

Date: 12 November 2025
Application: 252762



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

PD Telecommunications 56 days Consultation

Application Number: 252762

Applicant: Mr Mohammed Gumel

Site Address: West Court Land, Park Lane, Finchampstead, Wokingham, RG40 4QF

Parish: Finchampstead

Grid Reference: Easting - 477399, Northing - 163644

Type of Development:

Proposal: Prior approval submission for a proposed installation of replacement electronic communications apparatus comprising a slimline lattice mast, 3 no. aerials, 2 no. transmission dishes, 1 no. GPS aerial, radio equipment housing and development ancillary to radio equipment housing.

Case Officer: Andrew Chugg

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 252762. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **3 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252762
Address:	West Court Land, Park Lane, Finchampstead, Wokingham, RG40 4QF.		
Proposal:	Prior approval submission for a proposed installation of replacement electronic communications apparatus comprising a slimline lattice mast, 3 no. aerials, 2 no. transmission dishes, 1 no. GPS aerial, radio equipment housing and development ancillary to radio equipment housing.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The proposal involves installation of replacement electronic communications apparatus and ancillary equipment from site TVY048 (shown in yellow) to TVY181 (shown in pink) of 29.1m high at the top of tower. A parking space is proposed for future engineer vehicle.



While no traffic impacts are expected from the removal, installation and operation of the communications apparatus, the applicant is required to clarify the delivery details on how the proposed removal and installation works will be carried out.

The proposed arrangement of construction access cannot be identified. If a new vehicular access will be created onto the public highway, sufficient visibility splays shall be justified.

The applicant shall be reminded that width limit has been imposed along the site frontage, where separate consent from the Traffic Management team may be required if the proposed construction vehicle exceeds the width limit.

Submission of swept path analysis with the largest vehicle proposed for delivery work is also required, to demonstrate sufficient manoeuvring and turning spaces are provided for the vehicle to enter and leave the driveway in forward gear in the direction(s) of the proposed delivery route.

Conditions & Reasons (if required)			
Date:	17/11/2025	Signed:	JP