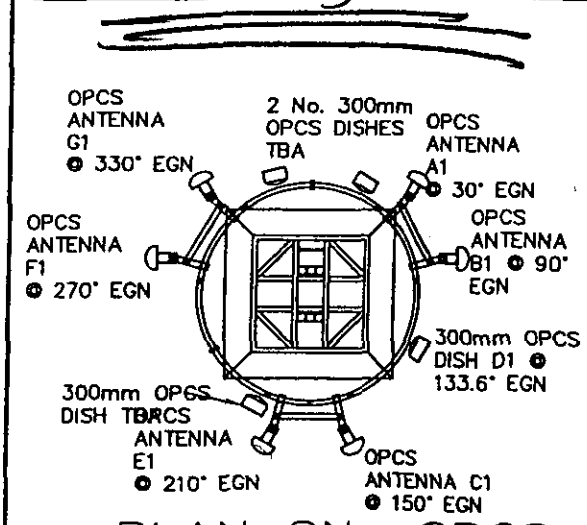
23.MAY2030* 1508

REFUSED

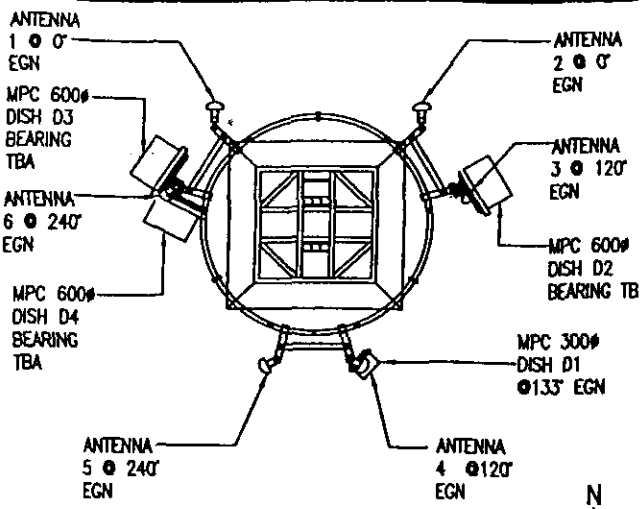
DELEGATED



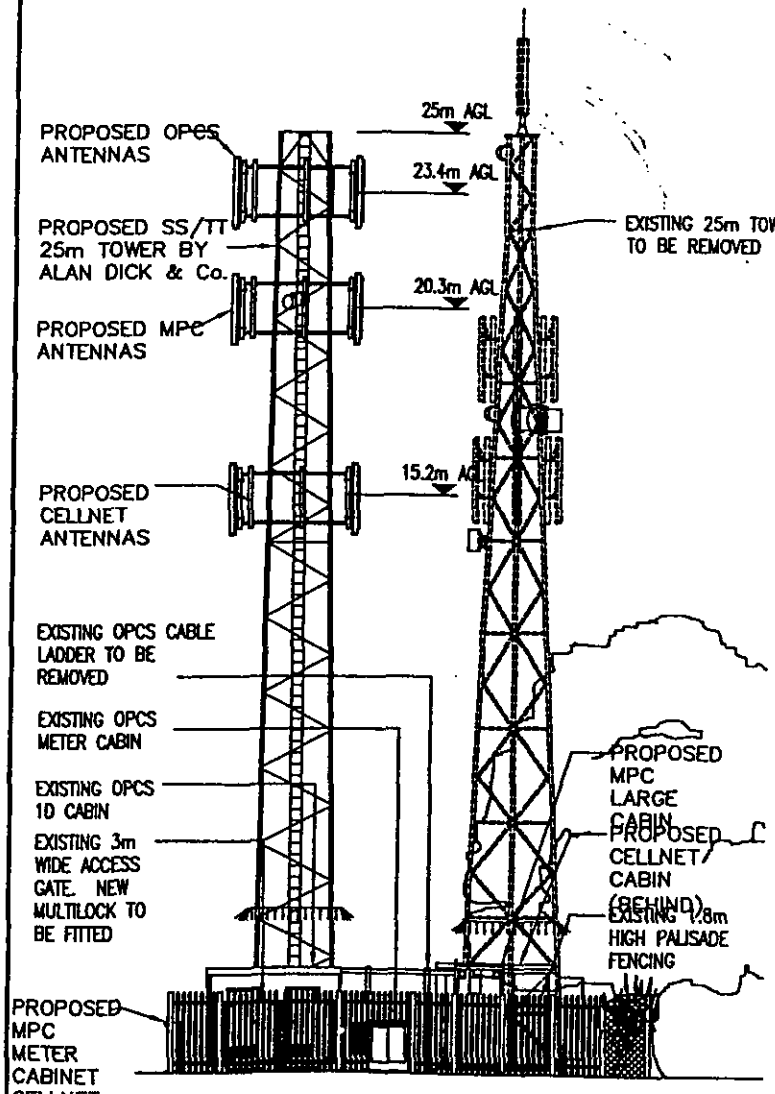
Headley Rd ⊠ Orange, One2One, Cellnet



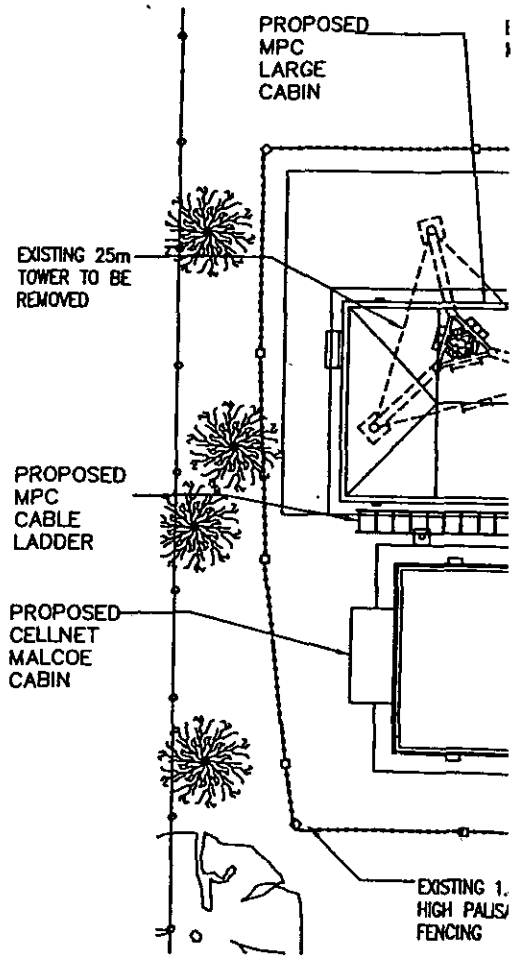
PLAN ON OPCS ANTENNAS @ 23.4m
SCALE 1:100



PLAN ON MPC ANTENNAS @ 20.3m
SCALE 1:100



NORTH ELEVATION
SCALE 1:200



COMPOUND PLA
SCALE 1:100

ample
ample
Harrier House St Albans Road East
Hatfield Herts AL10 0HE
tel +44(0)1707 266144 fax +44(0)1707 266677
e-mail:-adl@ample.co.uk

A3 ORIGINAL
INCHES
MILLIMETRES

E
D
C
B
A
–
ISS.
SCALE RTD