# PART 2

| | |
|---|---|
| PLANNING SERVICES | HPT |
| POL | TLS |
| DC EC | ENF |
| APP | |
| CS | |
| 16 MAY 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

~~From~~: Property Dept

To: ~~From~~: Elaine Connor

**Date:** 10 May 2001

**Application Number:** TL/2001/3902

**Proposal:** Proposed erection of 15m high monopole telecommunications mast with 3 cross polar antennas, 2 dish antennas, radio equipment housing and ancillary development..

**Site Address:**
Hole 5 Sandmartins Golf Club, Finchampstead Road, Finchampstead, Wokingham.

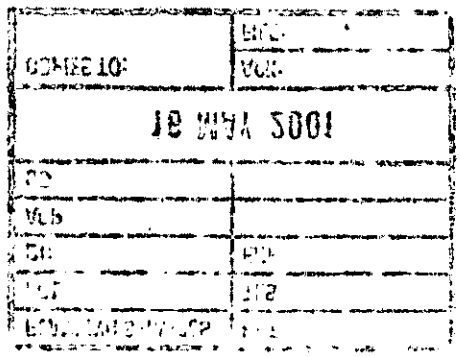
**Applicant:**
One 2 One PCL C/O A.P.T..

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

---

This section has no objection to the above proposal.

Sarah Hunter
for Head of Property Section.



08.MAY2001* 3902

DELEGATED

**NOTE A**

**SITE NOTICE**

Proposed development at
**SANDMARTINS GOLF CLUB, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKS, RG40 3RQ.**

**GRID REF: 479839 / 165819** **SITE REF: 98712**

I give notice that **A.P.T.**

on behalf of **ONE 2 ONE PERSONAL COMMUNICATIONS LTD.**

is applying to **WOKINGHAM DISTRICT COUNCIL**

under paragraph A.2(4A) of Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 for its determination as to whether the prior approval of the authority will be required to the siting and appearance of

**ONE 15-METRE MAST COMPLETE WITH THREE CROSS-POLAR ANTENNAS, TWO 600mm DISH ANTENNAS, ONE RADIO EQUIPMENT HOUSING (3.700 m x 2.700m x 2.9m HIGH) AND DEVELOPMENT ANCILLARY THERETO.**

Under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, **WOKINGHAM DISRICT COUNCIL** is allowed 42 days beginning with the date of application to consider whether prior approval will be required to the siting and appearance of the development proposed and, if so, to give or refuse such approval and to serve that decision upon the applicant.

Members of the public may inspect copies of the application and accompanying plans at

**WOKINGHAM DISTRICT COUNCIL, SHUTE END, WOKINGHAM, BERKSHIRE, RG11 1BN.**

Individuals and organisations wishing to make representations about the siting and appearance of the proposed development are invited to forward their views in writing no later than **24.05.2001** to

**WOKINGHAM DISTRICT COUNCIL, SHUTE END, WOKINGHAM, BERKSHIRE, RG11 1BN.**

clearly stating that comments are being forwarded in relation to the proposed development of a ground-based mast at

**SANDMARTINS GOLF CLUB, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKS, RG40 3RQ.**

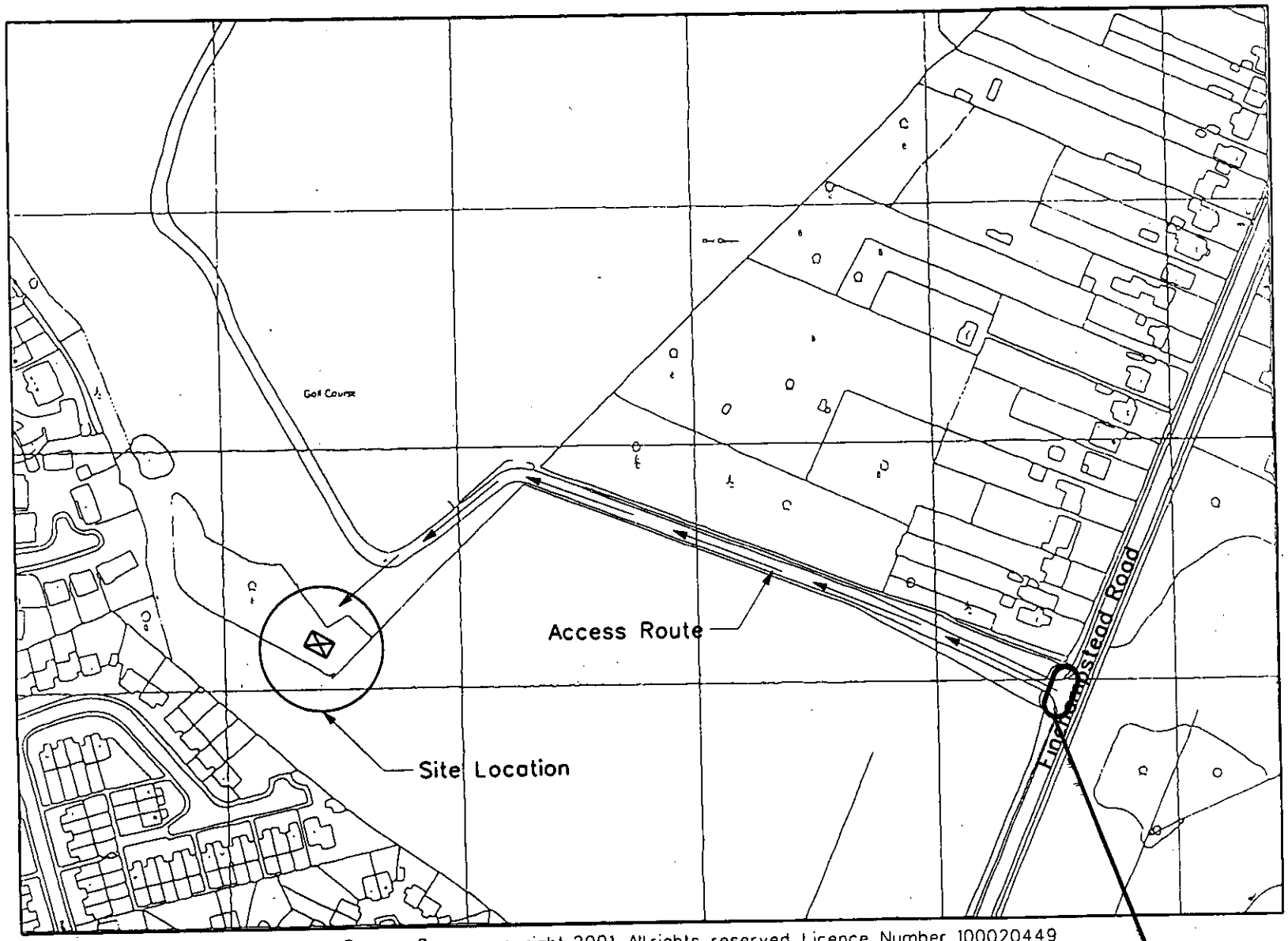
**GRID REF: 479839 / 165819** **SITE REF: 98712**

SIGNED:

ON BEHALF OF: **ONE 2 ONE PERSONAL COMMUNICATIONS LIMITED.**

DATED: **3rd MAY 2001**

COPY

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# SITE NOTICE LOCATION PLAN

CELL: 98712 SITE ID:794558
NATIONAL GRID REFERENCE 479839/165819
Scale 1:2500

SITE NOTICE LOCATED HERE

ANNEX C

DELEGATED 08.MAY2001* 3902

**(Part 2.1 (ii) of the Code refers)**

INFORMATION TO ACCOMPANY AN APPLICATION FOR PRIOR APPROVAL DETERMINATION UNDER PART 24 OF THE GPDO IN RESPECT OF PERMITTED DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEM OPERATORS

1) PRE-APPLICATION CONSULTATION WITH LOCAL PLANNING AUTHORITY

i) Licence notification i.e. pre rollout of network Date 15/05/97

Name of LPA contact CHIEF PLANNING OFFICER

ii) On sites in specific cell(s) 98712 Date 12/03/2001

Name of LPA contact EMY CIRCUIT

2A. NAME AND ADDRESS OF APPLICANT

Name ONE 2 ONE PERSONAL COMMUNICATIONS LTD

ADDRESS ELSTREE TOWER, ELSTREE WAY, BOREHAMWOOD.

POSTCODE WD6 1DT TEL 0181 214 2121

2B. AGENT'S NAME, ADDRESS AND CONTACT

Name A.P.T.

Address DOLPHIN HOUSE, ALBANY PARK, CAMBERLEY, SURREY

Postcode GU16 7QD Tel (01276) 605056

Contact JOHN-PAUL ROBERTSON

2C. LOCATION OF PROPOSAL

Location: SANDMARTINS GOLF CLUB, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKS, RG40 3RQ.

2D. O.S. SHEET/GRID REFERENCE

Sheet and six figure grid reference of proposed development

Sheet Grid ref 479839 / 165819

3. PURPOSE OF DEVELOPMENT

A radio base station is required at the above site to provide radiotelephone coverage to the surrounding area. It is also required in order to provide contiguous radio cover to my Client's network.

The antennas must be located at the shown height to provide adequate radio coverage to the cell. Any reduction to this height would bring about a corresponding reduction to the radio coverage.

Please see supporting information

4. THE PROPOSED STRUCTURE (Please enclose a site plan and indicate details of cell boundaries, and whether shared mast/tower or free-standing)

i) Type of structure (e.g. tower, mast etc)

MONOPOLE MAST

overall height 15 metres
height of existing building (where applicable) ... metres.

ii) Equipment housing :
length 2.760 metres.....width 1.560 metres.....height 2.900 metres

iii) Materials (as applicable)
Tower/mast etc:- type of material and external colour

.....MAST – GALVANISED STEELWORK.....

Equipment housing:- type of material and external colour

.....CABINET – GREY PLASTIC COATED METAL.....

iv) Location of and distance to nearest residential or commercial property (where applicable):-

62 METRES

5. DISTANCE FROM AIRFIELD OR AERODROME (Please tick as appropriate)

| | | | | |
|---|---|---|---|---|
| Will the structure be within 3km of an aerodrome or airfield? | Yes | ☐ | No | ☑ |
| Has the Civil Aviation Authority or Secretary of State for Defence (as appropriate) been notified? | Yes | ☐ | No | ☑ |

Signed (A.P.T.) Date 03/05/2001

On behalf of One 2 One Personal Communications Ltd

one 2 one

DELEGATED

08 MAY2001* 3902

One 2 One
Imperial Place, Maxwell Road
Borehamwood; Hertfordshire
WD6 1EA

Switchboard
020 8214 2121
Facsimile
020 8214 3601

Web site address
www.one2one.co.uk

TECHNICAL JUSTIFICATION FOR
CELL 98712 – HOLE NO 5, WICK HILL

## Purpose of Site

The site is required to provide a high level of coverage and a high grade of service to the population of Wick Hill. In order to provide coverage at 'residential indoor' level, the populated areas should be coloured red or yellow on the plots.

Notes on predicted signal levels:
*The following plots are predicted signal levels, based on terrain and clutter data.*
*one2one's predictor is unable to account for local tree clutter. This causes further attenuation of the signal, most noticeably in summer months. One2One's aim is to provide a high level of continuous service from our network of radio base stations.*
*Coloured bands depict service levels. In the enclosed plots the colours represent different service levels as follows:*

- *Red – Commercial indoor*
- *Yellow – Residential indoor*
- *Green – Hand Held In Car*

## Coverage Plots

Plot 1 shows the predicted coverage from both planned and live One2One sites in the area, excluding the cell 98712, Hole No 5. It clearly shows an area of deficient coverage located in the residential areas.

Plot 2 shows the predicted coverage from the cell 98712, Hole No 5 in isolation. It shows that this site covers the residential areas in Wick Hill.

Plot 3 shows the existing predicted coverage from both planned and live One2One sites in the area, including the cell 98712, Hole No 5. With the contribution of the new cell, the coverage in the residential areas in Wick Hill will be improved.

Plot 4 shows the existing predicted coverage from both planned and live One2One sites in the area, including the alternative option for the cell 98712, Caddyshack. It can be seen that this location does not provide any coverage improvement to the targeted areas and one more site is required to equal the coverage of the site at Hole No. 5.

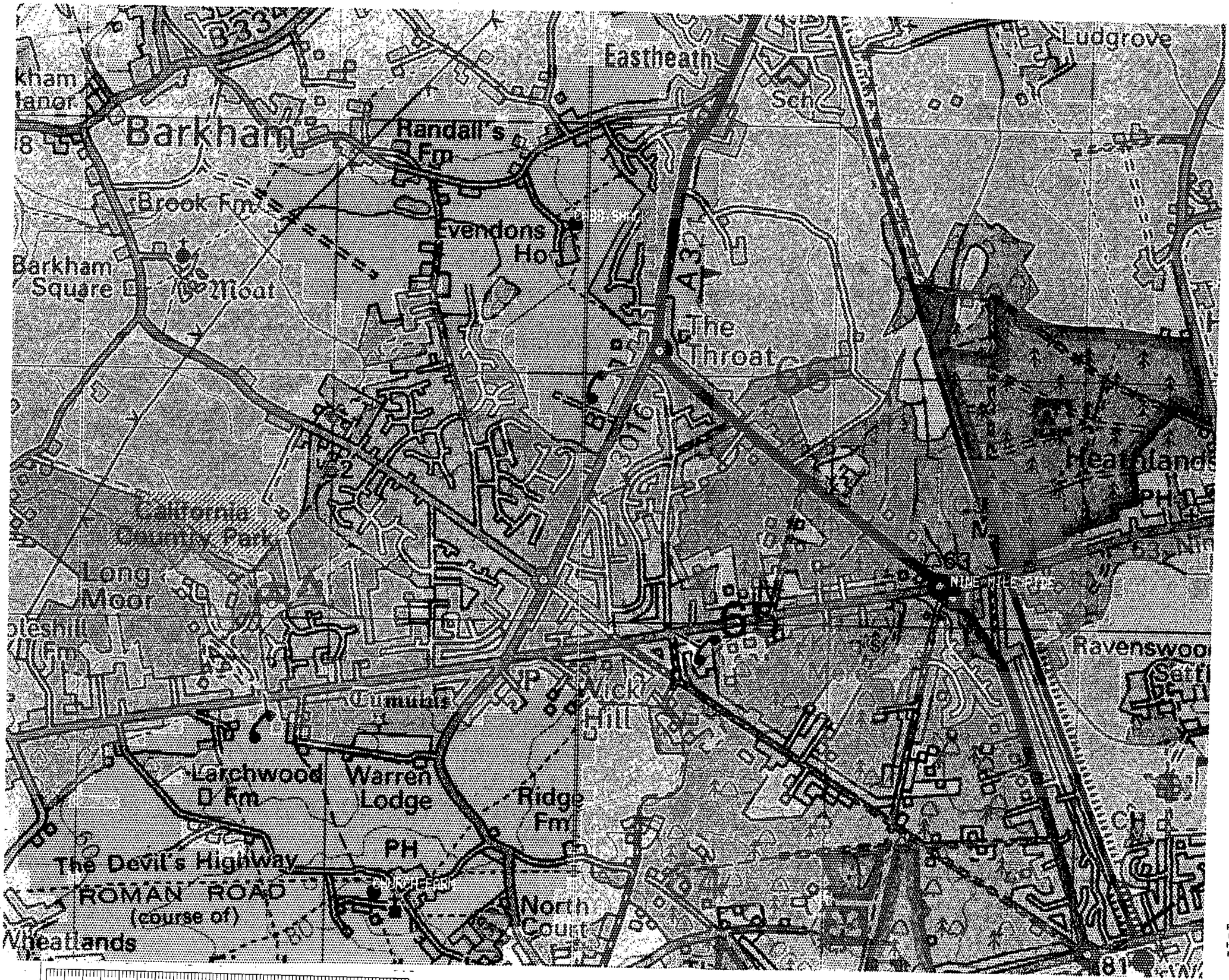
## Conclusion

The provided plots, clearly show that there is a requirement of an additional One2One site located in Wick Hill to improve the coverage in the residential areas. It can be seen that a site at Hole No 5 will provide the required coverage levels to meet One2One's design criteria to the area.

Dan MUSAT
Cell Planning Engineer
One2One

One 2 One Personal Communications Limited
Registered number: 02382161
Registered address: Imperial Place,
Maxwell Road, Borehamwood, Hertfordshire
WD6 1EA

Deutsche Telekom Group




One2One Plot Ref: 12182

Plot 4 shows the existing predicted coverage from both planned and live One2One sites in the area, including the alternative option for the cell 98712, Caddyshack.

Produced by Dan Musat
On 30 March 2001

08.MAY2001 3902

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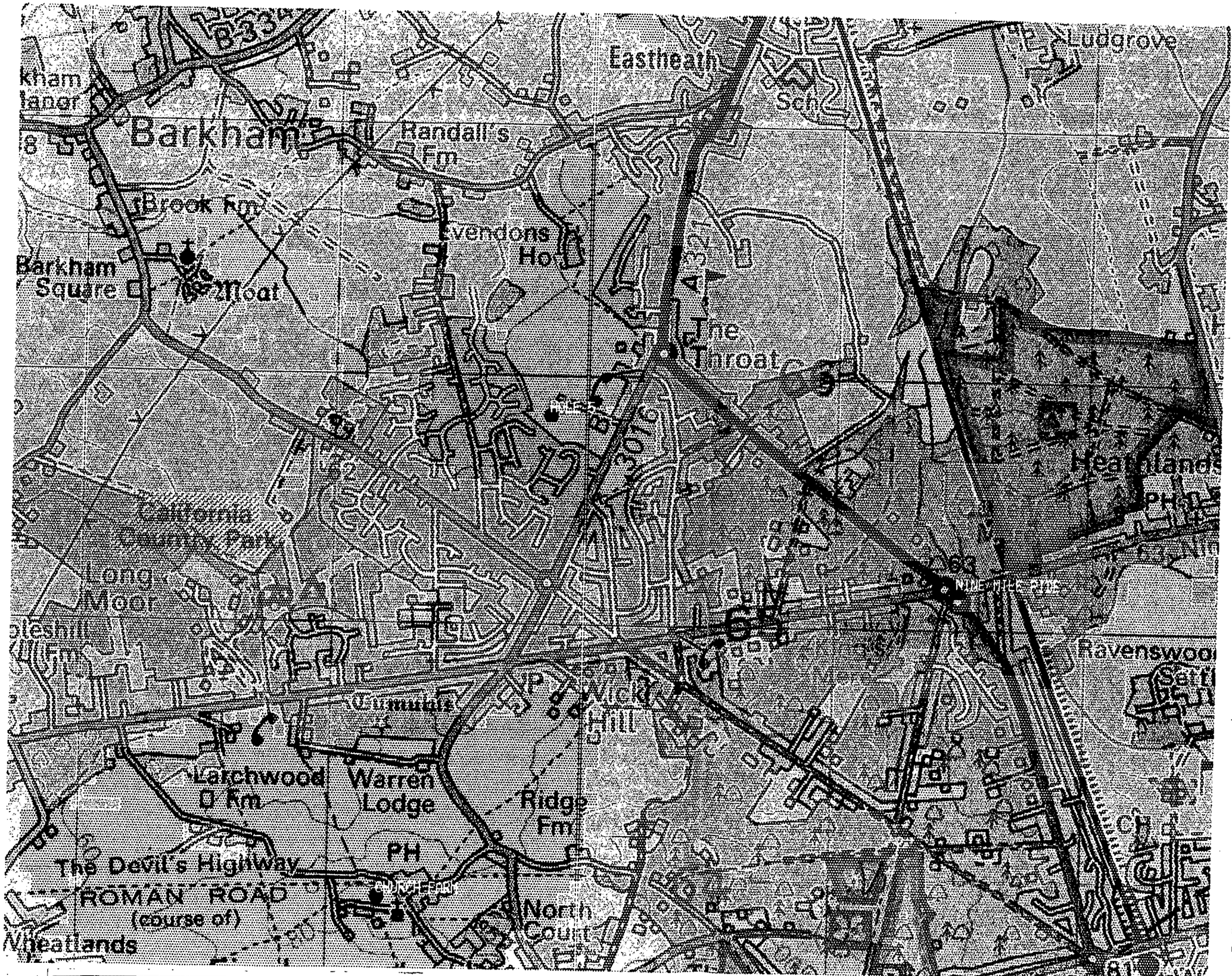


**One2One Plot Ref: 12181**

**Plot 3 shows the existing predicted coverage from both planned and live One2One sites in the area, including the cell 98712, Hole No 5.**

**Produced by Dan Musat**
**On 30 March 2001**

08 MAY 2001 * 3902

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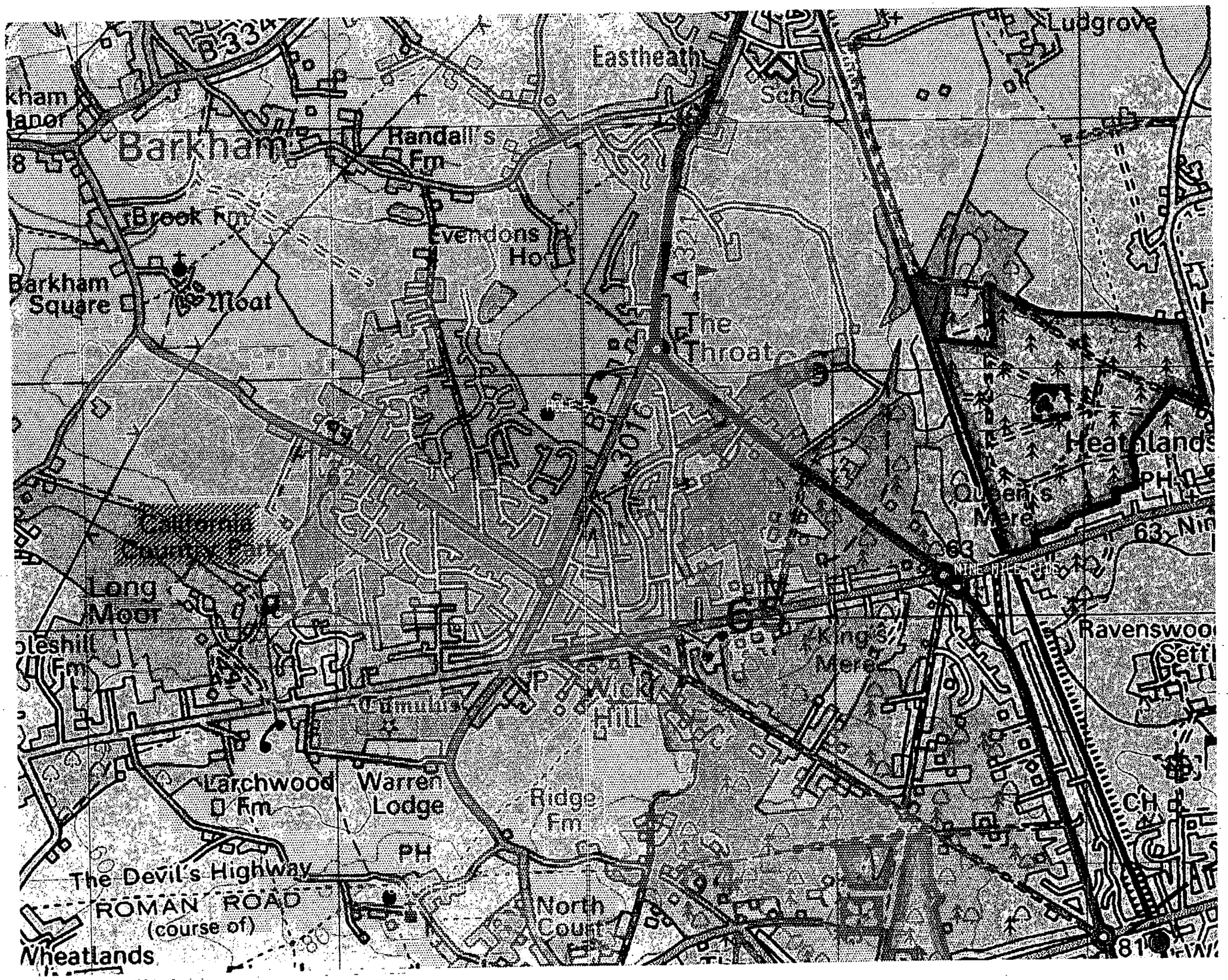


0 10 20 30 40 50 60 70 80 90 100

0 1 2 3

One2One Plot Ref: 12180

Plot 2 shows the predicted coverage from the cell 98712, Hole No 5 in isolation.

Produced by Dan Musat
On 30 March 2001

08.MAY2001 * 3902

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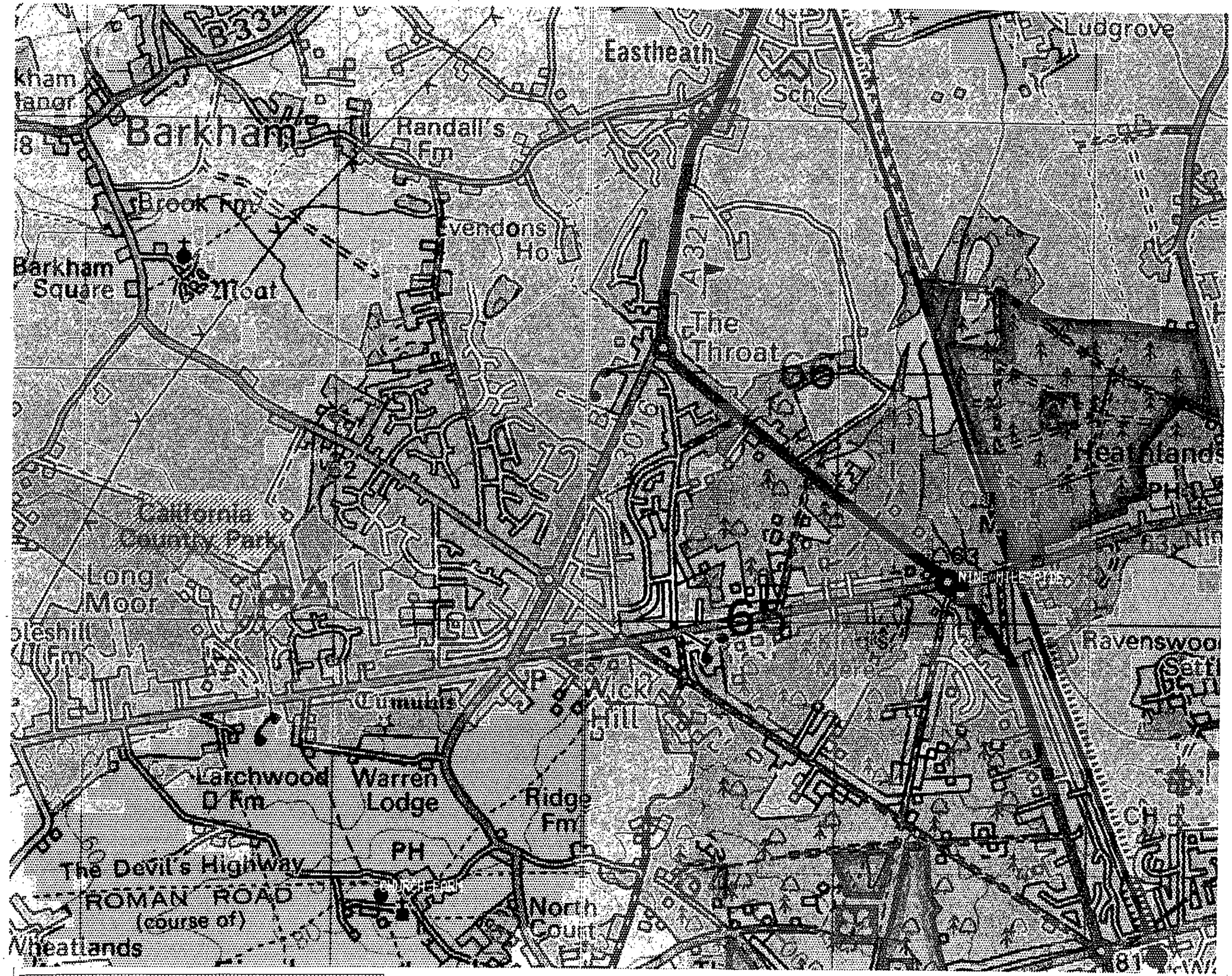


**One2One Plot Ref: 12179**

**Plot 1 shows the predicted coverage from both planned and live One2One sites in the area, excluding the cell 98712, Hole No 5.**

**Produced by Dan Musat**
**On 30 March 2001**

08.MAY2001 3902

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08.MAY2001* 3902

A·P·T
*A Marconi company*

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

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

Our Ref: 98712
3rd May 2001

Sent by Recorded Delivery

**LICENCE NOTICE**

Dear Sir

NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY ONE 2 ONE PERSONAL COMMUNICATIONS LTD. FOR THE ERECTION OF ONE 15 METRE MONOPOLE MAST COMPLETE WITH THREE CROSS POLAR ANTENNAS, TWO DISH ANTENNAS, ONE RADIO EQUIPMENT HOUSING AND DEVELOPMENT ANCILLARY THERETO AT SANDMARTINS GOLF CLUB, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKS, RG40 3RQ.

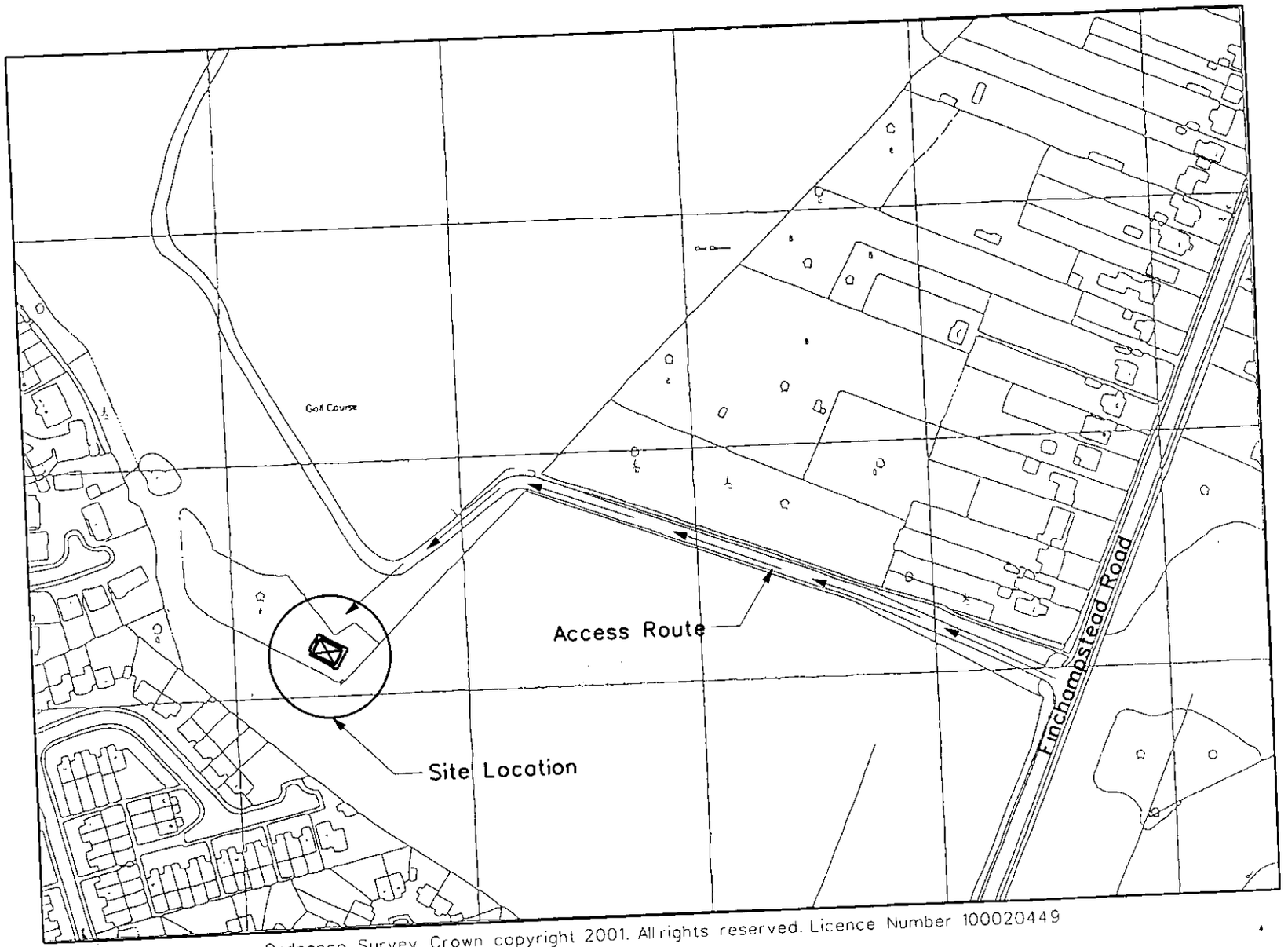
One 2 One Personal Communications Ltd. is licensed to provide a Communications Network within the United Kingdom. In order to facilitate this, the Company has been conferred the status of Public Telecommunications Code System Operator. Cellular Radio systems are designated as Public Telecommunication Systems under Section 9 of the Telecommunications Act 1984.

As a condition of their operating licence, One 2 One Personal Communications Ltd. is obliged to advise you of their intention to carry out the development specified above and as shown on the attached plan (No's 98045/98712/MPC/01/01A). The proposal constitutes permitted development under Class A Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. Accordingly we hereby provide you with 42 days Notice of our intention to carry out the development as described above.

Yours faithfully

John-Paul Robertson
On behalf of One 2 One Personal Communications Ltd.
Direct line: 01276 605056

08.MAY2001* 3502

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# SITE LOCATION MAP

CELL: 98712 SITE ID:794558
NATIONAL GRID REFERENCE 479839/165819
Scale 1:2500

CAD File Ref No APT1045_A

## NOTES

1.1. Do not scale

1.2. All dimensions are in mm unless otherwise specified

1.3. Assume all site details are existing unless otherwise specified.

## o2o EQUIPMENT

PROPOSED CABIN DETAILS :
o2o Ref : Portasilo Midi Cabin
Dimensions : 2760 x 1560 x 2900 high
Material : Steel
Colour : Holly Green BS4800 (14-C-39)

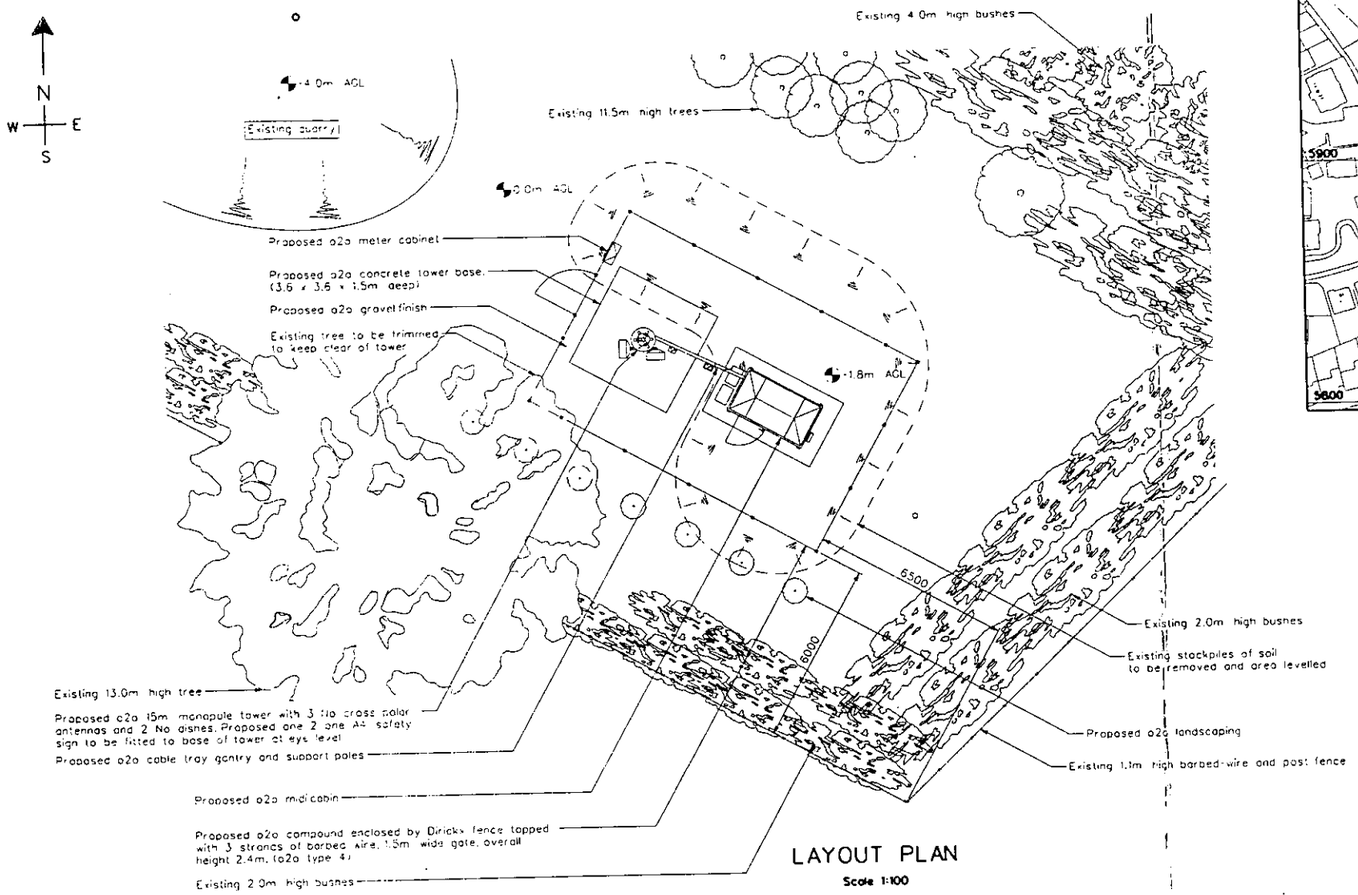
PROPOSED TOWER DETAILS :
o2o ref : 15/PS/2P/SU/3/M
Colour : Holly Green BS4800 (14-C-39)

PROPOSED ANTENNA DETAILS :
3 No. cross polar antennas with orientation of 30°, 150° & 260°

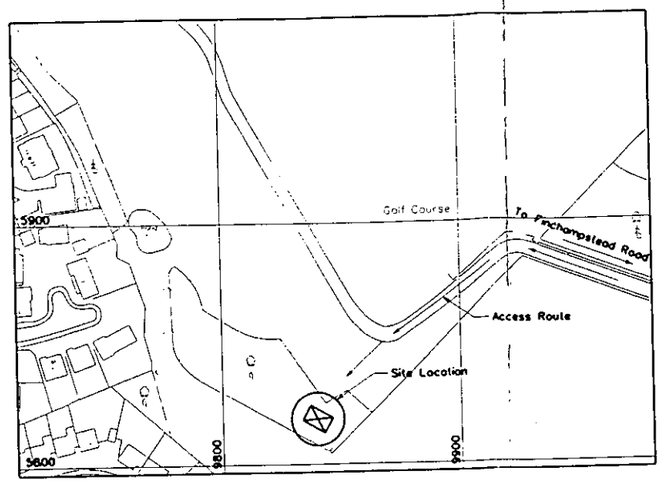
PROPOSED DISH DETAILS :

| DISH ID | D1 | D2 | D3 | D4 |
|---|---|---|---|---|
| DISH SIZE | 600 | 600 | | |
| HEIGHT m AGL | 14.0 | 14.0 | | |
| BEARING ° ECN | TBA | TBA | | |
| SITE LINK | TBA | TBA | | |
| SITE NAME | TBA | TBA | | |

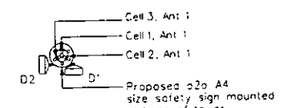
One 2 One Exclusion Zones conform to the ICNIRP Reference Level for limiting RF exposure to members of the general public.




LAYOUT PLAN
Scale 1:100




SITE LOCATION MAP
CELL: 98712 SITE ID:794558
NATIONAL GRID REFERENCE 479839/165819
Scale 1:1250




Note : Refer to notes for antenna and sign orientations

o2o EQUIPMENT ON TOWER
Scale 1:100

08.MAY2001 * 3902

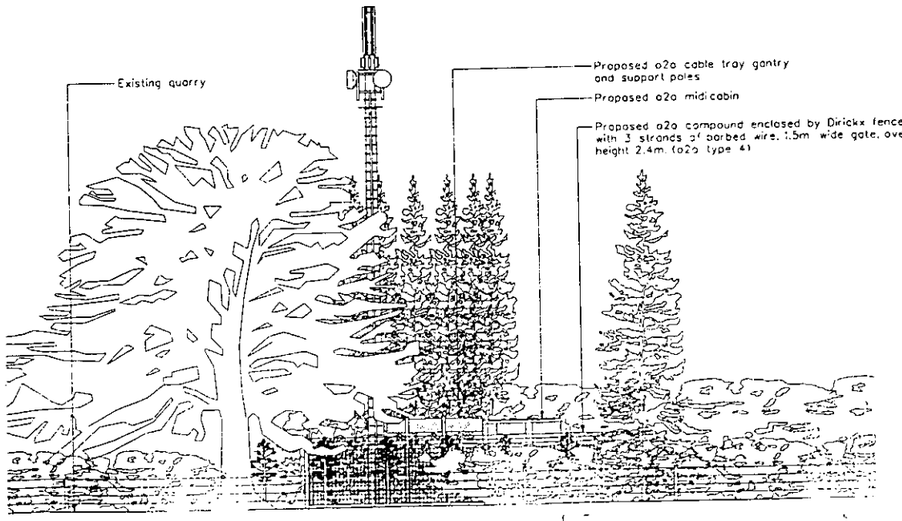
NOTE ORIGINAL DRAWING SIZE A1

100mm ON ORIGINAL A1 DRAWING

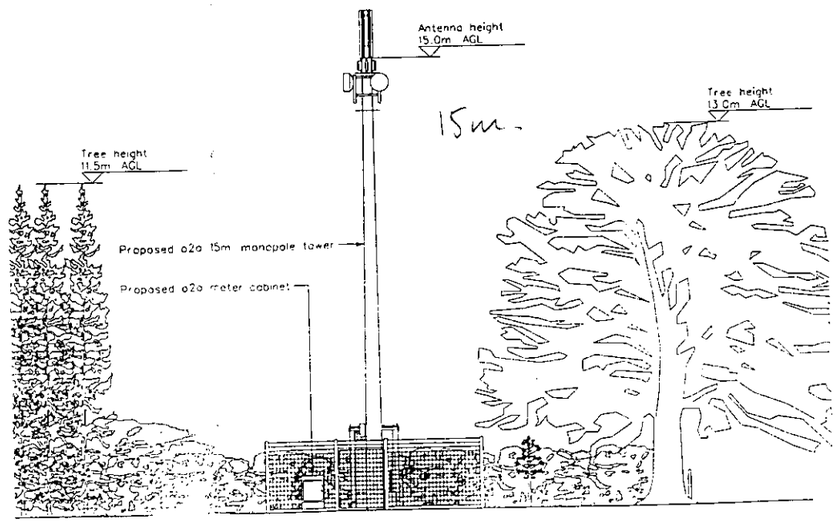
SCALE 1:100 0 1 2 3 4 5 6 7 8 9 10m

SCALE 1:200 0 2 4 6 8 10 12 14 16 18 20m

| Rev | Date | Amendments | Drawn By | Approved By |
|---|---|---|---|---|
| 1 | 09/04/01 | FIRST ISSUE | SRM | |




SOUTH WEST ELEVATION
Scale 1:100




NORTH WEST ELEVATION
Scale 1:100

0 10 20 30 40 50 60 70 80 90 100

0 2 3

A·P·T
A Marconi company

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Station Road
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Fax: 01276 685781

NORTHERN IRELAND
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Belfast
BT5 1AB
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Cleckheaton
Dewsbury
WF16 3PY
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Glasgow G1 4DP
Telephone: 0141 2210818
Fax: 0141 2210819

BRISTOL
Fairfield House
Fairfield Road
Kingswood
Bristol
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Telephone: 0117 9379700
Fax: 0117 9375571

SOUTH WALES
Wales Parliament Bldg
P.O. Box 365
Aberdare CF44 9AA
Telephone:
Fax: 01685 [illegible]

MIDLANDS
Sir Alfred Bramson Park
Waterhouse Lane
Chelmsley Wood
Birmingham B37 5YP
Telephone: 0121 [illegible]
Fax: 0121 [illegible]

BELGIUM
Kortrijksesteenweg 1
9830 Sint-Martens-Latem
Belgium
Telephone: 32 (0) 9 [illegible]
Fax: 32 (0) 9 [illegible]

Client: one2one

Client Ref: One 2 One Personal Communications Ltd

Job Title: CELL - HOLE 5
SANDMARTINS GOLF CLUB
FINCHAMPSTEAD ROAD, WOKINGHAM
BERKS, RG40 3RQ

Drawing Title: SITE LAYOUT (PLANNING)

| Scale | Site ID | Issue ID |
|---|---|---|
| AS SHOWN | 794558 | |

| Drawn by | Date | Checked | Date | Approved | Date |
|---|---|---|---|---|---|
| S.W.B | 09/04/01 | | | | |

Drawing No: 98045/98712/MPC01/0[illegible]

DELEGATED
08.MAY2001* 3902

A·P·T
A Marconi company

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

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

Our Ref: 98712
3rd May 2001

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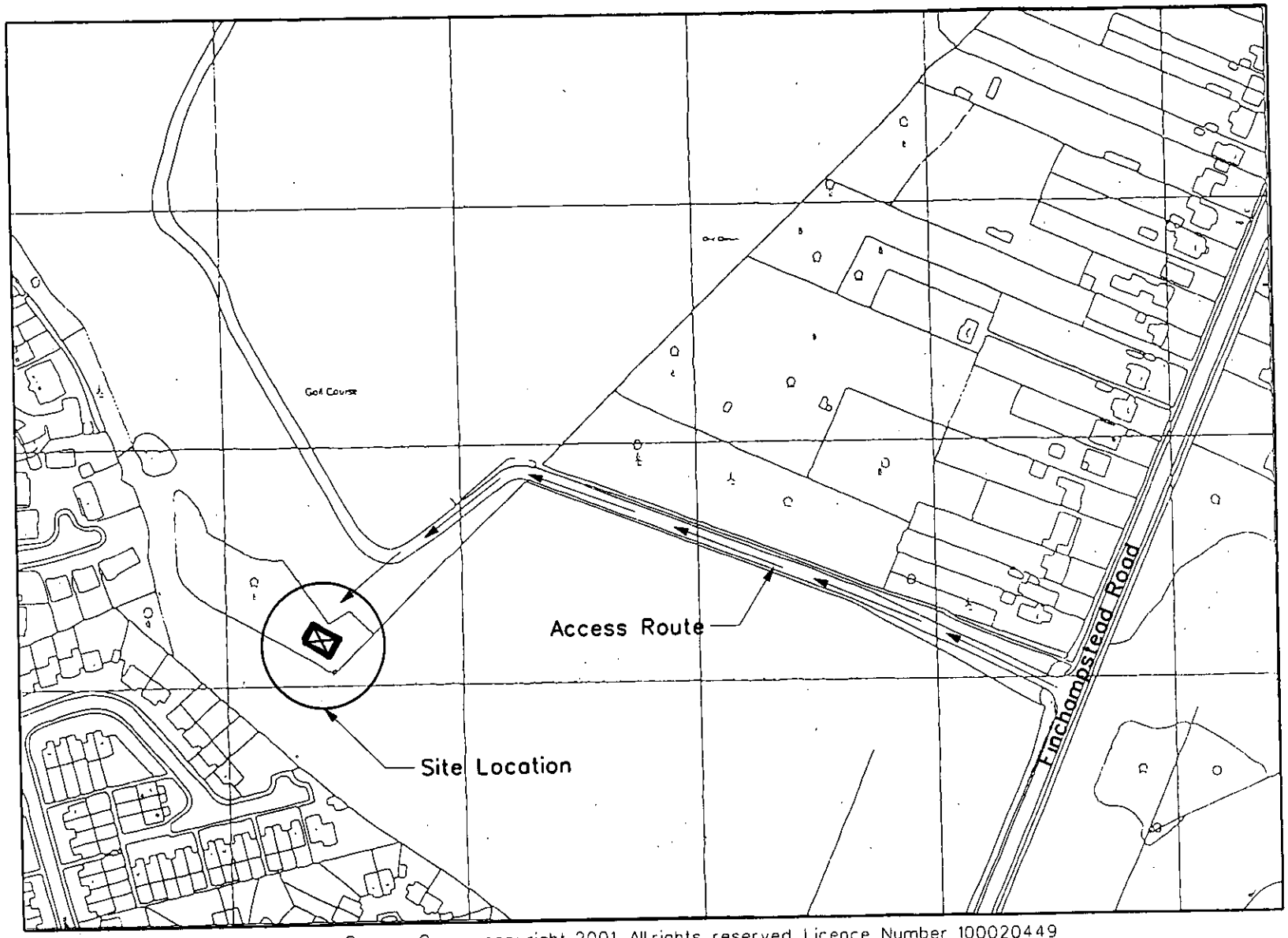


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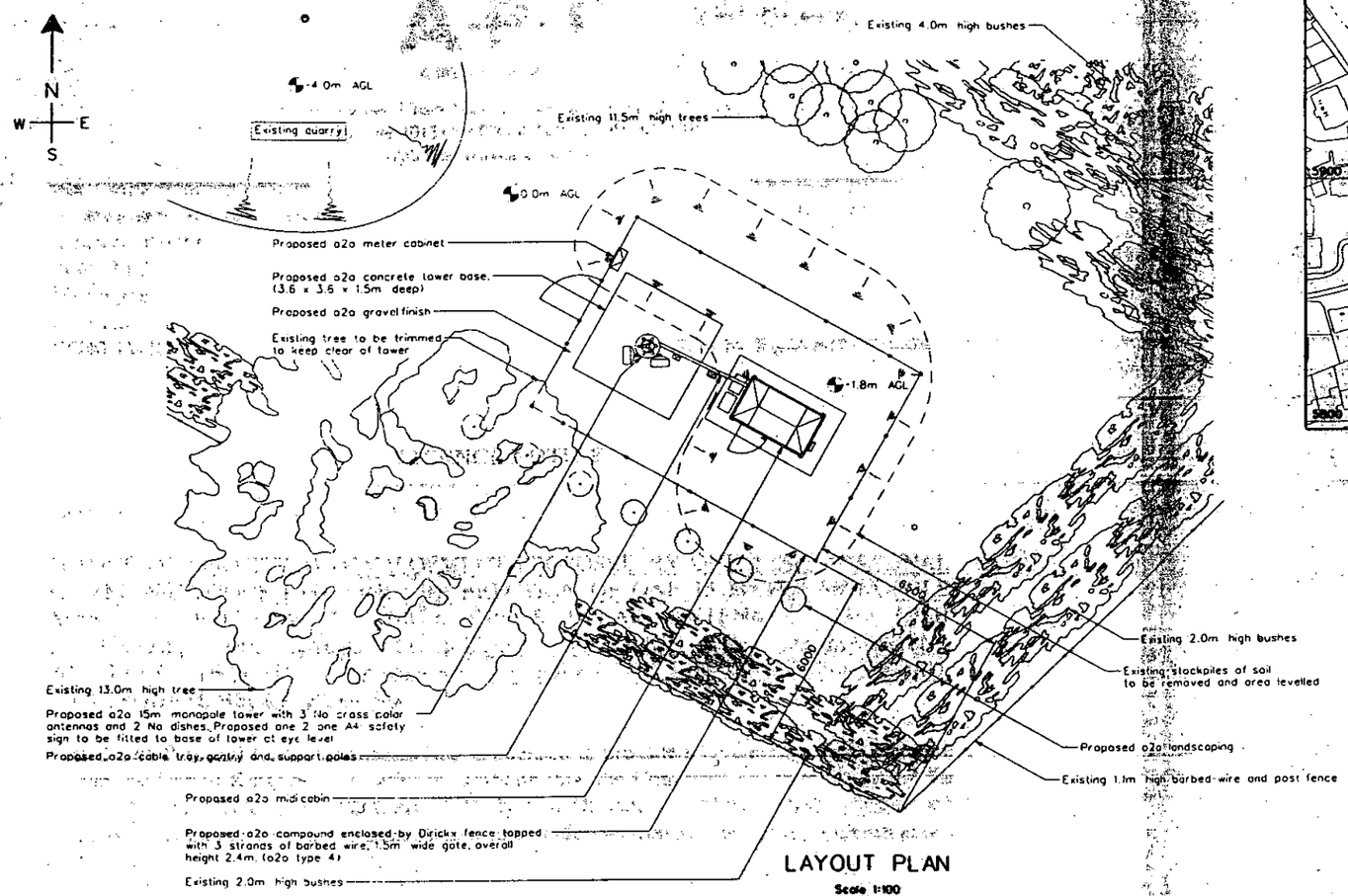
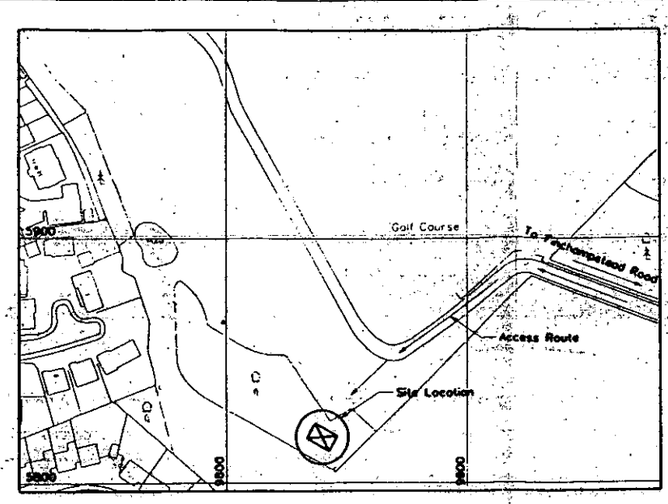
# SITE LOCATION MAP

CELL: 98712 SITE ID:794558
NATIONAL GRID REFERENCE 479839/165819
Scale 1:2500




LAYOUT PLAN

Scale 1:100




SITE LOCATION MAP

CELL: 98712 SITE ID: 794558
NATIONAL GRID REFERENCE 479839/165819
Scale 1:1250

CAD File Ref No. APT10415_A

## NOTES

1.1. Do not scale

1.2. All dimensions are in mm unless otherwise specified

1.3. Assume all site details are existing unless otherwise specified.

## o2o EQUIPMENT

PROPOSED CABIN DETAILS :
o2o Ref : Portasilo Midi Cabin
Dimensions : 2760 x 1560 x 2900 high
Material : Steel
Colour : Holly Green BS4800 (14-C-39)

PROPOSED TOWER DETAILS :
o2o ref : 15/PS/CP/SU/3/M
Colour : Holly Green BS4800 (14-C-39)

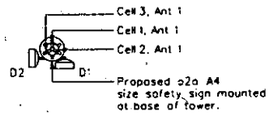
PROPOSED ANTENNA DETAILS :
3 No. cross polar antennas with orientation of 30°, 150° & 260°.

PROPOSED DISH DETAILS :

| DISH ID | D1 | D2 | D3 | D4 |
|---|---|---|---|---|
| DISH SIZE | 600 | 600 | | |
| HEIGHT m AGL | 14.0 | 14.0 | | |
| BEARING °EGN | TBA | TBA | | |
| SITE LINK | TBA | TBA | | |
| SITE NAME | TBA | TBA | | |

One 2 One Exclusion Zones conform to the ICNIRP Reference Level for limiting RF exposure to members of the general public.

08.MAY2001* 3902




Note : Refer to notes for antenna and dish orientations

o2o EQUIPMENT ON TOWER

Scale 1:100

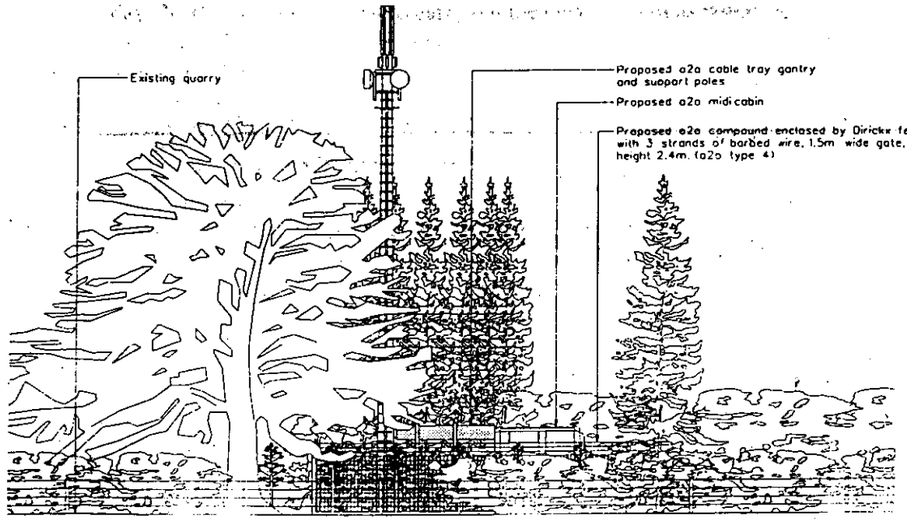
NOTE: ORIGINAL DRAWING SIZE A1

100mm ON ORIGINAL A1 DRAWING

SCALE 1:100 — 0 1 2 3 4 5 6 7 8 9 10m

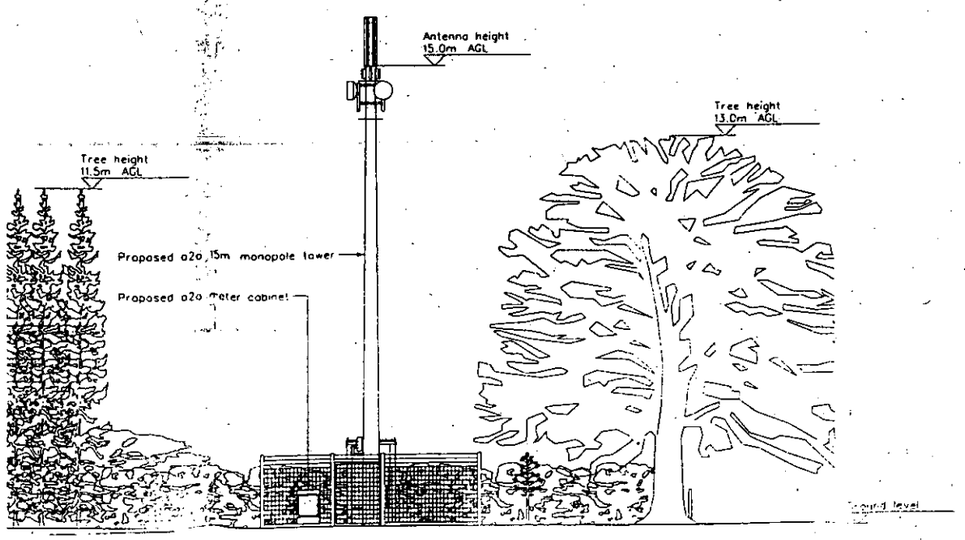
SCALE 1:200 — 0 2 4 6 8 10 12 14 16 18 20m

| Rev | Date | Amendments | Drawn By | Approved By |
|---|---|---|---|---|
| A | 09/04/01 | FIRST ISSUE | ARM | |



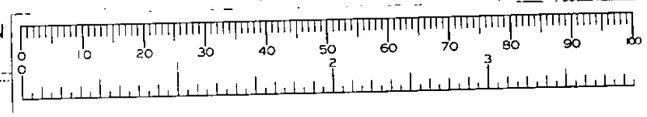

SOUTH WEST ELEVATION

Scale 1:100




NORTH WEST ELEVATION

Scale 1:100




A·P·T
A Marconi company

Client: one2one

Client Ref: One 2 One Personal Communications Limited

Job Title: CELL - HOLE 5
SANDMARTINS GOLF CLUB
FINCHAMPSTEAD ROAD, WOKINGHAM
BERKS, RG40 3RQ

Drawing Title: SITE LAYOUT (PLANNING)

| Scale | Site ID | Issue |
|---|---|---|
| AS SHOWN | 794558 | |

| Drawn by | Date | Checked by | Date | Approved by |
|---|---|---|---|---|
| A MOR | 09/04/01 | | 12.4.01 | |

Drawing No. 98045/98712/MPC01/01

08 MAY 2001 * 3902

DELEGATED

A·P·T
*A Marconi company*

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

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

Our Ref: 98712
3rd May 2001

Sent by Recorded Delivery

Dear Sir

APPLICATION UNDER CONDITION A.2 (4) OF PART 24 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 FOR PERMITTED DEVELOPMENT PROPOSED BY ONE 2 ONE PERSONAL COMMUNICATIONS LTD. AT SANDMARTINS GOLF CLUB, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKS, RG40 3RQ.

One 2 One Personal Communications Ltd. is licensed to provide a Communications Network within the United Kingdom. In order to facilitate this the Company has been conferred the status of Public Telecommunications Code System Operator. Cellular Radio Systems are designated as Public Telecommunication Systems under Section 9 of the Telecommunication Act 1984.

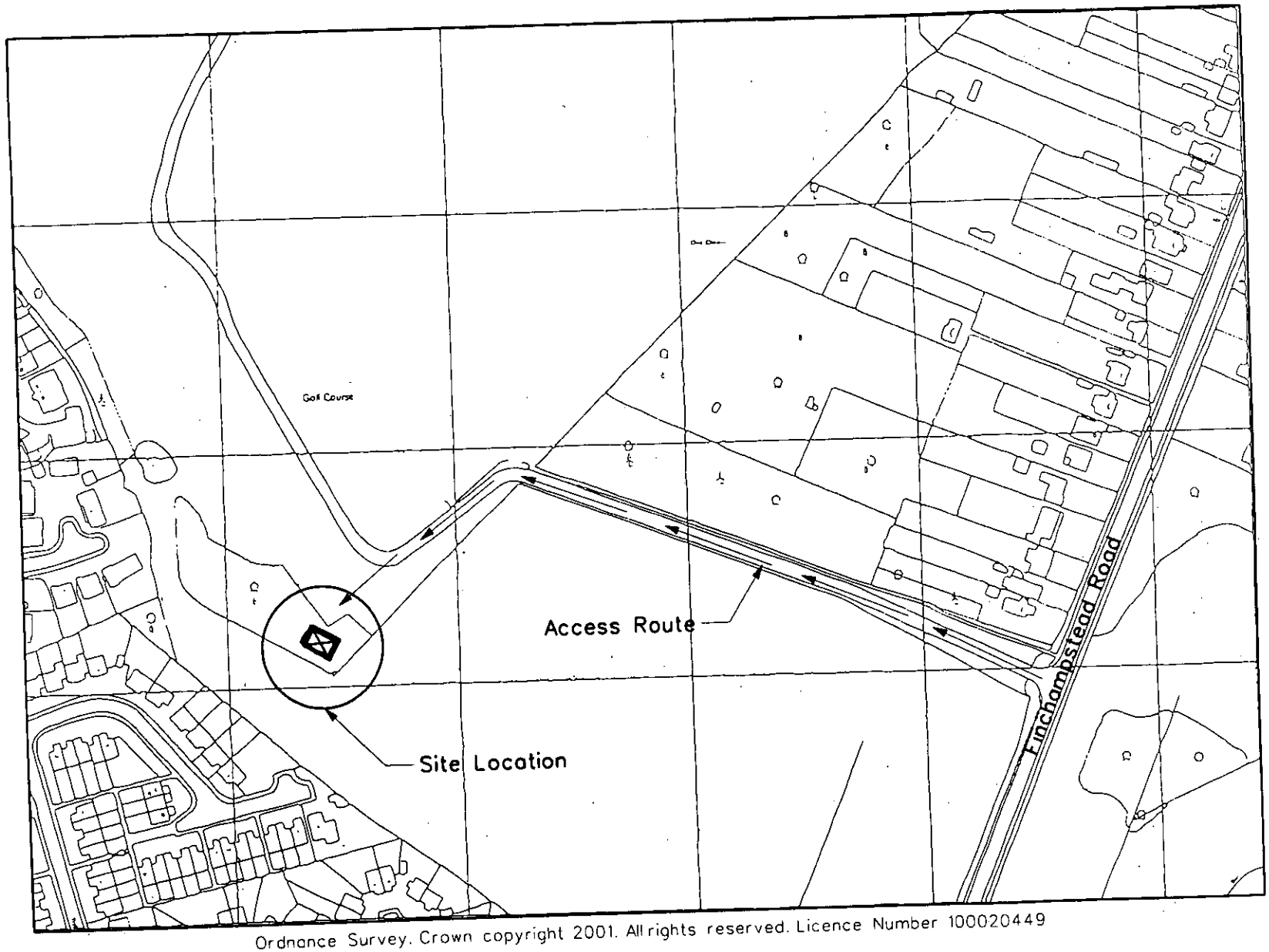
We are writing on behalf of One 2 One Personal Communications Ltd. to make application under A.2 (4) of the above order. We attach a plan (No's 98045/98712/MPC/01/01A) showing the proposed installation together with a cheque for £35.00 (thirty-five pounds). Please note this application only relates to certain components of the installation.

Should you wish to discuss the proposals in greater detail please do not hesitate to contact the undersigned.

Yours faithfully

John-Paul Robertson
On behalf of One 2 One Personal Communications Ltd.
Direct line: 01276 605056

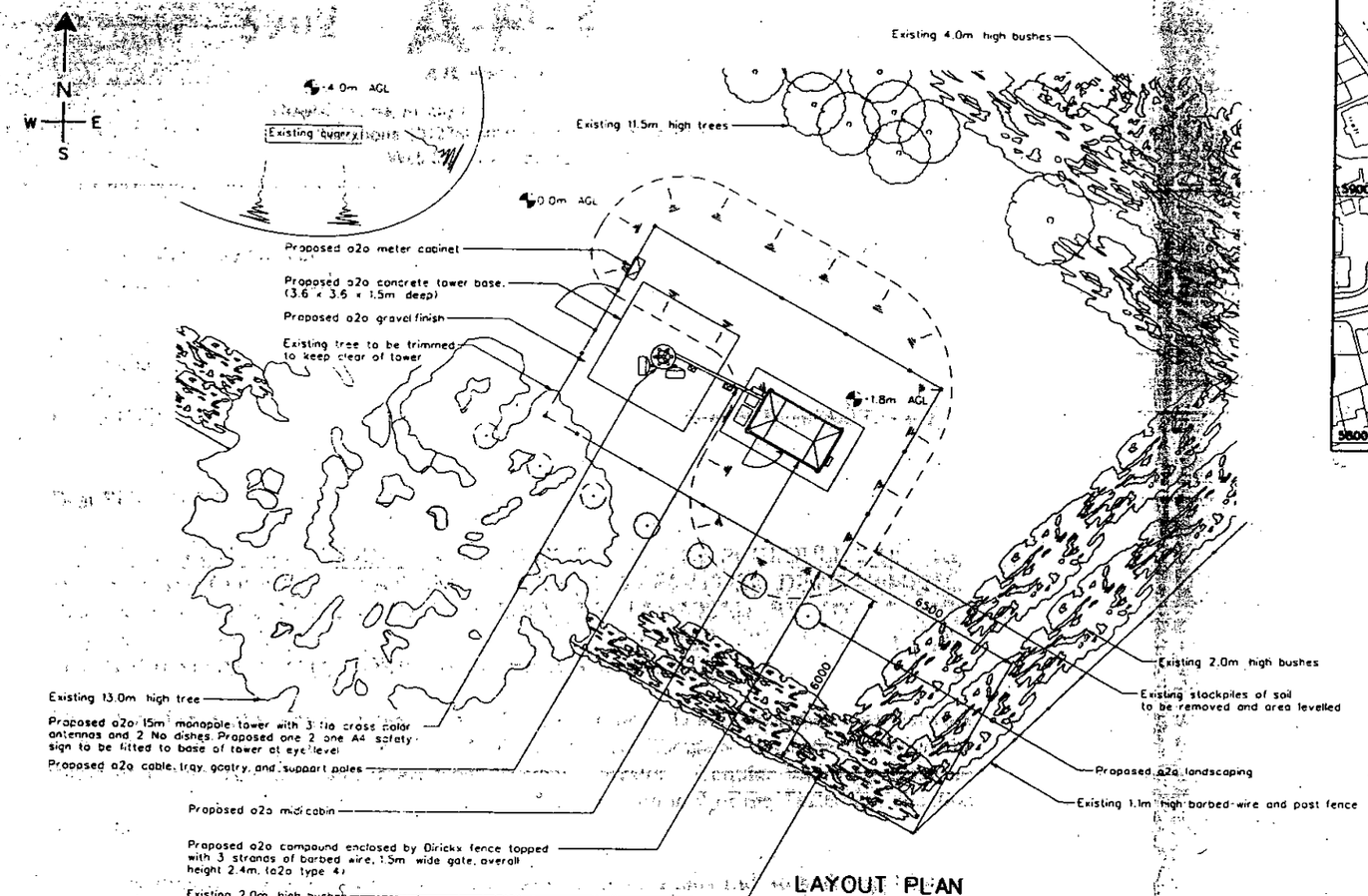
08 MAY 2001 3902



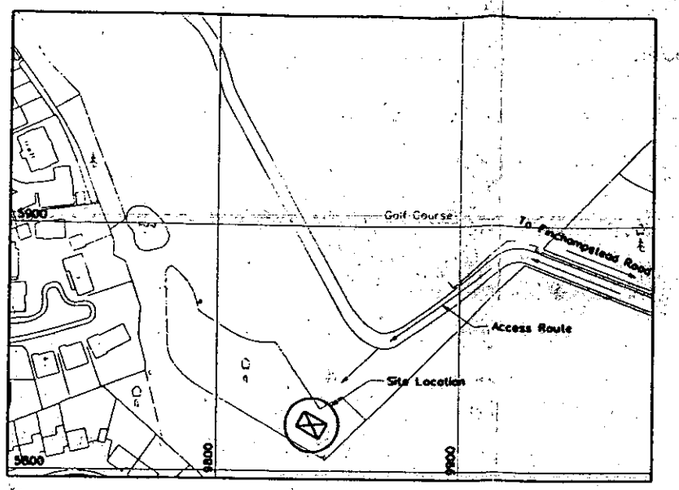

Ordnance Survey. Crown copyright 2001. All rights reserved. Licence Number 100020449

# SITE LOCATION MAP

CELL: 98712 SITE ID:794558
NATIONAL GRID REFERENCE 479839/165819
Scale 1:2500




LAYOUT PLAN
Scale 1:100




SITE LOCATION MAP
CELL: 98712 SITE ID: 794558
NATIONAL GRID REFERENCE: 479839/165819
Scale 1:1250

CAD File Ref No APT10415_A

## NOTES

1.1. Do not scale

1.2. All dimensions are in mm unless otherwise specified.

1.3. Assume all site details are existing unless otherwise specified.

## o2o EQUIPMENT

PROPOSED CABIN DETAILS :
o2o Ref : Portasila Midi Cabin
Dimensions : 2760 x 1560 x 2900 high
Material : Steel
Colour : Holly Green BS4800 (14-C-39)

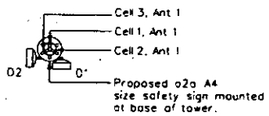
PROPOSED TOWER DETAILS :
o2o ref : 15/PS/CP/SU/3/M
Colour : Holly Green BS4800 (14-C-39)

PROPOSED ANTENNA DETAILS :
3 No. cross polar antennas with orientation of 30°, 150° & 260°

PROPOSED DISH DETAILS :

| DISH ID | D1 | D2 | D3 | D4 |
|---|---|---|---|---|
| DISH SIZE | 600 | 600 | | |
| HEIGHT m AGL | 14.0 | 14.0 | | |
| BEARING °EGN | TBA | TBA | | |
| SITE LINK | TBA | TBA | | |
| SITE NAME | TBA | TBA | | |

One 2 One Exclusion Zones conform to the ICNIRP Reference Level for limiting RF exposure to members of the general public.




Note : Refer to notes for antenna and dish orientations

o2o EQUIPMENT ON TOWER
Scale 1:100

08.MAY2001* 3902

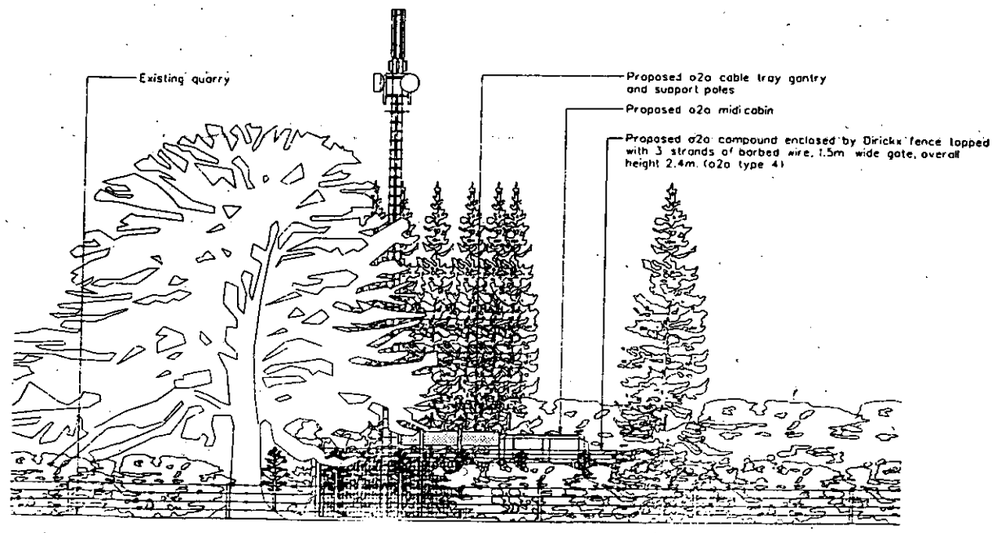
NOTE: ORIGINAL DRAWING SIZE A1

100mm ON ORIGINAL A1 DRAWING

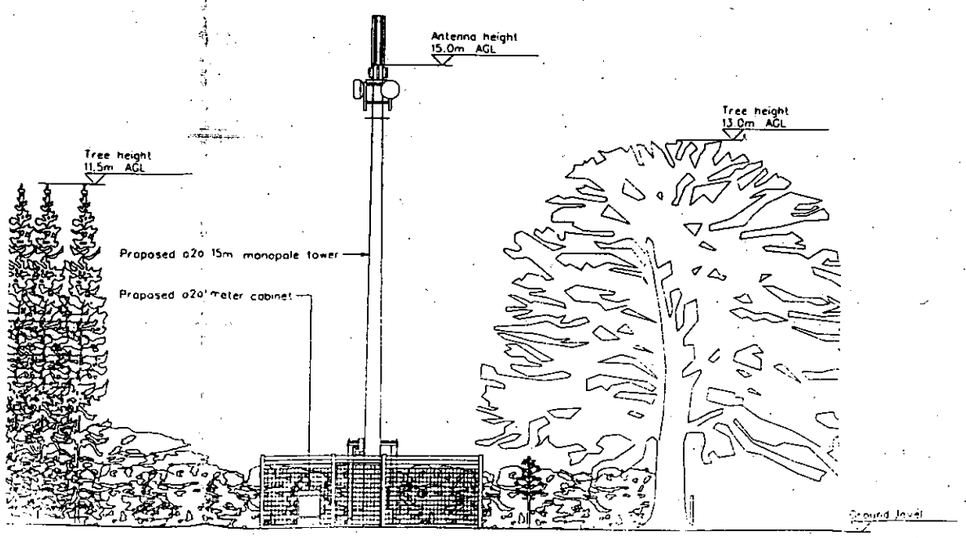
SCALE 1:100 0 1 2 3 4 5 6 7 8 9 10m

SCALE 1:200 0 2 4 6 8 10 12 14 16 18 20m

| Rev | Date | Amendments | Drawn By | Approved By |
|---|---|---|---|---|
| A | 09/04/01 | FIRST ISSUE | ARN | |




SOUTH WEST ELEVATION
Scale 1:100




NORTH WEST ELEVATION
Scale 1:100

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

A·P·T
A Marconi company

Client
one2one

Client Ref: One 2 One Personal Communications Limited

Job Title
CELL - HOLE 5
SANDMARTINS GOLF CLUB
FINCHAMPSTEAD ROAD, WOKINGHAM
BERKS, RG40 3RQ

Drawing Title
SITE LAYOUT (PLANNING)

Scale AS SHOWN | Site ID 794558

Drawn by | Date 09/04/01 | Checked by | Date 12.4.01

Drawing No 98045/98712/MPC01/0

DELEGATED

08.MAY2001* 3902

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

Our Ref: 98712
3rd May 2001

Sent by Recorded Delivery

# G.P.D.O. APPLICATION

## RE: - Hole 5, Sandmartins Golf Club.

## OUR REF: 98712

(Please quote above reference number in all communications)

**CONTENTS:**

1 x Covering Letter

1 x Application letter, including drawing no. 98045/98712/MPC/01/01A and site location plan

1 x Application fee of £35.00

1 x Licence Notice, including drawing no. 98045/98712/MPC/01/01A and site location plan

1 x Annex C (Code of Best Practice)

1 x Site Notice and location plan

1 x Search and Coverage Area Map

1 x Map of Alternative Sites

Angus Ross phoned and would like someone to call him back re. planning application for mobile phone mast at Sandmartins Golf Course.

A letter has just been sent out to residents saying the mast will be near Hole 5. Angus thinks an old plan has been used as the original plan was turned upside down and this application in fact relates to Hole 14 not Hole 5.

This is very misleading and he thinks a revised letter needs to be sent out asap as this will be near the back garden of some houses.

Please can this be arranged and the case officer phone Angus, either on his work number today (0207 377 6247) or at home or on mobile tomorrow (01344 772388 or 07944 877806).

Sandra
16.5.01

FROM: Elaine Connor

DATE: 10 May 2001

## FINCHAMPSTEAD PARISH CONSULTATION SHEET

**Application Number:** TL/2001/3902

**Proposal:** Proposed erection of 15m high monopole telecommunications mast with 3 cross polar antennas, 2 dish antennas, radio equipment housing and ancillary development..

**Site Address:** Hole 5 Sandmartins Golf Club, Finchampstead Road, Finchampstead, Wokingham.

**Applicant:** One 2 One PCL C/O A.P.T..

Your observations are required in respect of this application **by 02/06/2001** .

---

The Parish Council supports residents' objections to this proposal on the grounds that the mast would create a deterioration in the aesthetic quality of the area. The mast would also be situated too near to neighbouring properties and hence cause concern about safety from radiation to nearby residents. The plans are also wrong since the proposal would be situated near Hole 13 and not Hole 5 which is misleading.

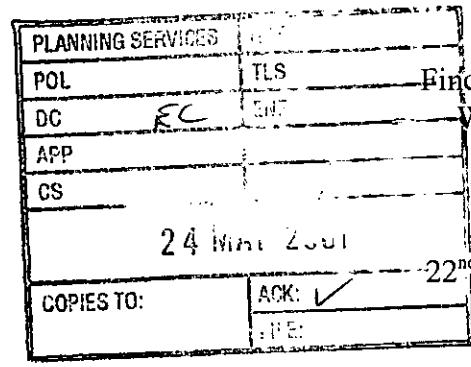
| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 21 MAY 2001 | |
| COPIES TO: | ACK: |

SIGNED: C.S. [signature]

DATE: 18-5-01

Clerk To Finchampstead Parish/Town Council.

SNS



Woodcroft,
8, The Lea
Finchampstead
Wokingham
Berkshire
RG40 4YB

| PLANNING SERVICES | |
|---|---|
| POL | TLS |
| DC EC | ENF |
| APP | |
| CS | |
| 24 MAY 2001 | |
| COPIES TO: | ACK: ✓ |
| | FILE: |

22nd May 2001

To the attention of Elaine Connor
Planning Services,
Environmental Services Department,
P.O. Box 157
Shute End
Wokingham
Berkshire

**SUBJECT: Planning application TL/2001/3902 - Proposed erection of mobile telecommunications mast at Hole 5 of Sand Martins Golf Club**

Dear Mrs. Connor,

I am writing to formally notify my objection to the above planning application, the reasons for which are provided in the attached letter.

Yours sincerely,

Mr K.R. Chatfield

Woodcroft,
8, The Lea
Finchampstead
Wokingham
Berkshire
RG40 4YB

22nd May 2001

For attention of Mr A. Hall,
Managing Director,
Sand Martins Golf Club
Finchampstead Road
Wokingham
Berkshire

**SUBJECT: Planning application TL/2001/3902 - Proposed erection of mobile telecommunications mast at Hole 5 of Sand Martins Golf Club**

Dear Mr Hall,

With reference to the above, my wife and I wish to formally record our absolute objection to the erection of any such structure on the proposed site which we understand not to be hole 5 but a location adjacent to hole 14 and therefore much closer to our own and other residential properties.

The reasons for our objections are as follows:-

1. The site is less than 60 metres away from the boundary of our home.

2. These structures are now known to constitute a real risk to health owing to the high levels of radiation emitted by the mast. Unsurprisingly this is wholly unacceptable to both ourselves and other affected residents in the neighbourhood, many of whom have young families.

3. The erection of a mast on the proposed site would constitute a significant impairment to the visual amenity currently afforded to our property. In particular the substantial proposed construction is out of character with the local surroundings and area (i.e. galvanised steel construction, 15 metre tower with polar antennas and dishes, cabin, 2.9 metre fencing topped with barbed wire).

4. The effect on the skyline of the height of the site in relation to the surrounding land means that tree screening is below mast height, and is unlikely to screen the mast at all in the winter.

5. All of the above would undoubtedly lead to a reduction in the marketability and value of our property should any mast be erected.

As I am sure you will understand, we are therefore extremely anxious to receive your reassurance, (preferably in writing), that a club with the good reputation of Sand Martins would not under any circumstances acquiesce to such a development on its land, by One to One or any other mobile telecommunications company.

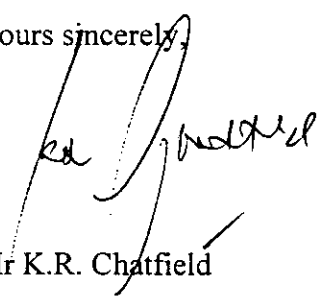
I am aware from conversations with a neighbour that the One to One Planning Application was submitted by the mobile phone company without your prior knowledge or consent and hope that you will now move swiftly to condemn their action.

Finally, I think it goes with out saying that Sand Martins is a very pleasant amenity for those of us in the community who are fortunate enough to live adjacent to the golf course. Indeed with a growing young family this was one of the principal motivations for the move to our current property some three years ago.

As an appreciative resident, I would like to thank-you for the non-intrusive way the facility is currently managed and maintained and ask that Sand Martins sticks to what it's best at, i.e. being a golf club! On that basis we can stick to what we're best at - being non-intrusive and non-interfering residents.

With kind regards.

Yours sincerely,



Mr K.R. Chatfield

cc.
Andrew MacKay M.P.
Tim Charlesworth, Local Councillor
Elaine Connor, Planning Services, Wokingham District Council

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 16 May, 2001

My ref: TL/2001/3902

Your ref: 98712


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


Mr Robertson
APT
Dolphin House
Albany Park
Camberley
Surrey
GU16 7QH

Dear Mr Robertson

**RE: NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY ONE TO ONE PERSONAL COMMUNICATIONS LTD. FOR THE ERECTION OF ONE 15M HIGH MONOPOLE TELECOMMUNICATIONS MAST WITH 3 CROSS POLAR ANTENNAS, 2 DISH ANTENNAS, RADIO EQUIPMENT, HOUSING AND ANCILLARY DEVELOPMENT AT SANDMARTINS GOLF COURSE**
**TL/2001/3902**

I refer to the above proposed telecommunications installation at Sandmartins Golf Course, Finchampstead.

I write to inform you that we are treating the above application as invalid due to the discrepancy in the site location. The forms submitted as part of the application clearly state that the telecommunications installation is to be located at hole 5 of Sandmartins Golf Course. However, hole 5, according to the most up to date course map, is on the opposite side of the course from the actual location of the proposed mast. As this has caused a great deal of confusion, and as it amounts to a material change in circumstances we can no longer continue to determine the application. Should you wish to continue with this development I advise that a new application, with the corrected site details be submitted to the Council.

I hope this information is of assistance to you. Please find enclosed a copy of the golf clubs current Yardage Booklet with a map of the course for your information. Should you wish to discuss this matter further please do not hesitate to contact Elaine Connor on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

42 DAYS

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 08 MAY 2001 | |
| Officer: EC | Application No. TL\|2001\|3902 |

Map No. ..... Site 0.01.....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(TL) PROPOSED ERECTION OF 15M HIGH TELECOMMUNICATIONS MONO POLE & MAST WITH 3 CROSS POLAR ANTENNAS, 2 DISH ANTENNAS, RADIO EQUIPMENT ~~CABIN~~ HOUSING & ANCILLARY DEVELOPMENT

Location: HOLE 5 SANDMARTINS GOLF CLUB

Parish: ~~WOKINGHAM~~ FINCHAMPSTEAD Ward: Finch North

Applicant: ONE 2 ONE PLC

Fee Received £35-00 (7) 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 | | | |
| 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 : 9/5/01 Parish Council Informed - YES / ~~NO~~

### INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property ✓
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

### EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

### HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

### OTHERS:

.....
.....
.....

### NEIGHBOURS: See map ✓

.....
.....
.....
.....
.....
.....
.....
.....

DELEGATED

08.MAY2001* 3902

A·P·T
*A Marconi company*

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

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

Our Ref: 98712
3rd May 2001

Sent by Recorded Delivery

Dear Sir

Re: NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY ONE 2 ONE PERSONAL COMMUNICATIONS LTD. FOR INSTALLATION AT SANDMARTINS GOLF CLUB, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKS, RG40 3RQ.

Please find enclosed a Notice of Permitted Development for the installation of a radio base station at the above location. Our client One 2 One Personal Communications Ltd. (One2One) is a Public Telecommunications Code System Operator licensed by the Department of Trade and Industry to provide a personal communications network to the whole of the United Kingdom. In order to achieve this, a planned network of interacting cells of varying sizes is required and is essential to ensure a high standard of service. The mobile telephone is a tool now used in every arena of daily life. In light of the growth of telecommunications, sites need to be established to provide radio signal coverage to residential and business settings, for leisure and industry, and to metropolitan and rural locations. This means the search areas are often quite small because the installations are serving specific areas of the community.

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

The area of Wick Hill has been designated as a site where a radio base station is required in order to provide high-level radiotelephone coverage to the B3016, A321 and the surrounding area. It is also required to provide a contiguous service to my clients' network. Our brief as consultants to One 2 One is to survey the designated area to locate a suitable Radio Base Station site. When looking for sites there are a number of important considerations that are taken into account.

...Cont'd...

These include:

1. **The radio implication of the site:** Radio signals are transmitted through the network by using fixed links at such frequencies that necessitate an uninterrupted line of sight. To achieve this the installation must reach a sufficient height above surrounding buildings and trees.

2. **Land availability:** The site is dependent upon landowners' willingness to see their property used for this purpose.

3. **Planning:** Every effort is made to ensure that the best site is chosen in relation to its planning characteristics, for instance, the effect on the amenity of the adjoining property, the availability of effective screening etc. However, this is clearly constrained by the technical parameters of the system and the land availability previously mentioned.

In line with the guidance contained within PPG8 my client will always endeavour to utilise either existing radio masts or buildings for the radio equipment. One 2 One will only seek to erect a new mast when neither of the aforementioned are available.

A thorough survey was carried out in the area to identify suitable sites for the radio equipment. Although a number of sites were investigated, they had to be discounted for various reasons. These sites are shown on the enclosed map:

- The Caddyshack (Option 1) was discounted, as a telecommunications installation at this site would not of provided the levels of coverage improvement required to the target area.

- The open Public Space (Site A) was discounted, as this land is prone to flooding and would therefore be unsuitable for a telecommunications installation.

- Field Corner (Site B) was discounted as this area has now been redeveloped into a school and housing estate.

- Gowerings Car Sales (Site C) was discounted as there was no space for a telecommunications installation and the site provider was not interested in One 2 One's proposal.

- California Country Caravan Park (Site D), Woodcray Manor Farm Land (Site E), Model Farm (Site F) and Rook's Nest Farm (Site G) were all discounted, as the respective landowners were not interested in a proposal for a radio base station on their land.

The specific coverage area is the village of Wick Hill and the B3016, A321 and immediate surrounding area. The area consists of a mix of open farmland, Golf course and residential dwellings, with the B1038 road running through the centre of the cell. Please also find a technical justification that includes radio plots.

...Cont'd...

It is considered that the proposed site at Hitchcock Field meets all of the above criteria. The site is located in a position that will provide good radio coverage to the target area. The site provider is willing to have a radio base station on the land and access to the site is favourable. The 15-metre mast will be of a slim-line design and should therefore have minimal visual impact on the local area. In order to mitigate the visual impact of the installation further the mast, antennas and equipment cabin can be painted any British Standard colour if required. Existing trees located around the site will provide screening to the mast and compound. The height of the mast is required in order to provide coverage and any reduction in this height will have a corresponding reduction in radio signal coverage.

I would also like to confirm that all One 2 One radio base stations work within both NRPB and ICNIRP guidelines.

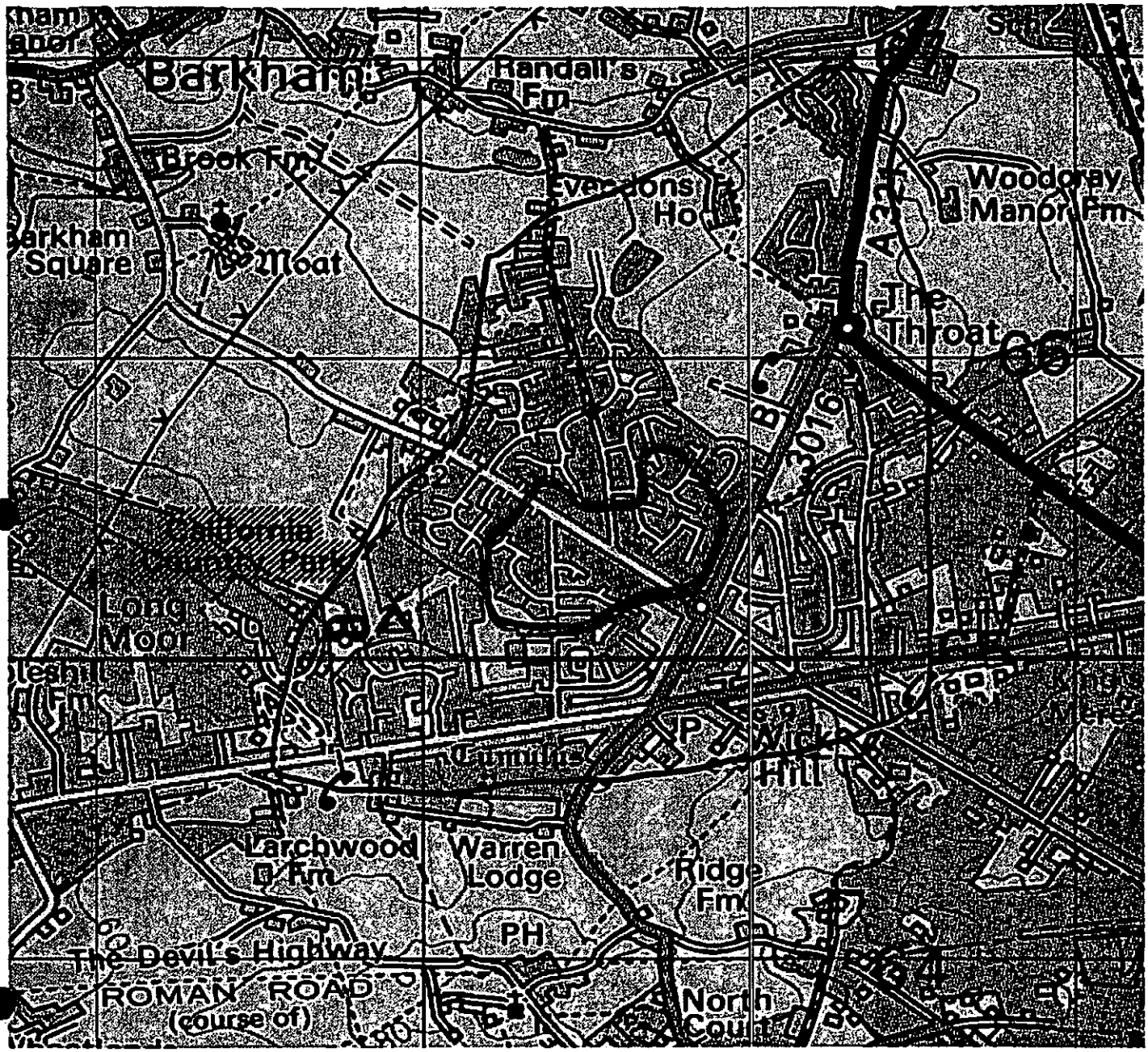
I trust that this information will be helpful in reaching decision on this application but if more information or a site visit is required please do not hesitate to contact me.

Yours faithfully



John-Paul Robertson
On behalf of One 2 One Personal Communications Ltd.
Direct line: 01276 605056

**OS Map Indicating Coverage and Search Areas *(not to scale)*** **Cell 98712**



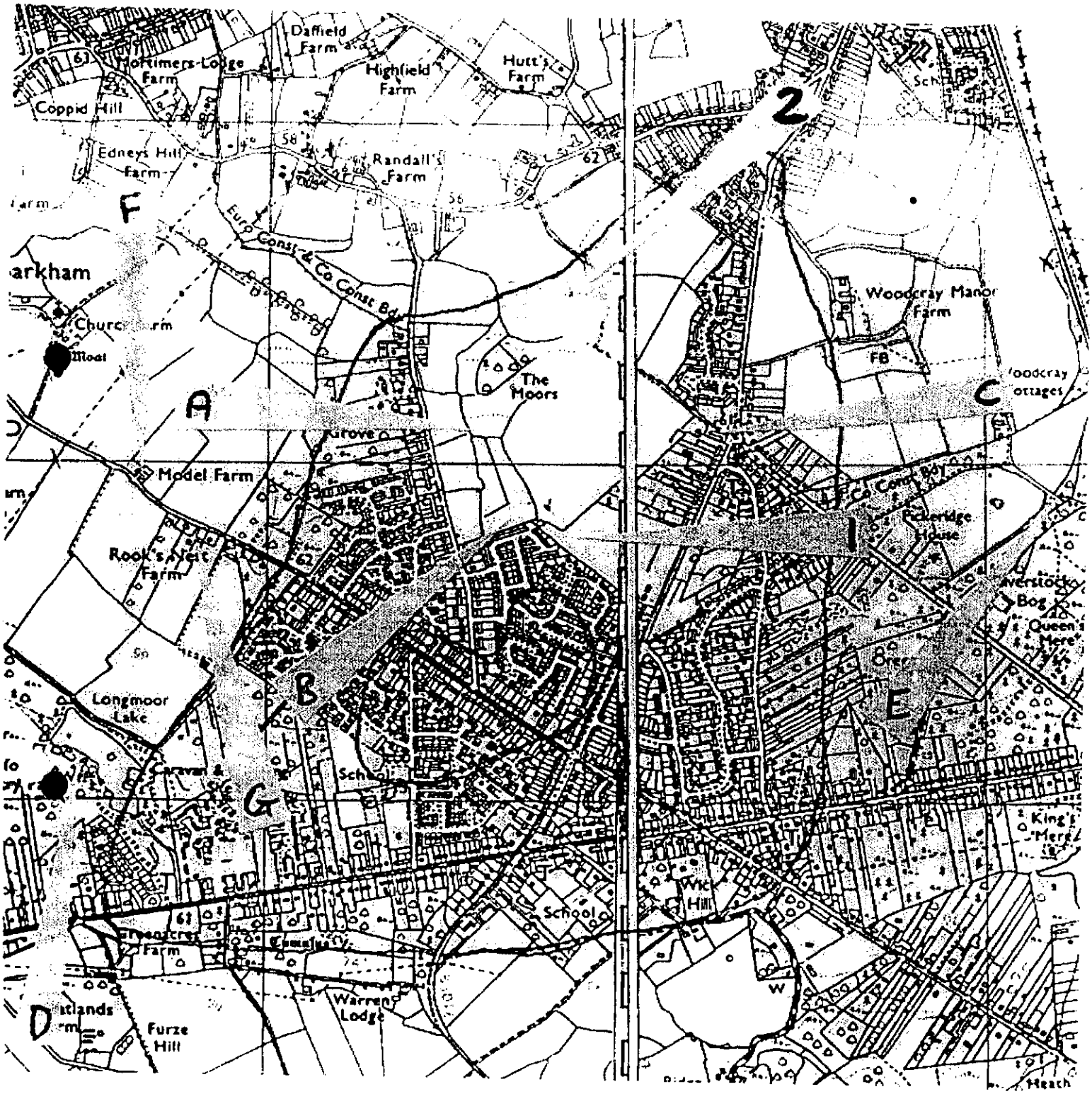

08 MAY 2001 * 3902

SEARCH AREA

INTENDED COVERAGE AREA

EXISTING / PLANNED SITE IN NETWORK

Reproduced from the 1997 Ordanance Survey 1:50 000 Scale Landranger map with the permission of The Controller of Her Majesty's Stationary Office, Crown copyright Mercury Personal Communications, Borehamwood, Herts. Licence No. AL 51286A0001




08.MAY2001* 3902

08.MAY2001* 3902

**ANNEX C**

**(Part 2.1 (ii) of the Code refers)**

INFORMATION TO ACCOMPANY AN APPLICATION FOR PRIOR APPROVAL DETERMINATION UNDER PART 24 OF THE GPDO IN RESPECT OF PERMITTED DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEM OPERATORS

1) PRE-APPLICATION CONSULTATION WITH LOCAL PLANNING AUTHORITY

i) Licence notification i.e. pre rollout of network Date 15/05/97

Name of LPA contact CHIEF PLANNING OFFICER

ii) On sites in specific cell(s) 98712 Date 12/03/2001

Name of LPA contact EMY CIRCUIT

2A. NAME AND ADDRESS OF APPLICANT

Name ONE 2 ONE PERSONAL COMMUNICATIONS LTD

ADDRESS ELSTREE TOWER, ELSTREE WAY, BOREHAMWOOD.

POSTCODE WD6 1DT TEL 0181 214 2121

2B. AGENT'S NAME, ADDRESS AND CONTACT

Name A.P.T.

Address DOLPHIN HOUSE, ALBANY PARK, CAMBERLEY, SURREY

Postcode GU16 7QD Tel (01276) 605056

Contact JOHN-PAUL ROBERTSON

2C. LOCATION OF PROPOSAL

Location: SANDMARTINS GOLF CLUB, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKS, RG40 3RQ.

2D. O.S. SHEET/GRID REFERENCE

Sheet and six figure grid reference of proposed development

Sheet Grid ref 479839 / 165819

3. PURPOSE OF DEVELOPMENT

A radio base station is required at the above site to provide radiotelephone coverage to the surrounding area. It is also required in order to provide contiguous radio cover to my Client's network.

The antennas must be located at the shown height to provide adequate radio coverage to the cell. Any reduction to this height would bring about a corresponding reduction to the radio coverage.

Please see supporting information

4. THE PROPOSED STRUCTURE (Please enclose a site plan and indicate details of cell boundaries, and whether shared mast/tower or free-standing)

i) Type of structure (e.g. tower, mast etc)

MONOPOLE MAST

overall height 15 metres
height of existing building (where applicable) ... metres.

ii) Equipment housing :
length 2.760 metres.....width 1.560 metres.....height 2.900 metres

iii) Materials (as applicable)
Tower/mast etc:- type of material and external colour

.....MAST – GALVANISED STEELWORK.....

Equipment housing:- type of material and external colour

.....CABINET – GREY PLASTIC COATED METAL.....

iv) Location of and distance to nearest residential or commercial property (where applicable):-

62 METRES

5. DISTANCE FROM AIRFIELD OR AERODROME (Please tick as appropriate)

| | | | | |
|---|---|---|---|---|
| Will the structure be within 3km of an aerodrome or airfield? | Yes | ☐ | No | ☑ |
| Has the Civil Aviation Authority or Secretary of State for Defence (as appropriate) been notified? | Yes | ☐ | No | ☑ |

Signed _____ (A.P.T.) Date 03/05/2001

On behalf of One 2 One Personal Communications Ltd

**NOTE A**

**SITE NOTICE**

Proposed development at
**SANDMARTINS GOLF CLUB, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKS, RG40 3RQ.**

**GRID REF: 479839 / 165819** **SITE REF: 98712**

I give notice that **A.P.T.**

on behalf of **ONE 2 ONE PERSONAL COMMUNICATIONS LTD.**

is applying to **WOKINGHAM DISTRICT COUNCIL**

under paragraph A.2(4A) of Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 for its determination as to whether the prior approval of the authority will be required to the siting and appearance of

**ONE 15-METRE MAST COMPLETE WITH THREE CROSS-POLAR ANTENNAS, TWO 600mm DISH ANTENNAS, ONE RADIO EQUIPMENT HOUSING (3.700 m x 2.700m x 2.9m HIGH) AND DEVELOPMENT ANCILLARY THERETO.**

Under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, **WOKINGHAM DISRICT COUNCIL** is allowed 42 days beginning with the date of application to consider whether prior approval will be required to the siting and appearance of the development proposed and, if so, to give or refuse such approval and to serve that decision upon the applicant.

Members of the public may inspect copies of the application and accompanying plans at

**WOKINGHAM DISTRICT COUNCIL, SHUTE END, WOKINGHAM, BERKSHIRE, RG11 1BN.**

Individuals and organisations wishing to make representations about the siting and appearance of the proposed development are invited to forward their views in writing no later than **24.05.2001** to

**WOKINGHAM DISTRICT COUNCIL, SHUTE END, WOKINGHAM, BERKSHIRE, RG11 1BN.**

clearly stating that comments are being forwarded in relation to the proposed development of a ground-based mast at

**SANDMARTINS GOLF CLUB, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKS, RG40 3RQ.**

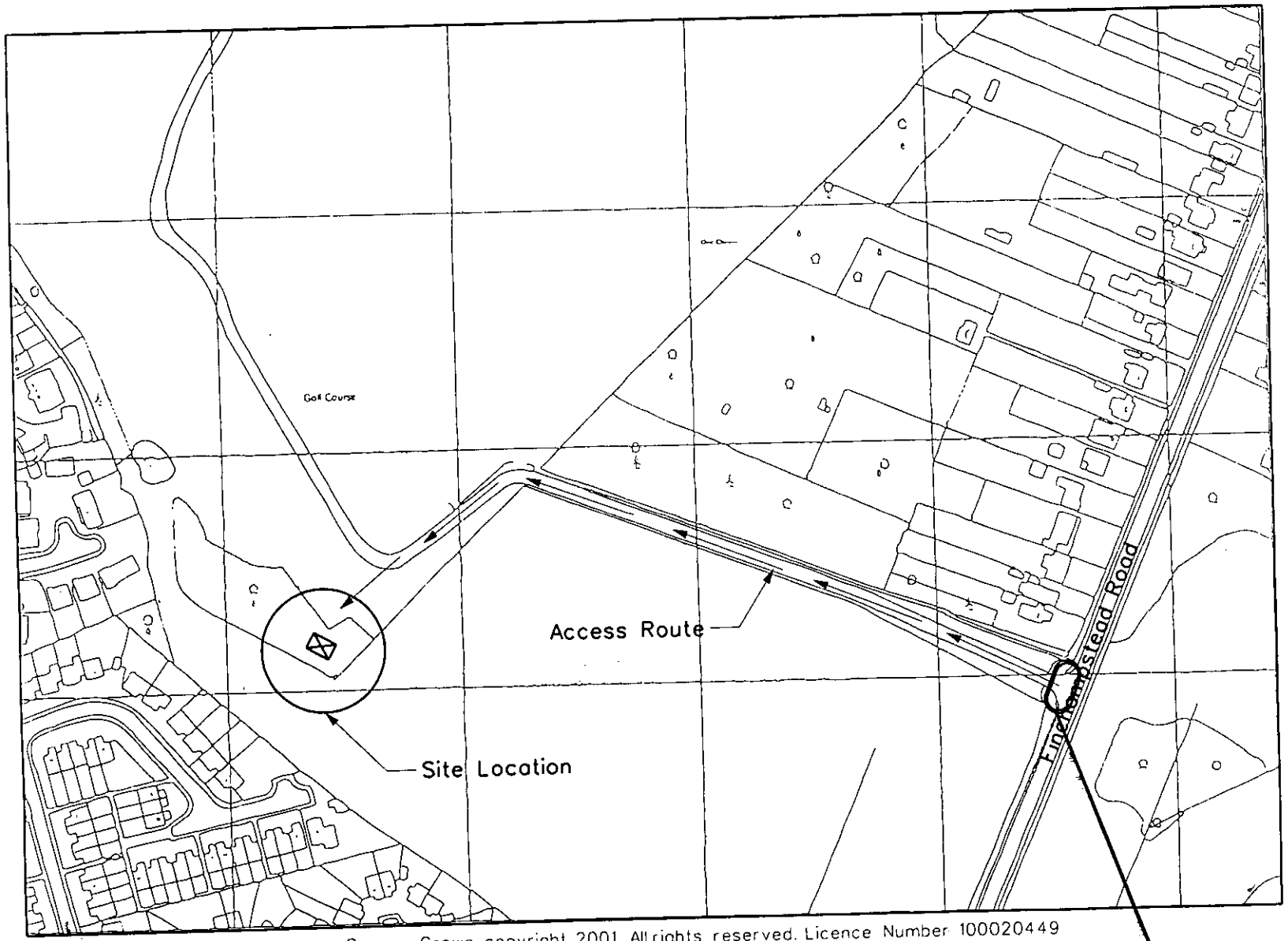
**GRID REF: 479839 / 165819** **SITE REF: 98712**

SIGNED:

ON BEHALF OF: **ONE 2 ONE PERSONAL COMMUNICATIONS LIMITED.**

DATED: **3rd MAY 2001**

COPY

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# SITE NOTICE LOCATION PLAN

CELL: 98712 SITE ID:794558
NATIONAL GRID REFERENCE 479839/165819
Scale 1:2500

SITE NOTICE LOCATED HERE

DELEGATED

08.MAY2001* 3902

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

Our Ref: 98712
3rd May 2001

Sent by Recorded Delivery

# G.P.D.O. APPLICATION

## RE: - Hole 5, Sandmartins Golf Club.

## OUR REF: 98712

(Please quote above reference number in all communications)

**CONTENTS:**

1 x Covering Letter

1 x Application letter, including drawing no. 98045/98712/MPC/01/01A and site location plan

1 x Application fee of £35.00

1 x Licence Notice, including drawing no. 98045/98712/MPC/01/01A and site location plan

1 x Annex C (Code of Best Practice)

1 x Site Notice and location plan

1 x Search and Coverage Area Map

1 x Map of Alternative Sites