4

LEX SYSTEMS LTD
SOUTHPORT U.K Tel 0704-26866 Fax 0704-25814
LONDON OFFICE Tel 071-377-1777 Fax 071-247-6181

APPLICATION NO:
TL/2000/2409

LOCATION:
Glebe Farm Doles Lane, Wokingham.

APPLICANT:
Telecom Securicor Cellular Radio Ltd C/O A P T

PROPOSAL:
Proposed erection of one 15 metre telecommunications mast including 9 panel antennas, 2 dish antennas and 1 equipment cabin

EARLIEST DATE FOR DECISION: **16/10/2000**

APPLICATION WILL HAVE EXPIRED ON:
03/11/2000

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

REFUSAL OF PRIOR APPROVAL OF TELECOMMUNICATIONS NOTIFICATION

Mr R Price
APT
Dolphin House
Albany Park
Camberley
Surrey
GU15 2PL

Notification No: TL/2000/2409

Parish: WOKINGHAM

Proposal: Erection of one 15m telecommunications mast, including 9 panel antennas, 2 dish antennas and one equipment cabin.

Location: Glebe Farm, Doles Lane, Wokingham.

The Wokingham District Council in pursuance of their powers under Part 24 of the Town and Country (General Permitted Development) (Amendment) Order 1998 **REFUSES** prior approval for the above stated telecommunications equipment, the reasons for which are specified hereunder.

Reason: The proposal is considered unacceptable due to the proximity to residential properties, and impact upon visual amenity.

Date: 2/11/00

Head of Planning and Transportation

A·P·T

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

Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1BN

Our Ref: 5364
20 September 2000

Sent by Recorded Delivery

NOTIFICATION ONLY
AS REQUIRED BY THE OPERATORS LICENCE GRANTED
UNDER THE TELECOMMUNITIONS ACT 1984

Dear Sir

NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY TELECOM SECURICOR CELLULAR RADIO LTD FOR THE ERECTION OF ONE 15-METRE MAST COMPLETE WITH NINE PANEL ANTENNAS, TWO DISH ANTENNAS AND ONE RADIO EQUIPMENT CABIN AND ANCILLARY DEVELOPMENT THERETO AT GLEBE FARM, DOLES LANE, FINCHAMSTEAD.

Telecom Securicor Cellular Radio Ltd. is licensed to provide a Cellular Radio 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.

This letter is to formally advise you of our intention to carry out the development specified above. The proposal constitutes permitted development under Class A of 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 shown on the enclosed drawing No.'s M27874/01, 02A & 03B.

Yours faithfully

Russell Price
On behalf of Telecom Securicor Cellular Radio Ltd.

Direct line: 01276 605016

42 days

RECD FRIDAY
(AM) 22/9/2000

A·P·T

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

FEE £35-00 paid.

Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1BN

TL/2000/2409

Our Ref: 5364
20 September 2000

Sent by Recorded Delivery

Dear Sir

NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY TELECOM SECURICOR CELLULAR RADIO LTD. AT GLEBE FARM, DOLES LANE, FINCHAMSTEAD.

Telecom Securicor Cellular Radio Ltd is licensed to provide a Cellular Radio 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.

We are writing, on behalf of Telecom Securicor Cellular Radio Ltd, to make application under condition A.2.(4) of Class A of Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. We attach plans (Ref No's: M27874/01, 02A & 03B) showing the proposed installation, and a cheque for the sum of £35 (thirty-five pounds).

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

Yours faithfully

Russell Price
On behalf of Telecom Securicor Cellular Radio Ltd

Direct line: 01276 605016

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 17 October, 2000

My ref: EC/TL/2000/2409

Your ref:

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

Mr R Price
A.P.T
Dolphin House
Albany Park
Surrey
GU15 2PL

Dear Mr Price

RE: PROPOSED ERECTION OF ONE 15 METRE MAST COMPLETE WITH NINE PANEL ANTENNAS, TWO DISH ANTENNAS AND ONE RADIO EQUIPMENT CABIN AND ANCILLARY DEVELOPMENT THERET AT GLEBE FARM, DOLES LANE, FINCHAMPSTEAD.

I refer to your notification for a telecommunications 15m mast, with nine panel antennas, two dish antennas and one radio equipment cabin at Glebe Farm, Doles Lane, Finchampstead.

I write to formally advise you that the Local Planning Authority requires Prior Approval of this scheme, in view of the close proximity of the proposed mast to residential properties.

I would be grateful if you would advise me in writing within 7 days of this letter, if you are able to revise the scheme and locate it in an alternative location, which would be significantly further away from any residential properties.

Yours sincerely

M L THORP
Principle Development Control Officer

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 17 January 2002
My ref: EXC/TL/2000/2409
Your ref: MPD/5364

Martin Dawson
APT
Warwick House
Church Lane East
ALDERSHOT
GU11 3ST

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 Mr Dawson

ERECTION OF 15 METRE TELECOMMUNICATIONS MAST WITH ANTENNAS AND EQUIPMENT CABIN – SUBMISSION OF COLOUR DETAILS TO COMPLY WITH CONDITIONS – TL/2000/2409

Further to your recent correspondence, I write to inform you that the proposed colour, Forest Green No 282 on chart BS381C is considered acceptable.

If you would like any further advice on this matter, please contact Emy Circuit on 0118 974 6479.

Yours sincerely

M L Thorp,
Principal Development Control Officer

Reply 51613

EXE

A·P·T
A Marconi company

Warwick House, Church Lane East, Aldershot, Hampshire GU11 3ST
Telephone: (01252) 666010 Fax: (01252) 666011
Web Site: www.aptelecom.com

Emy Sircuit
Planning Department
Wokingham District Council
Civic Offices, Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref: MPD/5364
8th January 2002

Sent by Recorded Delivery

Dear Ms Sircuit,

Re: Application No: TL/2000/2409, made by BTCellnet at Glebe Farm, Doles Lane, Finchampstead, Wokingham, Berks, RG11 4EB

I write to you further to my letter of 8th November 2001 and our subsequent telephone conversation of 26th November 2001. Regarding application no: TL/2000/2409 made by BTCellnet at Glebe Farm, Doles Lane, Finchampstead for the erection of a 15 metre high telecommunications monopole, an equipment cabin and compound which has been approved on appeal.

As you are now aware the Planning Inspectorate have specified in their approval that the installation must be painted a colour to match the adjoining trees, which is to be agreed with yourselves. The colour that we suggested previously was Forest Green (Ref: BS381C Colour No.282), although you were unable to comment upon this as you had nothing to reference this against.

Therefore I suggest that you go to the following web site address www.indfinspec.demon.co.uk/ral_colour_chart.htm and follow the following links. Select the Colour Charts option and then you are given the option of 3 colour charts, the suggested colour Forest Green No. 282 is located on chart BS381C. Although if you feel that there is a more appropriate colour on this chart, or on the alternative charts RAL or BS4800, please inform me of this colour.

I would appreciate your confirmation that the suggested colour is acceptable, or if not your suggestion of a more acceptable colour, within the next two weeks.

Yours faithfully

Martin Dawson

Martin Dawson
On behalf of BTCellnet LTD .

Direct line: 01252 666028

A·P·T
A Marconi company
Warwick House, Church Lane East, Aldershot, Hampshire GU11 3ST
Telephone: (01252) 666010 Fax: (01252) 666011
Web Site: www.aptelecom.com

Ref No 49722
EXC.
NOV 2001
COPIES TO:

The Chief Planning Officer
Wokingham District Council
Civic Offices, Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref: MPD/5364
8th November 2001

Sent by Recorded Delivery

Dear Sir/Madam

Re: Application No: TL/2000/2409, made by BTCellnet at Glebe Farm, Doles Lane, Finchampstead, Wokingham, Berks, RG11 4EB

I write to you regarding application no: TL/2000/2409 made by BTCellnet at Glebe Farm, Doles Lane, Finchampstead for the erection of a 15 metre high telecommunications monopole, an equipment cabin and compound which has been approved on appeal.

The Planning Inspectorate have specified in their approval that the installation must be painted a colour to match the adjoining trees, which is to be agreed with yourselves. Therefore upon visiting the site we are of the opinion that the most suitable colour to paint the installation to match the adjoining trees is Forest Green (Ref: BS381C Colour No.282).

I would appreciate your confirmation that this colour is acceptable, or if not your suggestion of a more acceptable colour, within the next two weeks prior to the construction of the installation beginning.

Yours faithfully

WWW.

Martin Dawson

Martin Dawson
On behalf of BTCellnet LTD.

Direct line: 01252 666028

phoned + requested colour sample card 26/11/01

Appeal Decision

Site visit made on 09 July 2001

by M J Culshaw MA(Cantab) MA MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail enquiries@planning-inspectorate.gsi.gov.uk

Date
20 JUL 2001

Appeal Ref: APP/X0360/A/01/1062267
Glebe Farm, Doles Lane, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under a development order for the siting and appearance of the proposed development.
- The appeal is made by Telecom Securicor Cellular Radio Ltd against the decision of Wokingham District Council.
- The application (Ref.TL/2000/2409), dated 20 September 2000, was refused by notice dated 2 November 2000.
- The development proposed is the erection of a 15 metre high telecommunications monopole, an equipment cabin and compound.

Summary of Decision: The appeal is allowed and approval is granted subject to a condition.

Background

1. Telecommunications code systems operators such as the appellants enjoy a general planning permission under Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (GPDO)(as amended). The ground-based mast proposed in this appeal falls under paragraph A.2(4A) of Part 24 which requires that the developer must apply to the local planning authority for its determination as to whether prior approval will be required to the siting and appearance of the proposed development. The Council's reason for refusing approval related to the proposal's proximity to residential property and its impact on visual amenity

Main Issue

2. The main issue in this appeal is the impact of the siting and appearance of the proposed mast and antennae on its surroundings.

Planning Policy

3. The development plan comprises the Berkshire Structure Plan adopted in 1995 and the South East Area Local Plan adopted in 1994. Policy TC1 of the structure plan says that telecommunications development will normally be permitted, but where there is potential conflict with environmental objectives development will be allowed provided its siting and design have no adverse visual impact, subject to operational and technical requirements; there are no satisfactory alternative sites available; and there is no possibility of sharing existing facilities or locating on a building. No policies of the local plan have been drawn to my attention by the Council.

4. The Draft Wokingham District Local Plan was placed on deposit in 1997, and the report of a public inquiry into objections to the plan is expected this summer. This emerging plan contains policy WIC14 which has been the subject of a proposed amendment. As amended, this draft policy says that planning permission will be granted for telecommunications development provided it is in accordance with policy TC1 of the structure plan. Applicants will be required to show that no alternative less visually intrusive site is available or technically feasible, and conditions may require screening. The policy goes on to say that the Council will exercise its option to require prior approval in areas designated in the plan as environmentally sensitive, within 200 metres of any building regularly used by people and in open countryside where it would appear above the skyline. Since this policy is contained in a local plan which has yet to be adopted the weight which can be attached to it is diminished. However in relation to its criteria for the consideration of applications (as opposed to its criteria for requiring prior approval, on which the appellants have commented) it mirrors the policy of the structure plan.

Reasoning

5. Alternative sitings for this facility have been investigated by the appellants and submitted to the Council as part of their application. The Council's only dispute of this material is whether the possibility of siting the equipment on nearby electricity pylons has been adequately investigated. However the appellants state in their grounds of appeal that permission for such siting is not possible because National Grid plc do not have the necessary agreements with telecommunications operators. The Council do not dispute this in their statement, but nevertheless assert that the use of pylons should be investigated.

6. It would clearly be desirable if pylons could be used in this way. However in the absence (unfortunate as that is) of any national agreement between the operators and the electricity undertaking it is not possible to pursue the matter further.

7. Local residents have suggested other possible sitings at the Molly Millars Lane industrial estate and on the roof of a telephone exchange. These appear to fall outside the area of search delineated on the appellants' plan. But even if this were not the case, and although the appellants' documentation does not make specific reference to these sites, bearing in mind their obligation under the Telecommunications Code I see no reason to suppose that their search has not been thorough.

8. The Council have indicated that the appeal site is within an area designated as Countryside and Green Gap in the local development plan, and have referred to Policy WCC2. Unfortunately they have not supplied me with a copy of this policy, nor have they indicated whether this is a policy of the adopted local plan or the emerging plan. I note that Green Wedges are not among the areas listed in paragraph 11.31A of the emerging plan as ones to which the reference to environmentally sensitive designations in draft policy WIC14 applies. Nevertheless, the aim of policy WCC2 as described by the Council, to protect these areas from development which would detract from their open or countryside appearance and character, is relevant to my consideration of the main issue in this appeal.

9. The proposed mast would be in a field located close to, and immediately behind, a screen of trees and shrubs which line the leafy and attractive Doles Lane. From the lane and from neighbouring dwellings it would be largely hidden, while from public viewpoints and dwellings in the open countryside beyond it would be seen against the background of the trees and would not be prominent. Even when leaves were not on the trees the impact would

in my viewbe slight. The top of the mast and the antennae would project above the trees, but this would not of itself be objectionable. By comparison with the row of electricity pylons which cross the same area of countryside it would be unobtrusive, and would not, as the Council contend, add significantly to visual clutter. It would not in my view have any serious effect on the visual amenities of local residents, and would only be briefly visible to passers by on the lane. Nor would it detract from the effectiveness of this piece of countryside as a separation between the settlements of Barkham and Finchampstead. The proposal would therefore comply with Policy TC1 of the structure plan as well as with policy WIC14 of the emerging local plan and with policy WCC2.

10. The Council have referred to letters of concern from local residents, and I have taken these into account. These refer amongst other things to the effect of the proposals on property values and their impact on public health. Whilst the effect on the amenity of properties in the vicinity is relevant to my considerations, the direct effect on property values is not normally a planning matter and is not a matter to which I have attached any significant weight. Planning Policy Guidance note 1 (PPG1) says that it can be difficult to distinguish between public and private interests, but this may be necessary on occasion. The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest.

11. As to health matters, the government has made clear its approach to these in relation to mobile telephone technology. On 29 June 2000 Nick Raynsford MP Minister for Housing and Planning wrote to all Council leaders in England explaining what the government is doing to take forward the planning recommendations of the Independent Expert Group on Mobile Phones (IEGMP) chaired by Sir William Stewart FRS FRSE, and to reiterate how local planning authorities should treat such applications in the meantime. He said that if a proposed development meets the ICNIRP guidelines (as recommended by the Stewart Report on a precautionary basis) it should not be necessary for a planning authority in processing a planning application to consider the health effects further. In this appeal the appellant has confirmed that the ICNIRP guidelines will be met, and this has not been disputed by the local planning authority.

12. Expressions of concern must be soundly based if they are to influence my decision. The health fears expressed by local people are not supported by evidence, and are not supported by the findings of the Stewart Report. That report concluded that the balance of evidence indicated that there was no general risk to the health of people living near base stations on the basis that exposures were expected to be small fractions of the guidelines. It considered that there could be indirect effects on their well-being in some cases, and recommended a precautionary approach, comprising a series of specific measures. None of those recommendations would justify withholding permission in these cases. Thus, even though local people have expressed concern about possible health effects, there is no evidential or policy basis on which planning permission could be refused in these cases.

Conclusions

13. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed. The plans indicate that the equipment and compound will be

painted to match the surrounding trees. To ensure that an appropriate colour is selected I will impose a condition requiring this to be agreed with the Council.

Formal decision

1. In exercise of the powers transferred to me, I allow the appeal and grant approval under the provisions of Part 24 of Schedule 2 to the Town and Country (General Permitted Development) Order 1995 (as amended) for the siting and appearance of a 15 metre high telecommunications monopole, an equipment cabin and compound at Glebe Farm, Doles Lane, Wokingham in accordance with the terms of the application No: TL/2000/2409 dated 20 September 2000, and the plans submitted therewith, subject to the condition that the mast, equipment and fence shall be painted a colour to match the adjoining trees, and details of that colour shall be submitted to and approved by the local planning authority before any work commences.

Information

14. An applicant for any approval required by a condition attached to this decision has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

15. This letter only grants approval under Part 24 of Schedule 2 to the Town and Country (General Permitted Development) Order 1995 (as amended). It does not give any other approvals or consents that may be required.

Inspector

WORK SHEET FOR : Elaine Connor

Application Number : TL/2000/2409

Applicant : Telecom Securicor Cellular Radio Ltd C/O A P T.

Location : Glebe Farm, Doles Lane, , Wokingham.
Proposal : Proposed erection of one 15 metre telecommunications mast including 9 panel antennas, 2 dish antennas and 1 equipment cabin

Site Notice Displayed ? :

YES	NO	DATE
✓		6|10|00

Date of Neighbour Notifications : .....

Date of Site Visit : 6|10|00

Date Registered : 22/09/2000

Earliest Date for Decision : 16/10/2000

Latest Consultation Date/Site Notice Expiry Date : 16/10/2000

This application will have expired on: 03/11/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
OBS LETTERS : 3.

Planning Issues : * PROXIMITY TO RESIDENTIAL DWELLINGS
* VISUAL AMENITY.

Application Number: TL/2000/2409

Appraisal :

The application proposes the installation of a 15m telecommunications mast, including 9 panel antennas & 1 equipment cabin.

PROXIMITY TO RESIDENTIAL DWELLINGS.

Dukes Lane is characterised by sporadic residential development up to Glebe Farm, beyond which development is more dispersed. The closest neighbouring dwelling, Glebe Farm is located within 30m of the site of the proposed installation. It is therefore considered that due to the proximity of residential dwellings the siting of the installation is inappropriate.

VISUAL AMENITY.

The site of the proposed installation is on the edge of open agricultural land, adjacent to Dukes Lane. The site is landscaped with mature vegetation but there are clear views through the site. It is considered that the prop. installation in the siting proposed will have an adverse impact upon the visual amenity & character of the area.

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

(tick appropriate box)

Application Number TL/2000/2409
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			refuse due to proximity to residential dwelling & impact upon visual amenity.

RECORD OF SITE VISIT

SITE ADDRESS: Glebe Farm Doles Lane Wokingham.

APPLICATION NUMBER: TL/2000/2409

OFFICER: Elaine Connor

DATE OF SITE VISIT: 6/10/00.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
adjacent to sporadic dev.
countryside area.

3. DESCRIPTION OF SITE/BUILDING
@ the edge of open land adj to Glebe farm.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

FAX COVER SHEET

TO: MR R PRICE

FROM: ELANE CONNOR (CASE OFFICER)

DESTINATION FAX No: 01276 ~~683781~~ 605030

DATE: 2/11/00

TIME: 13.35

SUBJECT: REFUSAL OF PRIOR APPROVAL

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

Applicationo	Name & Address
TL/2000/2409	Mr & Mrs Neuhofer Small Oaks Doles Lane Wokingham RG41 4EB
TL/2000/2409	Councillor Tina Marinos 10 Wildcroft Drive Wokingham RG40 3HY
TL/2000/2409	Mr S J Brunnock Doles Farm Cottage Barkham Road Wokingham RG41 4DE
TL/2000/2409	J McCarthy Driftway Doles lane Wokingham RG41 4EB

App. refused
Letter sent 08/11/00

10 Wildcroft Drive
Wokingham
Berkshire
RG40 3HY

To the planning officer
re application number TL2000/2409

I would like to support the objections raised to this planning application on the following grounds:

1. The environmental impact on an area such as this which is a recognised visual and recreational amenity.

2. The close proximity of other such installations

3. The fact that this installation will be clearly visible and not screened by trees.

I hope that these objections along with others from residents will be taken into account.

yours sincerely

Councillor
Tina Marinos

DNS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	EC
25 OCT 2000	
COPIES TO:	ACK: ✓
	FILE:

KHAND. 23/10.

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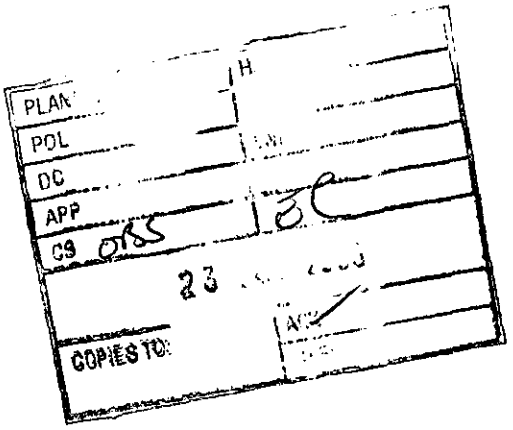

Small Oaks
Doles Lane
Wokingham
Berkshire RG41 4EB

20.10.00

Ref.: Planning application TL/2000/2409

To the planning officer , Wokingham District Council
Copy To Tina Marinos WDC Councillor for Evendons.

Madam

I wish to object to the above planning application on the following grounds

1. It is within a very short distance of two existing telecommunications towers, one on a building in Molly Millars Lane and the other in the entrance to the Coombes opposite Sandy Lane. Both of these are in higher elevations and would give better coverage. I also believe that the government requires telecommunications companies to both cluster and share masts. This is clearly not being done in this case.
2. This site is in an environmentally sensitive area , which is part of a walk of outstanding natural beauty due to the footpath (Daffidily Lane) being immediately opposite the site. This is one of the few footpaths in the area that can boast natural ancient bluebell woodland and is part of an official WDC walk.
3. The site has unsuitable access which is a single carriage way road, which is legally a Drift road . The road is only surfaced for light traffic, is only 6'6" wide and is untarmaced for part of it's length.
4. The submitted plans are incorrect and misleading , indicating that the trees adjoining it are the same height as the mast , when they are clearly much shorter . Also it has had they attanae arrays omitted from the drawing which makes the installation look like a flagpole which it clearly is not.

The visual impact of this installation would be great , it has poor access and most importantly it does not comply with current government guidelines. I therefore believe that this is adequate grounds for this installation to be refused and request that this be done.

K. Neuhofer

Mr and Mrs K.Neuhofer

EC

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Elaine Connor

Application Number: TL/2000/2409

Proposal: Proposed erection of one 15metre telecommunications mast including 9 panel antennas, 2 dish antennas and equipment cabin.

Site Address: Glebe Farm, Doles Lane, Wokingham

Applicant: Telecom Securicor Cellular Radio Ltd C/O A P T

Your observations are required in respect of this application by **16/10/2000**

No objection

SIGNED: _____ **DATE:** 16/10/00

CLERK TO Wokingham Town Council

MR. G. CHARLTON
'AVEDIS' DOLES LANE
WOKINGHAM
RG41 4EA

PLANNING SERVICES	HPT
POL	TLS 27-OCT-2000
DC	ENF
APP RE APPLICATION	
CS MS	
COPIES TO:	ACK
	FILE

NO TL/2000/2409

DEAR MS CONNOR, 26TH OCT 2000

I HAVE NOT MISSED THE CLOSING DATE FOR MY OBJECTIONS TO THE APPLICATION FOR A RADIO MAST AT GLEBES FARM, I HAVE BEEN AWAY AND ONLY LEARNED OF IT ON MY RETURN HOME THIS WEEKEND.

I OBJECT TO THE BUILDING OF THIS TOWER AS FOLLOWS.

a. THE POSSIBLE HEALTH RISKS TO DOLES LANE RESIDENTS

b. IT IS WITHIN AN ENVIRONMENTALLY SENSITIVE AREA

c. WE HAVE TWO TOWERS CLOSE BY SO WHY CANNOT THIS NEW COMPANY SHARE ONE OF THESE AS REQUIRED BY THE GOVERMENT.

d. A 50FT + HIGH MAST WOULD BE VISIBLE FROM MANY HOUSES IN THE LANE.

e. THE ACCESS TO GLEBE FARM FROM BARKHAM ROAD OR EVENDENS LANE IS VERY RESTRICTED.

YOURS TRULY

G. Charlton

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	EC
CS OBS	
26 OCT 2000	
COPIES TO:	ACK:
	FILE:

"Driftway,"
Doles Lane,
Wokingham,
Berks. RG11 4EB

24.10.00

Dear Sir.

PLANNING APPLICATION TL/2000/2409.

I wish to object to the above application for the following reasons: It is unnecessary, in that two towers exist in the vicinity and that government requirements are being ignored. Doles Lane is one of the most beautiful lanes in the area and is much used by people who appreciate this.

You will also be aware of the existing traffic problems here, of ~~long~~-standing!

The fact that the drawings submitted to you by the company are incorrect in scale and visually subject to "artistic licence" in order to pull the wool over your eyes show that the company are fully aware of the degradation of visual

"Driftway,"
Doles Lane,
Wokingham,
Berks. RG41 4EB

amenities in this area. Otherwise, why not show all the aviels at the top and that it will be above existing trees?

There is also increasing evidence that microwave radiation is detrimental to health of people in the vicinity.

Needless to say, none of the officials of the applying company live here!!

Yours sincerely

J. M. Lumley

Mr Steve Brunnock
Doles Farm Cottage, Barkham Rd, Wokingham, Berkshire, RG41 4DE
/Tel: (0118) 989 2823 Fax: (0118) 979-4588
e-mail: steve@brunnock.force9.net

DHS

PLANNING SERVICES	HPT
TCU	LS
DC	ENF
APP	
CS OBS	EC
25 OCT 2000	
COPIES TO:	ACK: ✓
	FILE:

Mr John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
P. O. Box 157
Shute Lane
Wokingham
Berkshire
RG40 1WR

24th October 2000

Dear Mr. Mitchell,

Re; Application Number TL/2000/2409

I wish to register my objection to Glebe Farm Telecommunications Mast.

1. It ignores stated Government policy regarding clustering and sharing masts.
2. There is inappropriate access to the site, that is an untarmaced 2-meter wide road.
3. There are potential health risks regarding high-powered RF transmission, which could effect my four children. Long–term research, quite simply, doesn't exist!
4. The area is environmentally sensitive.

Yours truly,

Mr S. J. Brunnock

* * * COMMUNICATION RESULT REPORT (2.NOV.2000 15:10) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
989	MEMORY TX		901276605030	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

* * * COMMUNICATION RESULT REPORT (2.NOV.2000 14:59) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
987	MEMORY TX		901276683781	E-3)3)3)3)3)	P. 0/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

A·P·T

Dolphin House, Albany Park, Camberley, Surrey GU15 2PL
Telephone: (01276) 605000 Fax: (01276) 68378I
Web Site: www.aptelecom.com

PLANNING SERVICES	HPT 35790
POL	H.S
DC EC	ENF
APP	
26 OCT 2000	
COPIES TO:	ACK:
	FILE:

Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1BN

Our Ref: 5364
Your Ref: EC/TL/20000/2409
25 October 2000

Faxed and posted 25/10/00

Dear Sir

NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY TELECOM SECURICOR CELLULAR RADIO LTD. AT GLEBE FARM, DOLES LANE, FINCHAMSTEAD.

I write with reference to your letter dated 17 October 2000 concerning the notice of permitted development submitted to the council on the 21 September 2000. In response to your question with regard to locating the equipment further away from residential properties I would refer you to the letter that accompanied the application. The letter fully explained the process that APT on behalf of Cellnet went through to show why the proposed site was chosen. Ideally the radio base station should be located within the centre of the search area. Nevertheless, to meet planning criteria the site may often be located away from the cell centre to avoid the main residential areas. However, mobile telephones are used by a large section of the public who require their telephones to operate within buildings. This can only be achieved by locating the base station close to the place of need. In this instance the site has been located away from the main conurbation's but given the density of housing in the area it is very difficult to locate the base station significantly further away from all residential properties.

Yours faithfully

Russell Price
On behalf of Telecom Securicor Cellular Radio Ltd

Direct line: 01276 605016

01276 683781

A·P·T

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

DC EC	ENF
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26 OCT 2000	
COPIES TO:	ACK:
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Chief Planning Officer
Wokingham District Council
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RG11 1BN

Our Ref: 5364
Your Ref: EC/TL/20000/2409
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Faxed and posted 25/10/00

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Yours faithfully

Russell Price
On behalf of Telecom Securicor Cellular Radio Ltd

Direct line: 01276 605016

file copies.

Tel: (0118) 974 6451

Date: 26 September, 2000

Your ref:

My ref: TL/2000/2409

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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 No: TL/2000/2409

Applicant: Telecom Securicor Cellular Radio Ltd C/O A P T.

Proposal: Proposed erection of one 15 metre telecommunications mast including 9 panel antennas, 2 dish antennas and 1 equipment cabin.

Site Address: Glebe Farm, Doles Lane, , Wokingham.

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Elaine Connor on (0118) 974 6451.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Tel: (0118) 974 6451

Date: 26 September, 2000

Your ref:

My ref: TL/2000/2409

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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 No: TL/2000/2409

Applicant: Telecom Securicor Cellular Radio Ltd C/O A.P.T.

Proposal: Proposed erection of one 15 metre telecommunications mast including 9 panel antennas, 2 dish antennas and 1 equipment cabin.

Site Address: Glebe Farm, Doles Lane, , Wokingham.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Tel: (0118) 974 6451

Date: 26 September, 2000

Your ref:

My ref: TL/2000/2409

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Tel. (0118) 974 6451

Date: 26 September 2000

My Ref: Elaine Connor TL/2000/2409

THE OWNER/OCCUPIER
GLEBE FARM
DOLES LANE
WOKINGHAM
RG41 4EA

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

Dear Sir/Madam

Application Number: TL/2000/2409

Site Address: Glebe Farm, Doles Lane, , Wokingham.

Proposal: Proposed erection of one 15 metre telecommunications mast including 9 panel antennas, 2 dish antennas and 1 equipment cabin

We have been consulted by Telecom Securicor Cellular Radio Ltd of their intention to carry out the above mentioned telecommunications development.

The application can be viewed at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. If you are intending to view the details at Woodley Library please allow 3 days from the date of receipt of this letter for the plans to be delivered.

If you have any comments regarding this proposal they must be made in writing and addressed to the case office, **Elaine Connor**, quoting application number **TL/2000/2409** & should you have any queries please contact the case officer on **(0118) 974 6451**.

All comments must be received within 21 days of the date of this letter and will be open to public view.

Yours faithfully,

John Mitchell

Development Control Manager

Tel. (0118) 974 6451

Date: 26 September 2000

My Ref: Elaine Connor TL/2000/2409

THE OWNER OCCUPIER
DAFFIELD FARM
DOLES LANE
WOKINGHAM
RG41 4EA

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

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Yours faithfully,

John Mitchell

Development Control Manager

Tel. (0118) 974 6451

Date: 26 September 2000

My Ref: Elaine Connor TL/2000/2409

THE OWNER/ OCCUPIER
HIGHFIELD FARM
DOLES LANE
WOKINGHAM
RG41 4EA

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

Dear Sir/Madam

Application Number: TL/2000/2409

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Yours faithfully,

John Mitchell

Development Control Manager

Tel. (0118) 974 6451

Date: 26 September 2000

My Ref: Elaine Connor TL/2000/2409

THE OWNER/OCCUPIER
DORANS FARM
DOLES LANE
WOKINGHAM
RG41 4EA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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John Mitchell

Development Control Manager

Tel. (0118) 974 6451

Date: 26 September 2000

My Ref: Elaine Connor TL/2000/2409

THE OWNER/OCCUPIER
PRENN DELL COTTAGE
DOLES LANE
WOKINGHAM
RG41 4EA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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Tel. (0118) 974 6451

Date: 26 September 2000

My Ref: Elaine Connor TL/2000/2409

THE OWNER/OCCUPIER
DUNCAIM
DOLES LANE
WOKINGHAM
RG41 4EA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
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Date: 26 September 2000

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GREEN ACRES
DOLES LANE
WOKINGHAM
RG41 4EA

Environmental Services Department
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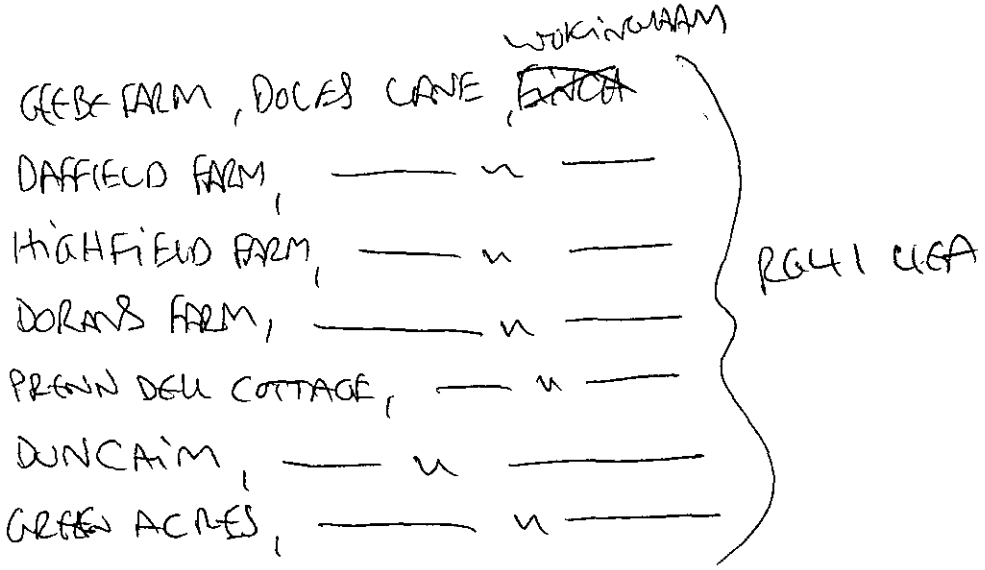
Development Control Manager


WOKINGHAM
GEEBE FARM, DOLES LANE, [illegible]
DAFFIELD FARM, —— " ——
HIGHFIELD FARM, —— " ——
DORANS FARM, —— " ——
PRONDELL COTTAGE, —— " ——
DUNCAIM, —— " ——
GREEN ACRES, —— " ——
RG41 4EA

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

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

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____



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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Central Support Section, Environmental Services, Wokingham District Council.

26 September 2000

X – NEIGHBOURS TO BE NOTIFIED

Scale: 1 : 2000

N
W E
S

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 13.05.1997

Name of LPA contact: THE CHIEF PLANNING OFFICER

ii) On sites in specific cell(s): 5364 Date 20.09.2000

Name of LPA contact: Nicola Lake

2A. NAME AND ADDRESS OF APPLICANT

Name TELECOM SECURICOR CELLULAR RADIO LTD.

Address 1, BRUNEL WAY, SLOUGH

Postcode SL1 1XL Tel (01753) 564504

2B. AGENT'S NAME, ADDRESS AND CONTACT

Name A.P.T.

Address DOLPHIN HOUSE, ALBANY PARK, CAMBERLEY, SURREY

Postcode GU16 7QH Tel (01276) 605016

Contact RUSSELL PRICE

2C. LOCATION OF PROPOSAL

Location: GLEBE FARM, DOLES LANE, FINCHAMSTEAD.

2D. O.S. SHEET/GRID REFERENCE

Sheet and six-figure grid reference of proposed development

Sheet: SU Grid reference: 7944/6728

Please continue overleaf

3. PURPOSE OF DEVELOPMENT

A radio installation is required at the above location 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.

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)

MAST

overall height 15 metres

height of existing building (where applicable) metres

ii) Equipment housing (each cabin)

Length ...3.725 metres width ...2.525 metres height ...2.805 metres

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

.....GALVANISED STEEL.....

equipment housing:- type of material and external colour

CABIN – PLASTIC COATED METAL,

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

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 ..... Date 21/09/2000
On behalf of TELECOM SECURICOR CELLULAR RADIO LTD.

NOTE A

SITE NOTICE

Proposed development at **GLEBE FARM, DOLES LANE, FINCHAMSTEAD, BERKS.**

GRID REF: SU 7944/6728. **SITE REF: 5364**

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

on behalf of **TELECOM SECURICOR CELLULAR RADIO 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 NINE PANEL ANTENNAS, TWO DISH ANTENNAS, ONE RADIO EQUIPMENT HOUSING (3725mm x 2525mm x 2805mm HIGH) AND DEVELOPMENT ANCILLARY THERETO.

Under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, **WOKINGHAM DISTRICT 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, PLANNING DEPARTMENT, COUNCIL OFFICES, SHUTE END, WOKINGHAM, 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 **16.10.2000** to

WOKINGHAM DISTRICT COUNCIL, PLANNING DEPARTMENT, COUNCIL OFFICES, SHUTE END, WOKINGHAM, RG11 1BN.

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

GLEBE FARM, DOLES LANE, FINCHAMSTEAD, BERKS.

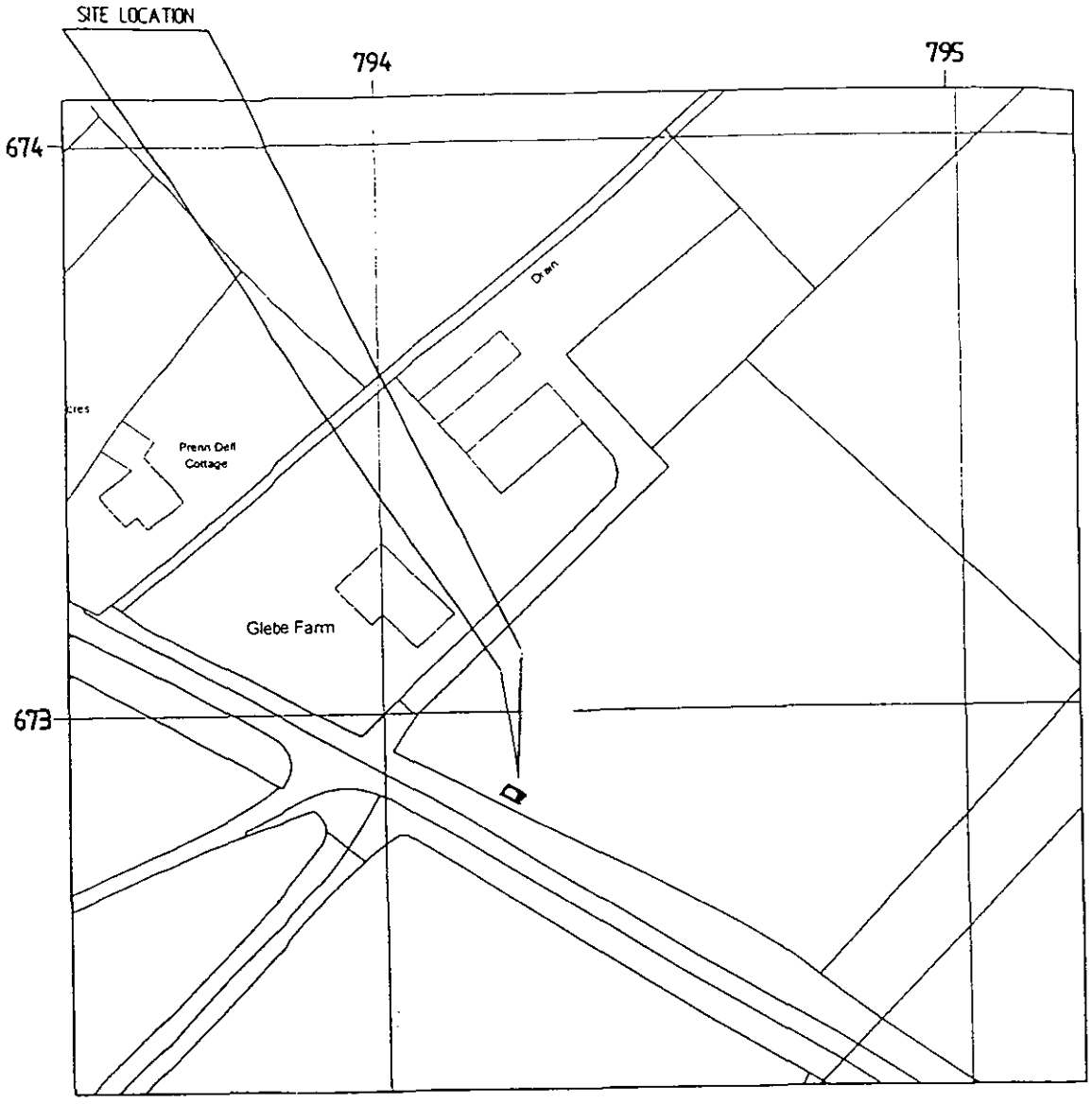
GRID REF: SU 7944/6728. **SITE REF: 5364**

SIGNED: _____

ON BEHALF OF: **TELECOM SECURICOR CELLULAR RADIO LTD.**

DATED: **21/09/2000**

SITE NOTICE LOCATION PLAN



SITE NOTICE LOCATED HERE

SITE PLAN
(1:1250)

A·P·T

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

Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1BN

Our Ref: 5364
20 September 2000

Sent by Recorded Delivery

Dear Sir

Re: NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY TELECOM SECURICOR CELLULAR RADIO LTD AT GLEBE FARM, DOLES LANE, FINCHAMSTEAD.

Please find enclosed a Notice of Permitted Development for the installation of a radio base station at the above site. My client is proposing to erect one 15-metre mast complete with nine panel antennas, two dish antennas and one radio equipment cabin.

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

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

The area of Barkham has been designated as a site where a radio base station is required in order to provide radio telephone coverage to the surrounding area. It is also required to provide a contiguous service to my clients' network.

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

...cont'd...

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

i) when a customer attempts to join the network they will be unable to obtain a link to a base station. This is an important factor should a vehicle break down in the area, especially in regard to females travelling alone;

ii) a customer passing through the area using a mobile telephone will be cut off, which is known as "drop out";

iii) a telephone user trying to contact a customer in the area will be unable to get through;

iv) emergency services will not be contactable; last year over three million 999 calls were accessed via mobile telephones.

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

The installation at Glebe Farm. will provide radio coverage to the area currently experiencing poor coverage.

Plot A shows existing BT Cellnet Coverage without the proposed site. Plot B shows existing and planned coverage and the extent and coverage of the proposed site in continuity with other cells in the area.

Our brief as consultants to BTCellnet 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:

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 site. 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.

The search area is the region within which my client would seek to locate a radio base station, and the coverage area is the region that requires radio signal coverage. The search area in this instance is based around the following roads, the A321, B3430 and the B3016, which forms a triangular shape in the cell search area. The main land use within the search area is residential but includes a number of golf courses. The land use outside the search area however, is used predominately for agricultural purposes therefore the survey was concentrated in this area. The Please find enclosed a map which shows the search and coverage area for the designated site.

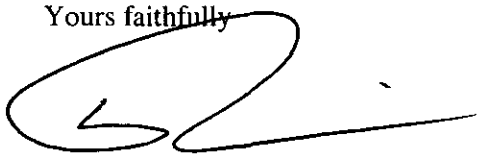
...cont'd...

As the map shows quite a number of sites were investigated in the search for a suitable location for the radio equipment. The following locations at Daffield Farm (a), Duncairn (b), Highfield Farm (c), Randall's Farm (d), Silverstock Farm, (f), Tintagel Farm (g) and Gowrings (h) were all considered but the landowners were not interested in having a telecommunications installation on their land. Wokingham Garden Centre (e) was considered however, the land is being sold for redevelopment. Woodcray Manor Golf Course (1) was also considered but after discussions the landowners decided against the proposed development. A further option was surveyed at Greenacres Farm (3), but after a technical appraisal of the site it was found that the location would not provide adequate radio coverage to the target area.

The site at Glebe Farm. is located in an area that will provide radio coverage to the target area. The site provider is willing to have a radio base station on his land and access to the site is good. The proposed mast will be located away from the main residential areas. A number of nearby trees located to the south and west will provide screening to the mast and compound. Nearby farm buildings will also provide further screening to the installation. The mast will be of a slim-line design, therefore with the screening provided by the surrounding trees and building should have little impact on the area. To further ameliorate the development the mast and equipment can be coloured to any BS colour if required.

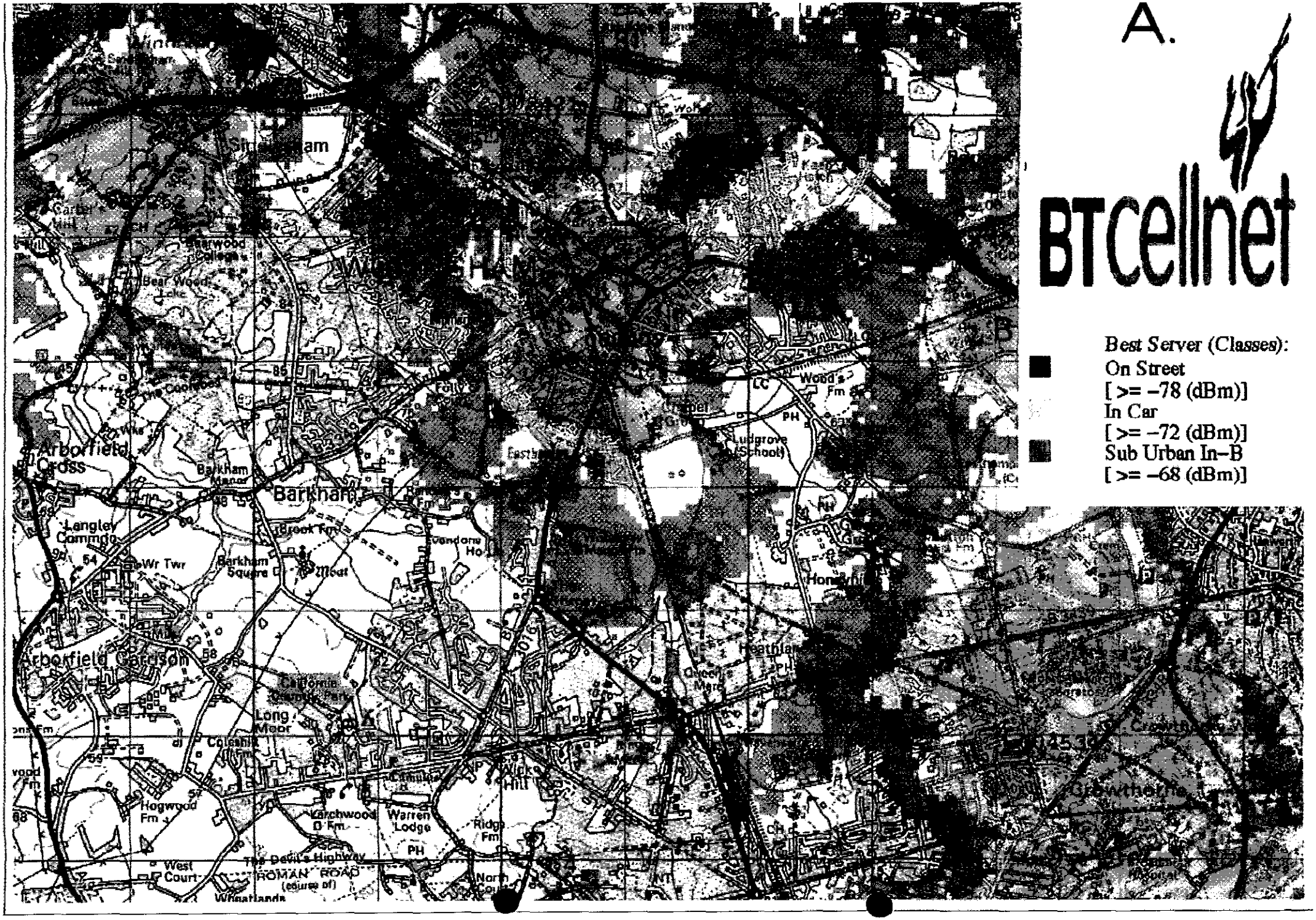
I trust that this information will be helpful in reaching decision on this application but if more information or a site visit is required please do not hesitate to contact me.

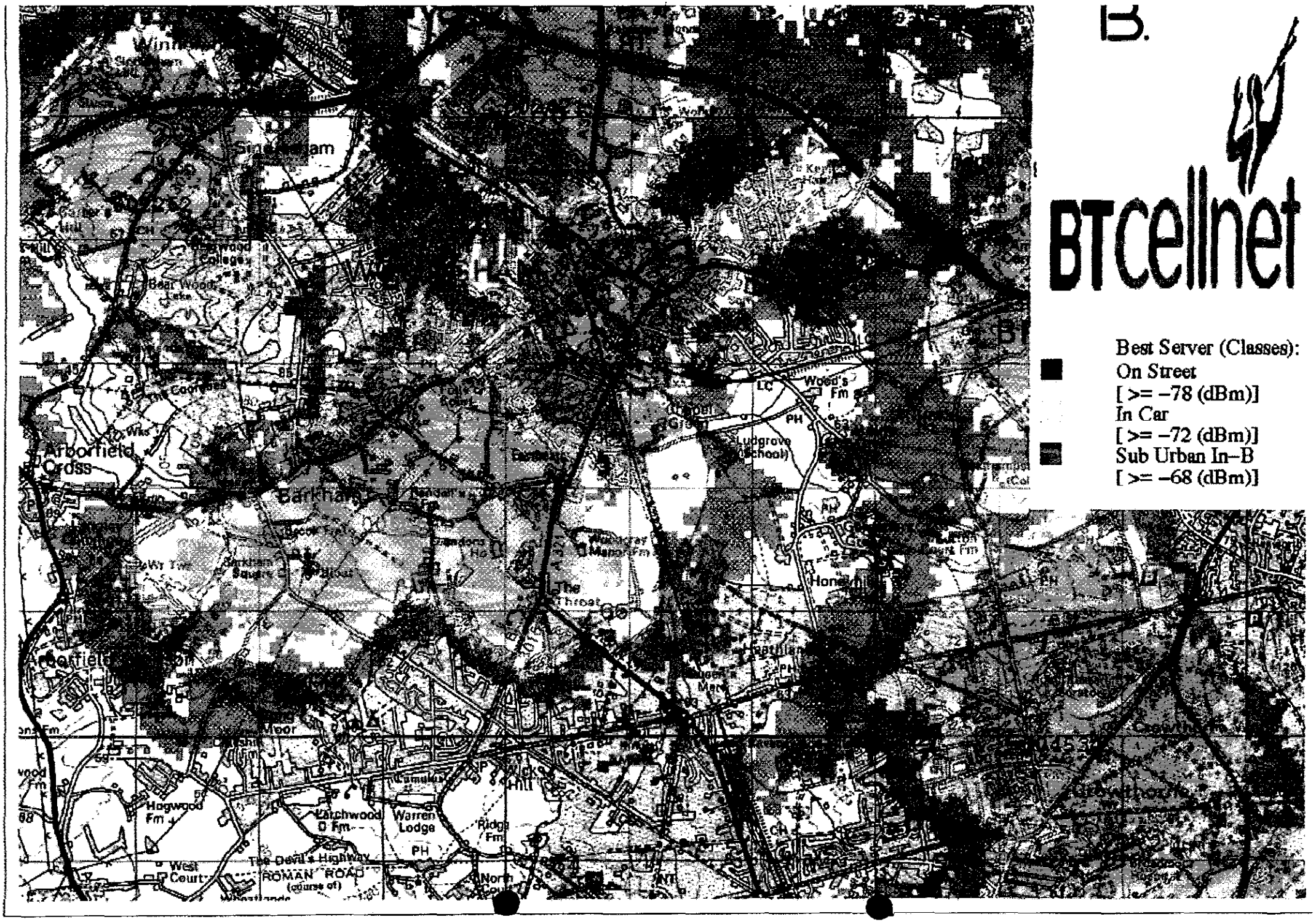
Yours faithfully



Russell Price
On behalf of Telecom Securicor Cellular Radio Ltd.

Direct line: 01276 605016


A.
BTcellnet
Best Server (Classes):
On Street
[>= –78 (dBm)]
In Car
[>= –72 (dBm)]
Sub Urban In–B
[>= –68 (dBm)]
Arborfield Cross
Barkham
Langley Commdn
Wr Twr
Barkham Square
Meat
Arborfield Garrison
Long Moor
Hogwood Fm
Warren Lodge
Ridge Fm
West Court
The Devil's Highway
ROMAN ROAD
(course of)
Ludgrove (School)
Wood's Fm
Heathlands
Crowthorne


BTcellnet
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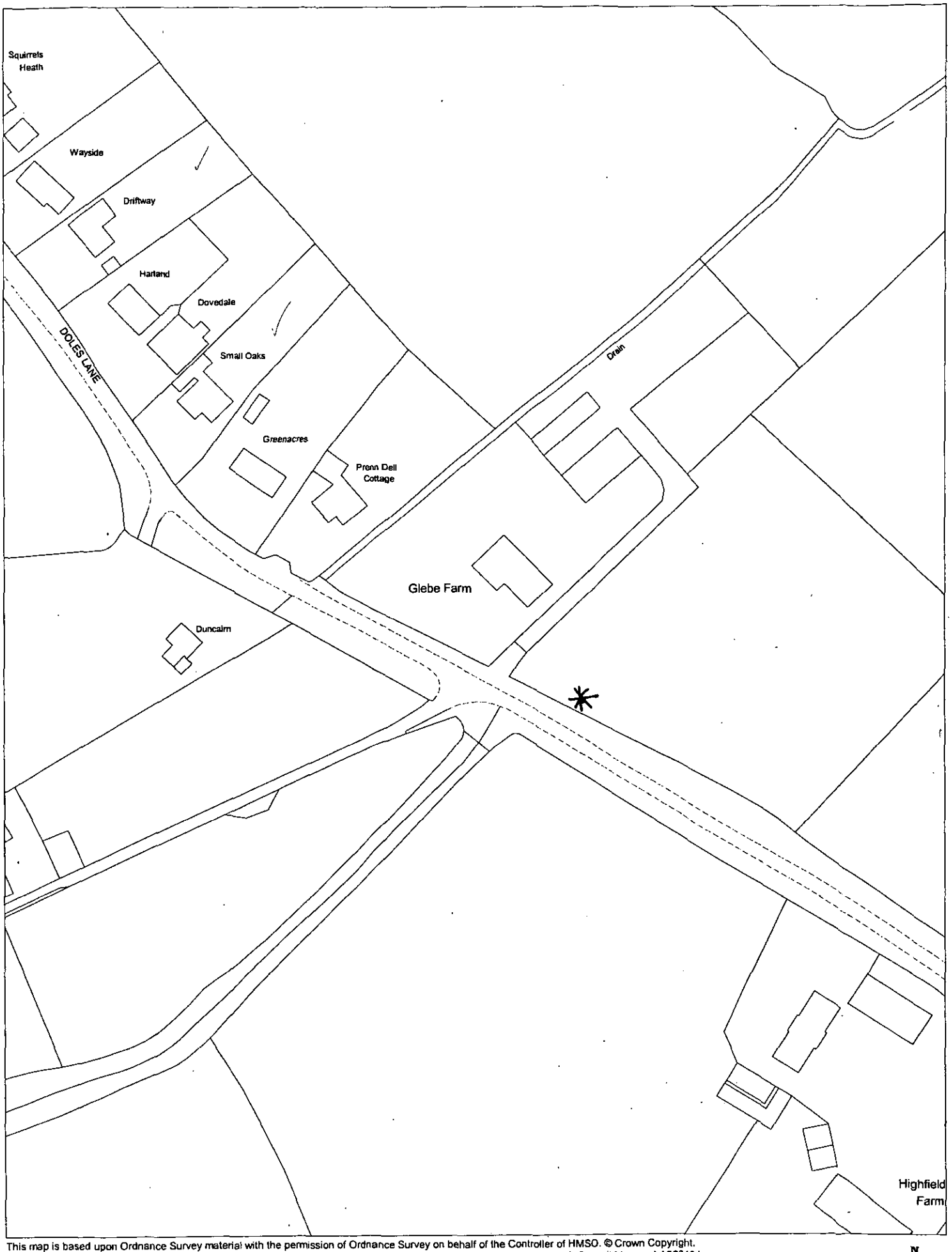
[>= –72 (dBm)]
Sub Urban In–B
[>= –68 (dBm)]
Arborfield Cross
Barkham
Ludgrove (School)
Wood's Fm
Hogwood Fm
Larchwood D Fm
Warren Lodge
Ridge Fm
The Devil's Highway
ROMAN ROAD
(course of)
West Court
North Court
Moor
Hill
Throat
Honeyhill
Heathland
Bear Wood Lake
Bearwood College



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Development Control Section, Environmental Services, Wokingham District Council.

16 October 2000

Scale: 1 : 1250

N W E S

SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO.2409

Name of appellant:
Telecom Securicor Cellular Radio Ltd

Site address:
Glebe Farm, Doles Lane

Proposal:Proposed erection of one 15 metre telecommunications mast including 9 panel antennae, 2 dish antennae & 1 equipment cabin

Case Officer:EC

ALLOWED

Appeal Decision

Site visit made on 09 July 2001

by M J Culshaw MA(Cantab) MA MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
20 JUL 2001

Appeal Ref: APP/X0360/A/01/1062267
Glebe Farm, Doles Lane, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under a development order for the siting and appearance of the proposed development.
- The appeal is made by Telecom Securicor Cellular Radio Ltd against the decision of Wokingham District Council.
- The application (Ref.TL/2000/2409), dated 20 September 2000, was refused by notice dated 2 November 2000.
- The development proposed is the erection of a 15 metre high telecommunications monopole, an equipment cabin and compound.

Summary of Decision: The appeal is allowed and approval is granted subject to a condition.

Background

1. Telecommunications code systems operators such as the appellants enjoy a general planning permission under Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (GPDO)(as amended). The ground-based mast proposed in this appeal falls under paragraph A.2(4A) of Part 24 which requires that the developer must apply to the local planning authority for its determination as to whether prior approval will be required to the siting and appearance of the proposed development. The Council's reason for refusing approval related to the proposal's proximity to residential property and its impact on visual amenity

Main Issue

2. The main issue in this appeal is the impact of the siting and appearance of the proposed mast and antennae on its surroundings.

Planning Policy

3. The development plan comprises the Berkshire Structure Plan adopted in 1995 and the South East Area Local Plan adopted in 1994. Policy TC1 of the structure plan says that telecommunications development will normally be permitted, but where there is potential conflict with environmental objectives development will be allowed provided its siting and design have no adverse visual impact, subject to operational and technical requirements; there are no satisfactory alternative sites available; and there is no possibility of sharing existing facilities or locating on a building. No policies of the local plan have been drawn to my attention by the Council.

4. The Draft Wokingham District Local Plan was placed on deposit in 1997, and the report of a public inquiry into objections to the plan is expected this summer. This emerging plan contains policy WIC14 which has been the subject of a proposed amendment. As amended, this draft policy says that planning permission will be granted for telecommunications development provided it is in accordance with policy TC1 of the structure plan. Applicants will be required to show that no alternative less visually intrusive site is available or technically feasible, and conditions may require screening. The policy goes on to say that the Council will exercise its option to require prior approval in areas designated in the plan as environmentally sensitive, within 200 metres of any building regularly used by people and in open countryside where it would appear above the skyline. Since this policy is contained in a local plan which has yet to be adopted the weight which can be attached to it is diminished. However in relation to its criteria for the consideration of applications (as opposed to its criteria for requiring prior approval, on which the appellants have commented) it mirrors the policy of the structure plan.

Reasoning

5. Alternative sitings for this facility have been investigated by the appellants and submitted to the Council as part of their application. The Council's only dispute of this material is whether the possibility of siting the equipment on nearby electricity pylons has been adequately investigated. However the appellants state in their grounds of appeal that permission for such siting is not possible because National Grid plc do not have the necessary agreements with telecommunications operators. The Council do not dispute this in their statement, but nevertheless assert that the use of pylons should be investigated.

6. It would clearly be desirable if pylons could be used in this way. However in the absence (unfortunate as that is) of any national agreement between the operators and the electricity undertaking it is not possible to pursue the matter further.

7. Local residents have suggested other possible sitings at the Molly Millars Lane industrial estate and on the roof of a telephone exchange. These appear to fall outside the area of search delineated on the appellants' plan. But even if this were not the case, and although the appellants' documentation does not make specific reference to these sites, bearing in mind their obligation under the Telecommunications Code I see no reason to suppose that their search has not been thorough.

8. The Council have indicated that the appeal site is within an area designated as Countryside and Green Gap in the local development plan, and have referred to Policy WCC2. Unfortunately they have not supplied me with a copy of this policy, nor have they indicated whether this is a policy of the adopted local plan or the emerging plan. I note that Green Wedges are not among the areas listed in paragraph 11.31A of the emerging plan as ones to which the reference to environmentally sensitive designations in draft policy WIC14 applies. Nevertheless, the aim of policy WCC2 as described by the Council, to protect these areas from development which would detract from their open or countryside appearance and character, is relevant to my consideration of the main issue in this appeal.

9. The proposed mast would be in a field located close to, and immediately behind, a screen of trees and shrubs which line the leafy and attractive Doles Lane. From the lane and from neighbouring dwellings it would be largely hidden, while from public viewpoints and dwellings in the open countryside beyond it would be seen against the background of the trees and would not be prominent. Even when leaves were not on the trees the impact would

in my viewbe slight. The top of the mast and the antennae would project above the trees, but this would not of itself be objectionable. By comparison with the row of electricity pylons which cross the same area of countryside it would be unobtrusive, and would not, as the Council contend, add significantly to visual clutter. It would not in my view have any serious effect on the visual amenities of local residents, and would only be briefly visible to passers by on the lane. Nor would it detract from the effectiveness of this piece of countryside as a separation between the settlements of Barkham and Finchampstead. The proposal would therefore comply with Policy TC1 of the structure plan as well as with policy WIC14 of the emerging local plan and with policy WCC2.

10. The Council have referred to letters of concern from local residents, and I have taken these into account. These refer amongst other things to the effect of the proposals on property values and their impact on public health. Whilst the effect on the amenity of properties in the vicinity is relevant to my considerations, the direct effect on property values is not normally a planning matter and is not a matter to which I have attached any significant weight. Planning Policy Guidance note 1 (PPG1) says that it can be difficult to distinguish between public and private interests, but this may be necessary on occasion. The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest.

11. As to health matters, the government has made clear its approach to these in relation to mobile telephone technology. On 29 June 2000 Nick Raynsford MP Minister for Housing and Planning wrote to all Council leaders in England explaining what the government is doing to take forward the planning recommendations of the Independent Expert Group on Mobile Phones (IEGMP) chaired by Sir William Stewart FRS FRSE, and to reiterate how local planning authorities should treat such applications in the meantime. He said that if a proposed development meets the ICNIRP guidelines (as recommended by the Stewart Report on a precautionary basis) it should not be necessary for a planning authority in processing a planning application to consider the health effects further. In this appeal the appellant has confirmed that the ICNIRP guidelines will be met, and this has not been disputed by the local planning authority.

12. Expressions of concern must be soundly based if they are to influence my decision. The health fears expressed by local people are not supported by evidence, and are not supported by the findings of the Stewart Report. That report concluded that the balance of evidence indicated that there was no general risk to the health of people living near base stations on the basis that exposures were expected to be small fractions of the guidelines. It considered that there could be indirect effects on their well-being in some cases, and recommended a precautionary approach, comprising a series of specific measures. None of those recommendations would justify withholding permission in these cases. Thus, even though local people have expressed concern about possible health effects, there is no evidential or policy basis on which planning permission could be refused in these cases.

Conclusions

13. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed. The plans indicate that the equipment and compound will be

painted to match the surrounding trees. To ensure that an appropriate colour is selected I will impose a condition requiring this to be agreed with the Council.

Formal decision

1. In exercise of the powers transferred to me, I allow the appeal and grant approval under the provisions of Part 24 of Schedule 2 to the Town and Country (General Permitted Development) Order 1995 (as amended) for the siting and appearance of a 15 metre high telecommunications monopole, an equipment cabin and compound at Glebe Farm, Doles Lane, Wokingham in accordance with the terms of the application No: TL/2000/2409 dated 20 September 2000, and the plans submitted therewith, subject to the condition that the mast, equipment and fence shall be painted a colour to match the adjoining trees, and details of that colour shall be submitted to and approved by the local planning authority before any work commences.

Information

14. An applicant for any approval required by a condition attached to this decision has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

15. This letter only grants approval under Part 24 of Schedule 2 to the Town and Country (General Permitted Development) Order 1995 (as amended). It does not give any other approvals or consents that may be required.



Inspector

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443
GTN 1371-6079

D5 46148

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

27 JUL

COPIES TO:

Your Ref: TL/2000/2409

Our Ref: APP/X0360/A/01/1062267

Date: 26 July 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY TELECOM SECURICOR CELLULAR RADIO LTD
SITE AT GLEBE FARM, DOLES LA, WOKINGHAM, BERKS, RG11 4EB

I enclose a copy of our Inspector's decision on the above appeal.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Phone No. 0117 372 8252 Fax No. 0117 372 8139

E-mail: Complaints@planning-inspectorate.gsi.gov.uk

Yours faithfully

G. Nay

PP Miss A Groves

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: May 31, 2001
My ref: TL/2000/2409
Your ref: APP/X0360/A/01/1062167

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

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

APPEAL BY: Telecom Securicor Cellular Radio Ltd

SITE: Glebe Farm, Doles Lane, Wokingham

With reference to this appeal, I enclose 2 copies of the Council's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: May 2, 2001
My ref: TL/200/2409
Your ref: APP/X0360/A/01/1062267

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

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

APPEAL BY: Telecom. Securicor Cellular Radio Ltd
SITE: Glebe Farm, Doles lane, Wokingham

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent a copy to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. May 2, 2001
My ref: TL/2000/2409
Your ref:AK/1793-9/p31648

James Barr Planning Consultants
226 West George St
Glasgow
G2 2LN

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 Sirs

APPEAL BY: **Telecom Securicor Cellular Radio Ltd**
SITE: **Glebe Farm, Doles Lane, Wokingham**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

42457

PLANNING INSPECTORATE
POL | TLS
DC | ENF
AP | INF
CS
23 APR 2001
COPIES TO: | ACK: | FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: TL/2000/2409

Our Ref: APP/X0360/A/01/1062267

Date: 20 April 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY TELECOM SECURICOR CELLULAR RADIO LTD
SITE AT GLEBE FARM, DOLES LA, WOKINGHAM, BERKS, RG11 4EB

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

You must **submit** the following documents within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that: -

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire and supporting documents, including relevant development plan policies to the appellant and me.

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.* Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, you must submit a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

Miss A Groves

102(BPR)

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name TELECOM SECURICOR CELLULAR RADIO LTD (BT CELLNET)

Address PER AGENT

Your reference CEL 5364

Daytime phone no PER AGENT

Fax no "

Postcode "

E-mail address "

B. AGENT DETAILS (if any)

Name JAMES BARR PLANNING CONSULTANTS

Address 226 WEST GEORGE STREET
GLASGOW

Your reference AK/1793-9/P31648

Daytime phone no 0141 300 8000

Fax no 0141 300 8090

Postcode G2 2LN

E-mail address N/A

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

LPA's application reference no TL/2000/2409

Date of the planning application 20/9/2000

Date of LPA's decision notice (if issued) 2/11/00

D. APPEAL SITE ADDRESS

Address GLEBE FARM, DOLES LANE, WOKINGHAM, BERKSHIRE

Postcode RG11 4EB

National grid reference SU 794 672

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed)

ERECTION OF A 15 METRE HIGH TELECOMMUNICATIONS MONOPOLE, AN EQUIPMENT CABIN AND COMPOUND

Size of the whole appeal site (*in hectares*)

0.00825 ha

Area of floor space of proposed development (*in square metres*)

N/A

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse ~~planning permission~~ prior approval for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

SEE ATTACHED STATEMENT

G. GROUNDS OF APPEAL (continued)

SEE ATTACHED STATEMENT

H. CHOICE OF PROCEDURE

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☐

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

* N/A - PRIOR APPROVAL PROCEDURES APPLY TO

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box* ✓ ☐

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

☐

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which notice served	Date the notice was served

☐

CERTIFICATES C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

* N/A - PRIOR APPROVAL PROCEDURES APPLY TO

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☐ ●

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person other than the appellant who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

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

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed James Baker (on behalf of) THE APPELLANT

Name (in capitals) JAMES BAKER Date 27/3/01

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

1. A copy of the original ~~planning~~ prior approval **application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). N/A ☐
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
5. Copies of **plans, drawings and documents** sent to the LPA as part of the application. ☑
6. Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☑

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: N/A ☐

8. Any relevant **correspondence** with the LPA. ☑
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   (a) the relevant outline application; N/A ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission; ☐
10. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). N/A ☐
11. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. N/A ☐

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed James Barr (on behalf of) THE APPELLANT

Name (in capitals) JAMES BARR Date 27/3/01

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations.
If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

5) Tell you our Inspector's decision.

Published by the Planning Inspectorate September 2000

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2-16 Colegate
Norwich NR3 1BQ

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

REFUSAL OF PRIOR APPROVAL OF TELECOMMUNICATIONS NOTIFICATION

Mr R Price
APT
Dolphin House
Albany Park
Camberley
Surrey
GU15 2PL

Notification No: TL/2000/2409

Parish: WOKINGHAM

Proposal: Erection of one 15m telecommunications mast, including 9 panel antennas, 2 dish antennas and one equipment cabin.

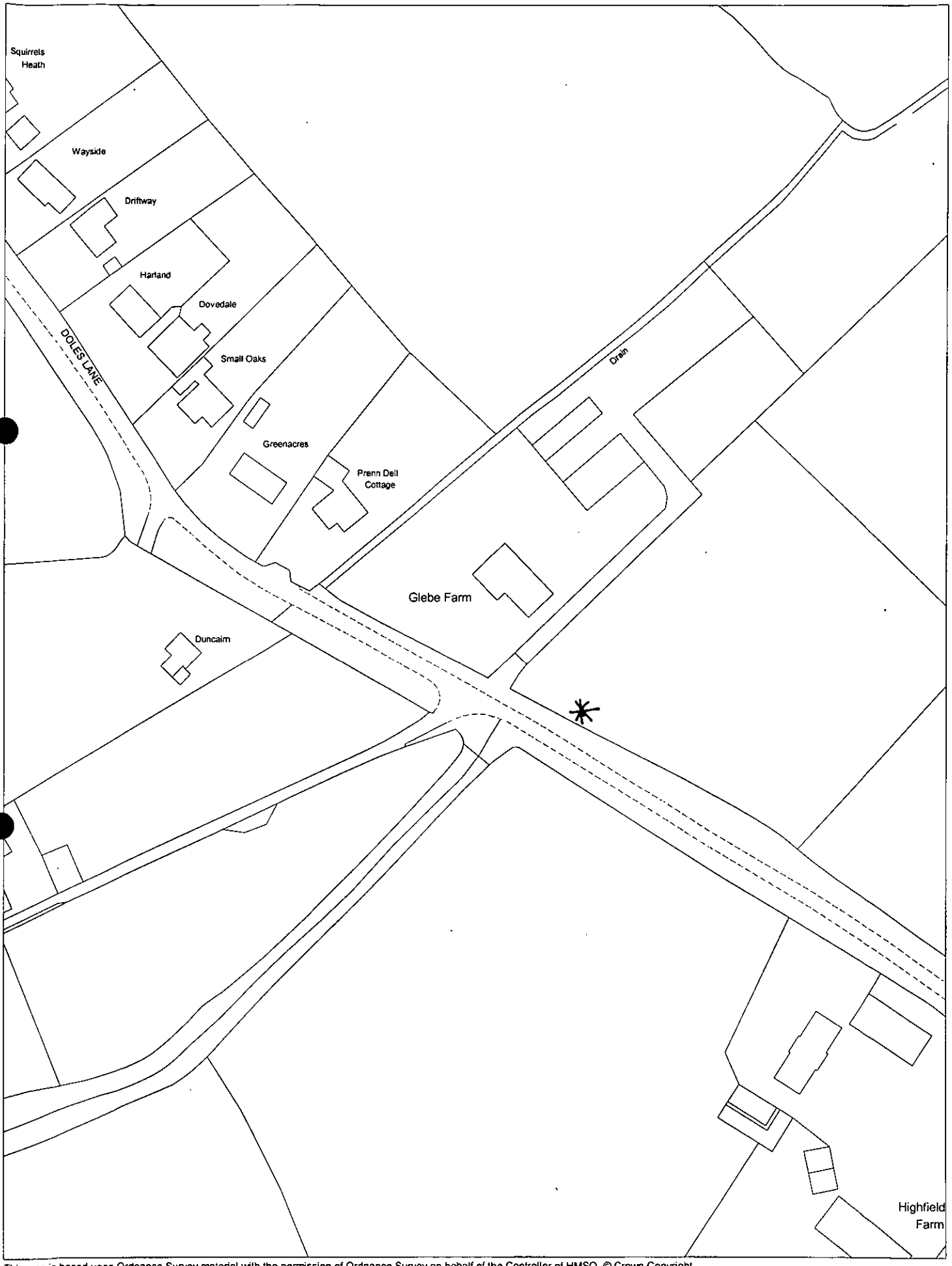
Location: Glebe Farm, Doles Lane, Wokingham.

The Wokingham District Council in pursuance of their powers under Part 24 of the Town and Country (General Permitted Development) (Amendment) Order 1998 **REFUSES** prior approval for the above stated telecommunications equipment, the reasons for which are specified hereunder.

Reason: The proposal is considered unacceptable due to the proximity to residential properties, and impact upon visual amenity.

Date: 2/11/00

Head of Planning and Transportation



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Development Control Section, Environmental Services, Wokingham District Council.

16 October 2000

Scale: 1 : 1250

N W E S

Tel. (0118) 974 6448 (Direct Line)
Date: June 5, 2001
My ref: TL/2000/2409
Your ref: APP/X0360/A/01/1062676

Copy

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

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

APPEAL BY: Telecom Securicor Cellular Radio Ltd
SITE: Glebe Farm, Doles Lane, Wokingham

With reference to this appeal, I enclose 2 copies of third party correspondence.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

44032

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS DG	
04 ...	
COPIES TO:	ACK:
	FILE:

Mrs. Danielle Brunnock
Doles Farm Cottage, Barkham Road, Wokingham,
Berkshire, RG41 4DE
Tel: 0118 989 2823 Fax 0118 979 4577
e-mail: steve@brunnock.force9.net

Ms. Denise Gumbrell
Appeals Assistant
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box157
Shute Lane
Wokingham
Berkshire
RG40 1WR

29th May 2001

Dear Ms. Gumbrell,

APPEAL BY: Telecom Securicor Cellular Radio Ltd
SITE: Glebe Farm, Doles Lane, Wokingham
PROPOSAL: Erection of 15 metre Telecommunications Mast
REF: APP/X0360/A/01/1062676

I wish to lodge the strongest possible objection to the planned telecommunications mast in Doles Lane.

1. It will be installed in a one-lane road leading to severe disruptions.
2. The road is not paved therefore the noise pollution of lorries bringing in equipment will high.
3. Lorries will impede traffic flow, which is usually limited to the residents of the lane.
4. There is already a site available near Molly Millar Lane
5. Health risks on cellular masts have still not quantified, which is particularly concerning as a mother of four small children.
6. The road is used by adults and children to cycle and nature walks.
7. The road is presently used by the local equestrians

Yours faithfully,

Mrs. D Brunnock

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : Telecom Securicor Cellular Radio Ltd

APPEAL SITE : Glebe Farm, Doles Lane, Wokingham

REASON FOR APPEAL : Appeal against refusal of prior approval for the erection of one 15m telecommunications mast including 9 panel antennas, 2 dish antennas and one equipment cabin.

LOCAL PLANNING AUTHORITY REFERENCE : TL/2000/2409

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/01/1062267

1.0 LOCATION AND SITE DESCRIPTION

1.1 The appeal site, Glebe Farm, is located along Doles Lane within the Parish of Wokingham. The site is located outside the built up settlement boundary in an area designated as Countryside and Green Gap in the local development plan.

1.2 Doles Lane is an unmade road which links Blagrove Lane to the east of the appeal site to the main B3349 Barkham Road to the north west.

2.0 Planning History

2.1 There is no planning history relevant to the consideration of this appeal.

3.0 Policy Background

3.1 On 2nd November 2000 Wokingham District Council in pursuance of their powers under Part 24 of the Town and Country (General Permitted Development) Order 1998 refused prior approval for the erection of one 15m telecommunications mast including 9 panel antennas, 2 dish antennas and one equipment cabin at Glebe Farm, Doles Lane, due to the proximity to residential properties and the impact upon the visual amenity.

3.2 The Development Plan which applies to the area in which the appeal site is located comprises: Berkshire Structure Plan and the South East Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted South East Area Local Plan.

3.3 Berkshire Structure Plan

The Berkshire Structure Plan (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area.

3.4 The policy contained within the Berkshire Structure Plan relevant to the consideration of this appeal is:

TC1: Assessment of proposals for Telecommunication Development

3.5 South East Area Local Plan

The South East Area Local Plan was adopted on 15th April 1994 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21 November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision".

3.6 Draft Wokingham District Local Plan

The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced on 6th October 1998. The Inspector's report on the local plan inquiry is not expected until Summer 2001 (with the exception of policy WSM1).

3.7 The policy contained with the draft Wokingham District Local Plan relevant to the consideration of this appeal is:
WIC14: Assessment of proposals for Telecommunication Development

4.0 Case for the Local Planning Authority

4.1 It is considered that there are three issues relevant to the consideration of this appeal;

1. Siting
2. Impact upon the visual amenity of the area
3. Proximity to residential dwellings

4.2 Siting

The DETR Circular 'Planning for Telecommunications' (04/99) states that the government attaches considerable importance to keeping a minimum the number of radio masts and telecommunications masts, and of sites for such installations. Policy is to encourage mast and site sharing where that is appropriate. The circular goes on to explain that good use should be made of existing buildings and other structures for the siting of antennas. Policy TC1 of the Berkshire Structure Plan

supports this advice and states that in the case of radio antenna and masts the possibility of erecting antennae on an existing building or other structure should be investigated.

4.3 Planning guidance on telecommunications advises Local Planning Authorities that they may reasonably expect applicants to show evidence that they have explored the possibility of erecting antennas on an existing mast, building or other structure.

4.4 The circular explains that operators should provide evidence to Local Planning Authorities that they have carefully considered the use of existing masts, buildings and other structures before seeking to erect any new mast, regardless of size. This evidence should accompany any application made to the Local Planning Authority in respect of a telecommunications mast, be that a prior approval application under Part 24 of the General Permitted Development Order or an application for planning permission under Part 3 of the Town and Country Planning Act 1990.

4.5 The circular advises that if evidence regarding the consideration of such alternative sites is not considered satisfactory, the Planning Authority, or Secretary of State on Appeal may be justified in refusing prior approval or planning permission for the development.

4.6 The application for the prior approval determination was not accompanied by any such document explaining whether or not alternative structures had been investigated.

4.7 In this particular case the Local Planning Authority consider there to be a better site. It is this site that should be used.

4.8 As shown on plan 02A (see appendix 2), there is a high-tension power line and pylon east north east of the proposed site. Instead of introducing additional visual clutter into the Green Gap (rural area) the visual amenity of the area would be best served by this apparatus being sited on the existing pylon. It is known that certain telecom companies are willing to do so and BT Cellnet should do in this case.

4.9 Impact upon the visual amenity of the area

The area in which the appeal site is located is designated as Countryside and 'Green Gap' in the local development plan. The preamble to policy WCC2, 'Green Gaps and Wedges' explains that green gaps comprise open land which provides physical and visual separation between distinct identified settlements, in this case between the built up settlements of Barkham and Finchampstead.

4.10 Green gaps and wedges are important because of the character and sense of place that they can contribute to the settlements. It is therefore, important that any development that would affect or detract from the open or countryside appearance and character of these areas should be resisted.

4.11 It is considered that the proposed structure, although partially screened by vegetation will have an obvious visual presence in the area which is considered would have a negative impact upon the character of the surrounding countryside.

4.12 It is also considered that, given the close proximity of a large high-tension pylon to the appeal site, to add another telecommunications structure would cause unnecessary visual clutter in the area.

4.13 Proximity to residential dwellings

There is a public concern about this proposal as shown by the four letters of objection, which have been received. Relocating the proposed installation to the existing electricity pylon would mean it would be further away from the nearest residential property. It is considered that this would go some way to recognising and responding to public concern.

4.14 Policy WIC14 of the Wokingham District Local Plan (Deposit Draft) states that the Council in will exercise its option to require prior approval in areas 'within 200 metres of any building regularly used by people.' This does not mean that any such proposals will automatically be refused on such grounds. Wokingham District Council often approves masts located less than 200 m away from buildings regularly used by people. However because of the level of public interest in

telecommunications development, a distance of 200m from buildings regularly used by the public has been set as benchmark in within which the Local Planning Authority will take special regard of the circumstances of the case.

5.0 Conclusion

5.1 The appeal site is located outside the built up settlement in an area designated as countryside and green gap. It is considered that the proposed telecommunications installation at Glebe Farm, Doles Lane is unnecessary development in this area that will visually intrusive and will have a negative impact upon the character of the area.

5.2 It is considered that no effort has been made to investigate utilisation of the existing high-tension electricity pylon, which is located within close proximity of the siting of the proposed mast. It is considered that instead of introducing additional visual clutter into the Green Gap (rural area) the visual amenity of the area would be best served by this apparatus being sited on the existing pylon.

5.3 As can be seen from the four letters of objection received in relation to this application there is a level of public concern. It is considered that the relocation of the proposed apparatus to the existing high-tension pylon would move it further away from the nearest dwelling which would go some way to recognising and responding to public concern.

5.4 As such the proposed telecommunications mast and associated equipment is contrary to Policy TC1 of the Berkshire Structure Plan and policy WIC14 of the Wokingham District Local Plan (Deposit Draft).

5.5 The Inspector is respectfully requested to dismiss this appeal.

Elaine Connor
29/05/01

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Telecom Securicor Cellular Radio Ltd
SITE: Glebe Farm, Doles Lane, Wokingham
APPLICATION NO.: 2409
PROPOSAL: Proposed erection of one 15 metre telecommunications mast including 9 panel antennae, 2 dish antennae & 1 equipment cabin

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Evendons

Mr Hudson

Mr D Morgan

Tina Marinos

Clerk(s) of Parish / Town Council of Wokingham

Mr K Abnett, Town Hall, Market Place, Wokingham, Berks RG40 1AS

Environmental Services Department, Engineering Services, Wokingham District Council,
PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

issued 25/4/01

Applicationo	Name & Address	
TL/2000/2409	**Mr & Mrs Neuhofer** **Small Oaks** **Doles Lane** **Wokingham** **RG41 4EB**	
TL/2000/2409	**Councillor Tina Marinos** **10 Wildcroft Drive** **Wokingham** **RG40 3HY**	duplicated
TL/2000/2409	**Mr S J Brunnock** **Doles Farm Cottage** **Barkham Road** **Wokingham** **RG41 4DE**	
TL/2000/2409	**J McCarthy** **Driftway** **Doles lane** **Wokingham** **RG41 4EB**	
App. refused **Letter sent 08/11/00**		
TL/2000/2409	Mr G Charlton Avedis Doles Lane Wokingham RG41 4EA	

Tel. (0118) 974 6448 (Direct Line)
Date. April 25, 2001
My ref. TL/2000/2409
Your ref.

J McCarthy
Driftway
Doles lane
Wokingham
RG41 4EB

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

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Telecom Securicor Cellular Radio Ltd
SITE: Glebe Farm, Doles Lane, Wokingham
PROPOSAL: Proposed erection of one 15 metre telecommunications mast including 9 panel antennae, 2 dish antennae & 1 equipment cabin

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of written statements by the appellant and the Council.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant

As your interests may be affected, you can give your views on the appeal in writing to Miss A Groves The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. You should, if possible, send three copies quoting reference APP/X0360/A/01/1062676. Comments received after 01/06/01 will not normally be seen by the Inspector & will be returned.

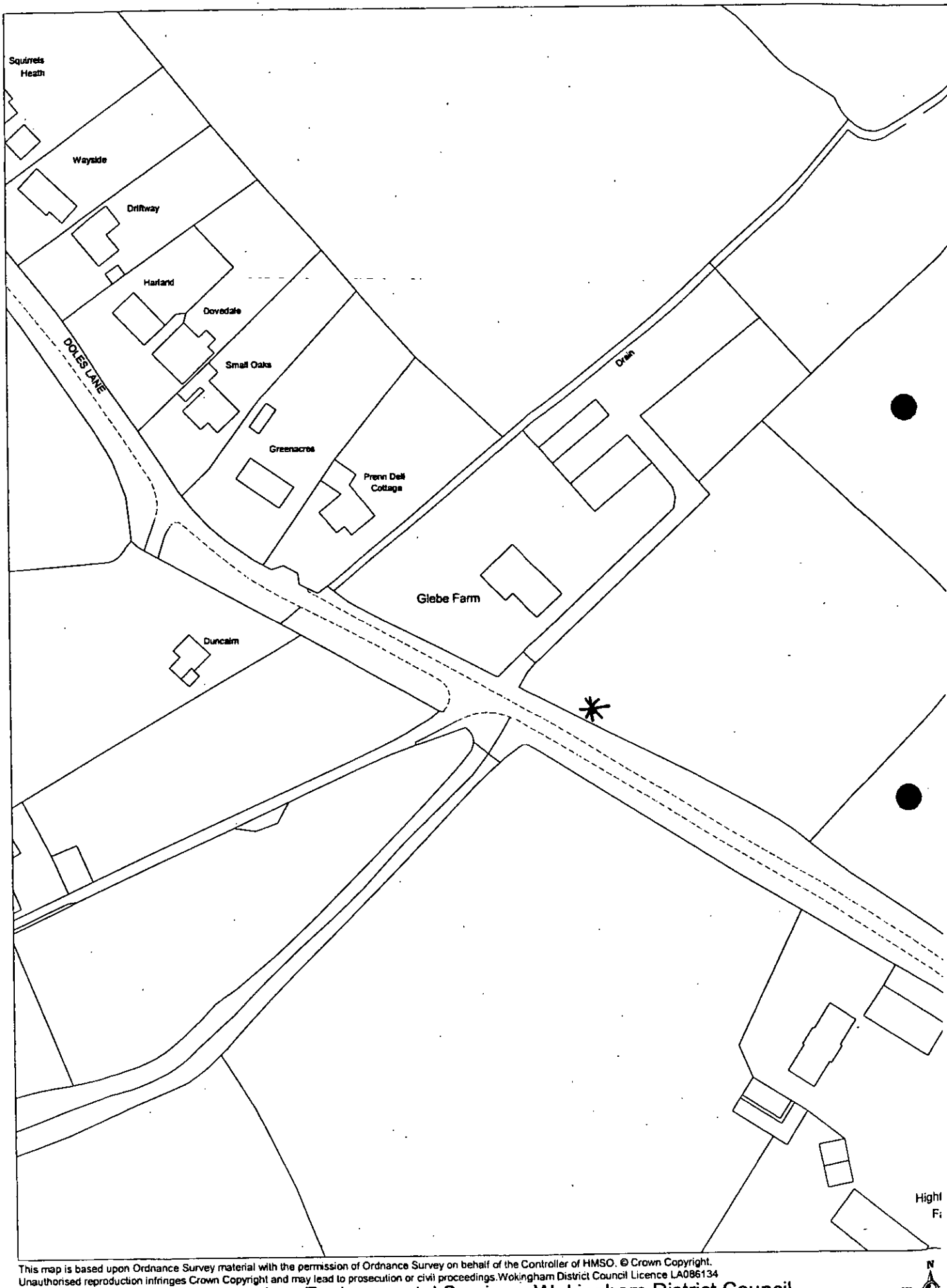
The application, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

A free booklet, Guide to taking part in Planning Appeals, is available from this office.

If you wish to be notified of the result of the appeal, you should write to Miss Groves at the Planning Inspectorate requesting a copy of the decision. Please quote reference APP/X0360/A/01/1062676.

Yours faithfully

Denise Gumbrell
Appeals Assistant



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Development Control Section, Environmental Services, Wokingham District Council.

16 October 2000

Scale: 1 : 1250

Appendices

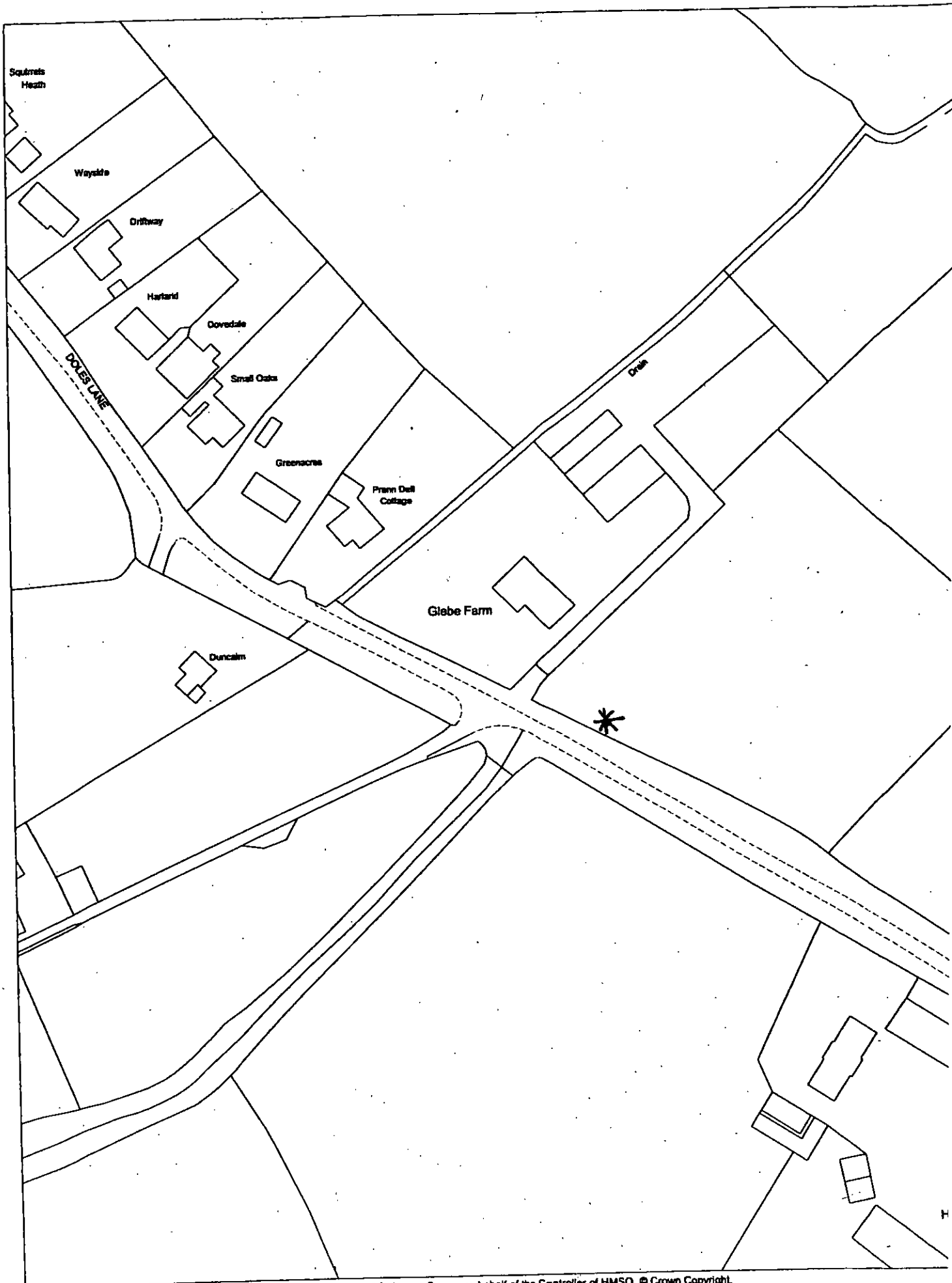
Appendix 1: Site Plan

Appendix 2: Elevation plans

Appendix 3: Extract from the Berkshire Structure Plan

Appendix 4: Extract from the Wokingham District Local Plan (Deposit Draft)

Appendix 1: Site Plan



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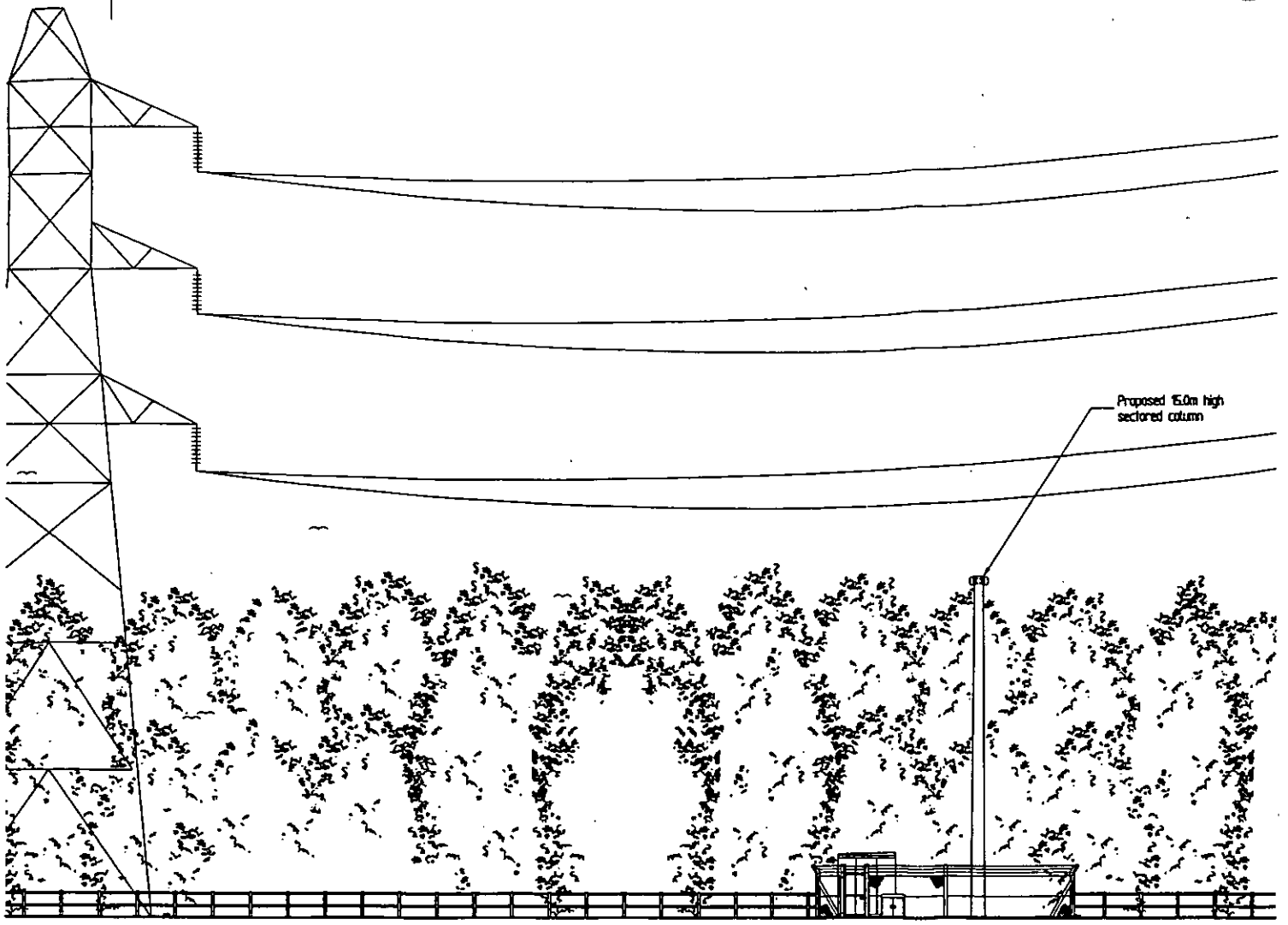
Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

Appendix 2: Elevation plans



NORTH ELEVATION
Scale 1:200

REFUSED

This drawing is to be read in conjunction with drawing Nos. M27874/01/02/04 and all other relevant drawings and documents

ROSCOE CAPITA LIMITED
Consulting Civil, Structural and Geotechnical Engineers.
Hille House
132 St. Albans Road
Watford
Hertfordshire
WD24 4AA
Telephone No. 01923-817537
Facsimile No. 01923-228516
E-mail rcl-watford@roscoe.co.uk
Web www.roscoe.co.uk

Drawing title:
PROPOSED
NORTH ELEVATION

DO NOT SCALE

	29.08.00	RTP	Transmission Links Indicated	AE													
	25.08.00	RTP	Label revised	AE													
V	DATE	NAME	REVISION	CHKD	REV	DATE	NAME	REVISION	CHKD	REV	DATE	NAME	REVISION	CHKD			

Site address:
Glebe Farm
Doles Lane
Finchampstead
Wokingham, Berkshire RG11 4EB

SCALE AS SHOWN	DATE 22.08.2000
DRAWN BY RTP	PROJECT ENGINEER AEssi
CHECKED BY AE	APPROVED AR

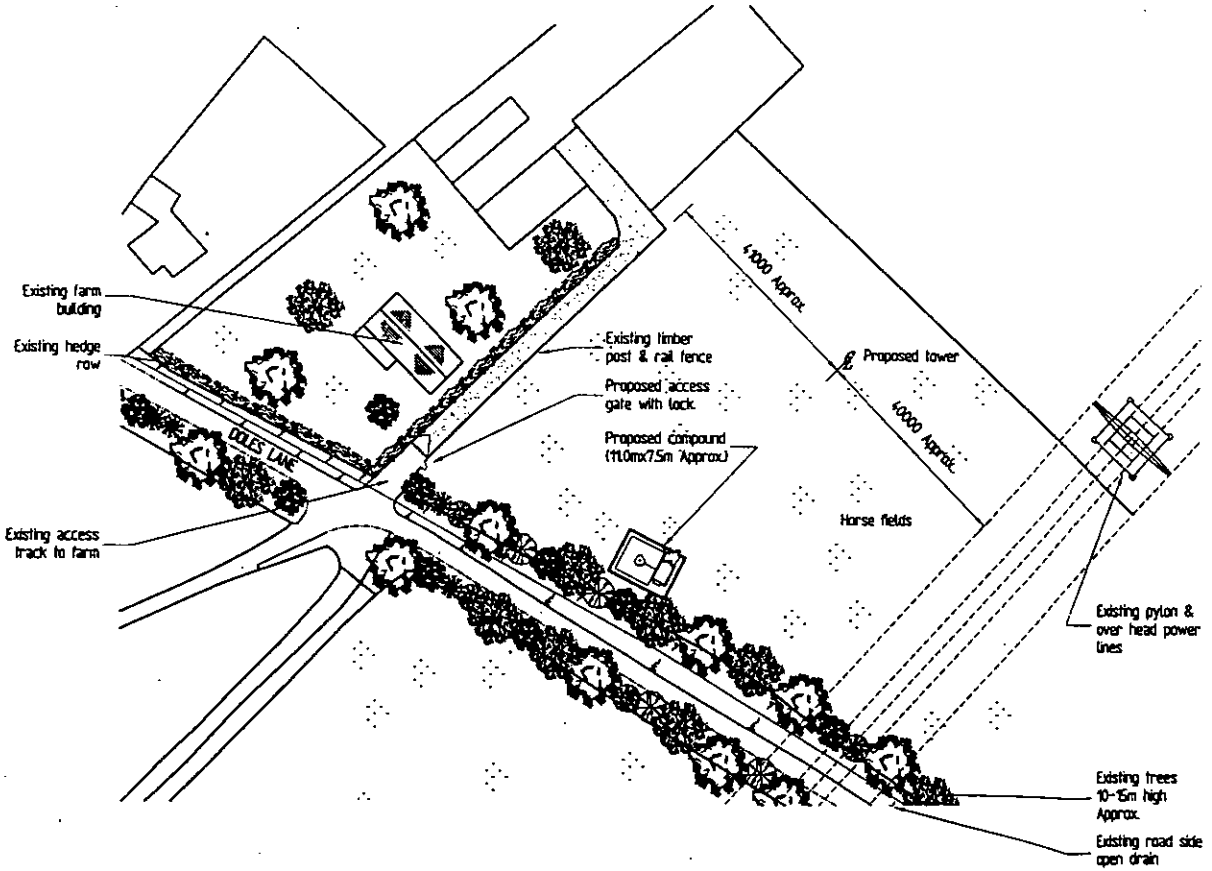
FOR COMMENT | AGREED | CONSTRUCTION | AS BUILT

BTcellnet

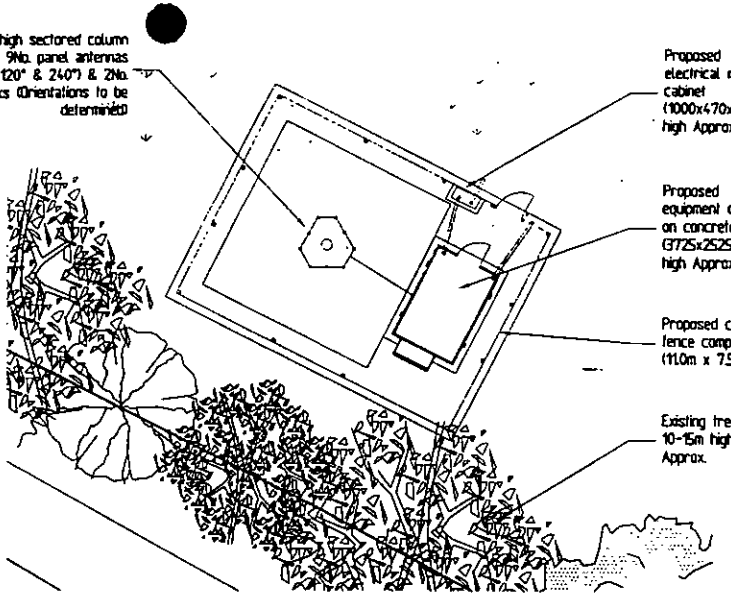
WOKINGHAM SOUTH C

CELL No. 5364 C

CONTRACT No	DRG No	REV
M27874	03	B



SITE PLAN
Scale 1:1000



SITE PLAN
Scale 1:200

Proposed equipment & compound to be painted to match surrounding trees.

NOTE
LOCATION OF ELECTRICAL METER CABINET IS INDICATIVE ONLY.
REFER TO ECL DRAWINGS FOR DETAILS.

This drawing is to be read in conjunction with drawing Nos. M27874/01/03/04 and all other relevant drawings and documents

ROSCOE CAPITA LIMITED
Consulting Civil, Structural and Geotechnical Engineers.
Hille House
132 St. Albans Road
Watford
Hertfordshire
WD24 4AA
Telephone No. 01923-817537
Facsimile No. 01923-228516
E-mail rcl-watford@roscoe.co.uk
Web www.roscoe.co.uk

Drawing title:

PROPOSED SITE PLAN

DO NOT SCALE

REV	DATE	NAME	REVISION	CHKD
A	25.08.00	RTP	Labels revised	AE

Site address:
Glebe Farm
Doles Lane
Finchampstead
Wokingham, Brekshire RG11 4EB

SCALE: AS SHOWN	DATE: 21.08.2000
DRAWN BY: RTP	PROJECT ENGINEER: AEssi
CHECKED BY: AE	APPROVED: AR

FOR COMMENT | APPROVED | CONSTRUCTION | AS BUILT

BTcellnet

WOKINGHAM SOUTH C

CELL No. 5364 C

CONTRACT No	DRG No	REV
M27874	02	A

Appendix 3: Extract from the Berkshire Structure Plan



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

11 TELECOMMUNICATIONS AND RENEWABLE ENERGY

11.1 This chapter deals with two subject areas, telecommunications and renewable energy, which are covered in Government guidance contained in Planning Policy Guidance Notes 8 'Telecommunications' and 22 'Renewable Energy'.

11.2 PPG8 sets out the benefits of telecommunications and advises that the Government's general policy is 'to facilitate the growth of new and existing systems' while maintaining commitment to environmental objectives. It provides guidance on the form and particular requirements of telecommunications development, and Policy TC1 below takes account of the growth and characteristics of modern telecommunications.

11.3 The benefits of providing energy from renewable sources are emphasised in Government advice (PPG22). In Chapter 3 of this Plan, the importance of resource conservation is stressed, being a key element of a sustainable approach to development. Renewable energy sources play an important role in conserving non-renewable resources and reducing harm to the global environment.

Telecommunications Development

11.4 Telecommunications developments include radio relay stations, base stations, antennas and masts. The technology continues to develop, and can generate environmental benefits; for instance, they can help to reduce the need to travel, both in terms of journeys to work and the transfer of information. However, telecommunications equipment can itself be environmentally intrusive, especially if it is poorly sited.

11.5 A balance will be sought between the growth of telecommunications developments and their impact on the environment. The aim is to respond positively to telecommunications development proposals, in line with government guidance, whilst taking account of technical considerations, other policies designed to preserve and enhance the environment, and the environmental benefits that may accrue.

Assessment of Proposals for Telecommunications Development

Policy TC1 **Planning permission will normally be granted for telecommunication development. Where there is potential conflict with environmental objectives telecommunications development will be allowed provided:**

i) it is sited and designed so as not to result in significant adverse visual impact, subject to operational and technical requirements;

ii) there are no satisfactory alternative sites for telecommunications available;

iii) there is no reasonable possibility of sharing existing facilities; and

iv) in the case of radio antenna and masts there is no reasonable possibility of erecting antennae on an existing building or other structure.

11.6 In considering the acceptability of a proposal in relation to these criteria, the following factors will be relevant:

- the need to protect the best and most sensitive environments, in particular within the North Wessex Downs AONB and Areas of Special Landscape Importance;
- the significance of the proposed development as part of a national network, and the implications for subsequent network development;
- the need to minimise visual impact.

Renewable Energy

11.7 Renewable energy refers to those "energy flows that occur naturally and repeatedly in the environment - from the sun, wind and oceans, and from plants and the fall of water. It also refers to energy available in wastes and from within the earth itself" (ETSU[1]). Renewable energy can be derived from schemes involving : wind power; landfill gas; hydro-electric power; energy from crops and forestry; solar; and waste combustion.

11.8 There are many advantages to using these renewable energy sources, since for the most part the energy generated causes no harmful gaseous emissions. In addition, using renewable energy can assist in reducing the demand for fossil fuels such as coal, gas and oil, and thereby reduce the potential for pollution. For example, passive solar gain in residential developments can, through good design and layout, reduce conventional fuel demand by 12%.

11.9 For these reasons renewable energy is being given increasingly serious consideration as an alternative energy source, with Government policy encouraging such schemes, providing they are economically attractive and environmentally acceptable. This encouragement includes the Non-Fossil Fuel Obligation (NFFO) introduced by the 1989 Electricity Act. The NFFO requires regional electricity companies to purchase a proportion of their electricity from non-fossil fuel sources.

11.10 Given the environmental constraints in Berkshire, the opportunities for developing some renewable energy schemes may well be limited. For example, the physical development associated with renewable energy schemes such as wind farms and waste to energy processes have a potentially serious environmental impact. Therefore a balance has to be achieved between the benefits of harnessing renewable energy and the impact on the Berkshire environment.

---

1 *ETSU manage the Government's new and renewable energy programme on behalf of the Department of Trade and Industry*

Appendix 4: Extract from the Wokingham District Local Plan (Deposit Draft)



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

UTILITIES INFRASTRUCTURE

11.28 Public utility services include infrastructure works for electricity, gas, water supply, sewerage and telecommunications services. All these services are provided by private sector companies and the Council has a limited control over their activities. Development for operational needs will generally be supported. The local planning authority has also liaised with services providers in respect of the plan's policies that could help service provision.

POLICY WIC13: PUBLIC UTILITIES

PROPOSALS FOR DEVELOPMENT REQUIRED FOR THE OPERATIONAL NEEDS OF PUBLIC UTILITIES WILL BE SUPPORTED SUBJECT TO THEIR ACCEPTABILITY ON ENVIRONMENTAL AND AMENITY GROUNDS IN ACCORDANCE WITH OTHER RELEVANT POLICIES AND PROVISIONS OF THE PLAN. IN CONSIDERING PROPOSALS THE COUNCIL WILL TAKE INTO ACCOUNT EXISTING LEVELS OF INFRASTRUCTURE, TECHNICAL AND OPERATIONAL REQUIREMENTS *AND* **(PA 11/9)** THE OPPORTUNITIES FOR SHARING FACILITIES ~~AND APPROPRIATE PHASING OF DEVELOPMENT~~. **(PA 11/9)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Telecommunications

PPG8 *Telecommunications* states that local planning authorities should respond positively to telecommunications development proposals. However where possible existing masts and equipment should be used in order to avoid impact on amenities.

Telecommunications are being promoted as being important and therefore interference as a result of development must be minimised. Large structures can result in physical obstruction, or reflection, of above ground signals and therefore interference to existing networks can be a material consideration in determining a planning application.

In major new developments developers will be encouraged to allow for the future telecommunications needs of occupants and make provision for necessary equipment. Communal provision will be expected on larger developments to reduce the proliferation of aerials. In addition operators will be encouraged to remove telecommunications structures that have become redundant.

POLICY WIC14: ASSESSMENT OF PROPOSALS FOR TELECOMMUNICATIONS DEVELOPMENT

PLANNING PERMISSION WILL BE GRANTED FOR TELECOMMUNICATIONS DEVELOPMENT PROVIDED THAT IT IS IN ACCORDANCE WITH POLICY TC1 OF THE BERKSHIRE STRUCTURE PLAN 1991 – 2006. ~~IN ADDITION THE COUNCIL WILL CONSIDER 'PRIOR NOTIFICATION' SUBMISSIONS IN ACCORDANCE WITH POLICY WOS3~~ **(PA 11/10)** AND OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. THE COUNCIL WILL ALSO SEEK TO SECURE THE REMOVAL OF ANY TELECOMMUNICATIONS APPARATUS THAT IS NO LONGER REQUIRED FOR ITS ORIGINAL PURPOSE.

BEFORE PERMISSION IS GRANTED, APPLICANTS WILL BE REQUIRED TO SHOW THAT NO ALTERNATIVE LESS VISUALLY INTRUSIVE SITE IS AVAILABLE OR TECHNICALLY FEASIBLE. CONDITIONS MAY BE IMPOSED TO REQUIRE PROVISION OF A SUITABLE SCREEN TO MITIGATE THE VISUAL IMPACT OF THE APPARATUS.

Cont.

THE COUNCIL WILL EXERCISE ITS OPTION TO REQUIRE PRIOR APPROVAL IN AREAS DESIGNATED IN THIS PLAN AS BEING ENVIRONMENTALLY SENSITIVE, WITHIN 200 METRES OF ANY BUILDING REGULARLY USED BY PEOPLE AND IN OPEN COUNTRYSIDE WHERE IT WOULD APPEAR ABOVE THE SKYLINE. **(PA 11/11)**

Implementation: Through the development control process.

Monitoring: Planning applications and prior notifications determined.

11.31A FOR THE PURPOSES OF POLICY WIC 14 THE AREAS WHICH ARE DESIGNATED AS BEING ENVIRONMENTALLY SENSITIVE ARE AREAS OF SPECIAL LANDSCAPE IMPORTANCE, THE THAMES VALLEY, SITES OF URBAN LANDSCAPE VALUE, LOCAL NATURE RESERVES, WILDLIFE HERITAGE SITES, THE GREEN BELT, CONSERVATION AREAS, AREAS OF SPECIAL CHARACTER, HISTORIC PARKS AND GARDENS, LISTED BUILDINGS, ARCHAEOLOGICAL SITES, ANCIENT MONUMENTS, GREENWAYS, GREEN ROUTES AND AREAS WHICH FORM THE SETTING OF THESE AREAS. **(PA 11/12)**

Recycling

11.32 Recycling and Sustainable Development are important issues and the Government recognises that the planning system has a role to play in weighing the interests of economic development and environmental protection. The Council has a recycling plan (approved by the Department of the Environment in 1992). It aims to achieve a 25% recycling target of all household waste generated in this District by the year 2000. The County Council adopted a *Waste Management Plan for Berkshire* in 1995. Its strategy is based on waste minimisation, re-use and recycling, and the treatment of waste to produce useful products. In addition to this the County Council has produced a *Waste Local Plan*, which is a land use plan setting out policies and proposals for new waste facilities that seek to ensure minimal harm to the environment and the public. The Berkshire Structure Plan 1991 - 2006 contains a policy that seeks provision of recycling facilities on site or a contribution to them elsewhere as is appropriate to the development proposed. Development proposals will be expected to take account of recycling policies contained within the Berkshire Structure Plan 1991 - 2006 and the Waste Local Plan.

WATER AND SEWERAGE

Water Quality

11.33 The quality of water is an increasingly important area of concern. Deteriorating water quality can affect the supply of water for domestic, industrial and agricultural uses and general amenity. The Council should therefore restrict development that would threaten surface and ground water quality. The Environment Agency has published ground water vulnerability maps, which identify areas requiring protection from potentially polluting activities.

POLICY WIC15: SURFACE AND GROUND WATER PROTECTION

THE COUNCIL WILL (FOLLOWING CONSULTATION WITH THE ENVIRONMENT AGENCY) RESIST DEVELOPMENT THAT COULD ADVERSELY AFFECT THE QUALITY OF SURFACE AND GROUND WATER AS A RESULT OF THE NATURE OF SURFACE OR WASTE WATER DISCHARGE, OR GIVE RISE TO POLLUTION PROBLEMS AS A RESULT OF DISTURBANCE TO CONTAMINATED LAND.

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined.

Suggested conditions for application TL/2000/2409 should the appeal be allowed

1. The equipment cabin and electrical structures shall be in a colour agreed in writing by the Local Planning Authority. Before the building operations hereby permitted are commenced, samples and details of the proposed external material shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

   Reason: In the interests of visual amenity

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

   Reason: In the interests of visual amenity

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

   Reason: In the interests of visual amenity.

The Planning Inspectorate

For official use only Date received

QUESTIONNAIRE

To be used for all appeals made on or after August 2000

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1062267 **GRID REF:** SU794 672

APPEAL BY: TELECOM SECURICOR CELLULAR RADIO LTD

SITE: GLEBE FARM, DOLES LANE, WOKINGHAM.

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

1.	Do you agree to the written representations procedure?	YES / ~~NO~~
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or b. a hearing?	~~YES~~ / NO
2. a.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	YES / ~~NO~~
b.	From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	~~YES~~ / NO
3.	Does the appeal relate to an application for approval of reserved matters?	~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO

6. Is the appeal site within an approved Green Belt or AONB? Please specify which	YES / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	YES / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	YES / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	YES / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	YES / NO
10. Does the appeal relate to an application for conservation area consent?	YES / NO
11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	YES / NO Grade I/II*/II
b. Would the proposed development affect the setting of a listed building?	YES / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
b. If YES, was English Heritage consulted ? Please attach a copy of any comments	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	YES / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	YES / NO

15.	Copies of the following documents must, if appropriate, be enclosed with this questionnaire:	
a	Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales)	YES / NO
	Regulations 1999? If YES, please indicate which Schedule.	Sch 1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES / NO
c.	Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	YES / NO

		Number of Documents Enclosed	N/A
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;		✓
e.	Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f.	A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g.	Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h.	Details of any other applications or matters you are currently considering relating to the same site;		✓
i.	For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	2	
j.	Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k.	A list of any conditions or limitations you would agree to if the appeal were to be allowed;	1	
l.	Any other relevant information or correspondence you consider we should be aware of.		✓

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by?	01/06/01	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	5	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / NO	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.	YES / NO	
a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: Dlyrell on behalf of Wokingham District Council

Date sent to us and the appellant 02/05/01 OUR REF: TL/2000/2409

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EC

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

ACK:
FILE:

Case officer: Elaine Connor

Application Number: TL/2000/2409

Proposal: Proposed erection of one 15metre telecommunications mast including 9 panel antennas, 2 dish antennas and equipment cabin.

Site Address: Glebe Farm, Doles Lane, Wokingham

Applicant: Telecom Securicor Cellular Radio Ltd C/O A P T

Your observations are required in respect of this application by **16/10/2000**

No objection

SIGNED: _____ **DATE:** 16/10/00

CLERK TO Wokingham Town Council

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	EC
CS ORS	
26 OCT 2000	
COPIES TO:	ACK:
	FILE:

"Driftway,"
Doles Lane,
Wokingham,
Berks. RG11 4EB

24.10.00

Dear Sir.

PLANNING APPLICATION TL/2000/2409.

I wish to object to the above application for the following reasons: It is unnecessary, in that two towers exist in the vicinity and that government requirements are being ignored. Doles Lane is one of the most beautiful lanes in the area and is much used by people who appreciate this.

You will also be aware of the existing traffic problems here, of long-standing!

The fact that the drawings submitted to you by the company are incorrect in scale and visually subject to "artistic licence" in order to pull the wool over your eyes show that the company are fully aware of the degradation of visual

"Driftway,"
Doles Lane,
Wokingham,
Berks. RG41 4EB

this area. Otherwise, why not
aviels at the top and that it
above existing trees?
also increasing evidence that
ation is detrimental to health of
vicinity.
to say, none of the officials of
company live here!!

Yours sincerely
J McCarthy

KHAND. 23/10.

PLAN
POL
DC
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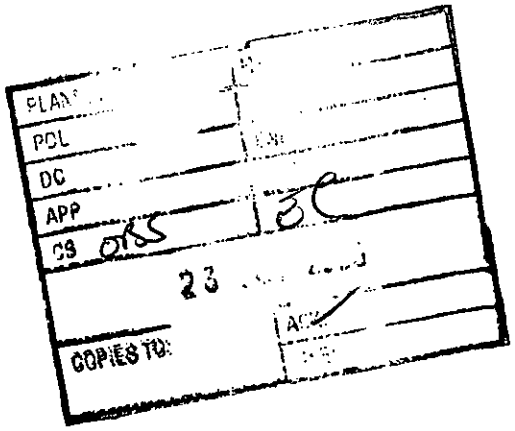
CS OBS
23
COPIES TO:



Small Oaks
Doles Lane
Wokingham
Berkshire RG41 4EB

20.10.00

Ref.: Planning application TL/2000/2409

To the planning officer , Wokingham District Council
Copy To Tina Marinos WDC Councillor for Evendons.

Madam

I wish to object to the above planning application on the following grounds

1. It is within a very short distance of two existing telecommunications towers, one on a building in Molly Millars Lane and the other in the entrance to the Coombes opposite Sandy Lane. Both of these are in higher elevations and would give better coverage. I also believe that the government requires telecommunications companies to both cluster and share masts. This is clearly not being done in this case.
2. This site is in an environmentally sensitive area , which is part of a walk of outstanding natural beauty due to the footpath (Daffidily Lane) being immediately opposite the site. This is one of the few footpaths in the area that can boast natural ancient bluebell woodland and is part of an official WDC walk.
3. The site has unsuitable access which is a single carriage way road, which is legally a Drift road . The road is only surfaced for light traffic, is only 6'6" wide and is untarmaced for part of it's length.
4. The submitted plans are incorrect and misleading , indicating that the trees adjoining it are the same height as the mast , when they are clearly much shorter . Also it has had they attanae arrays omitted from the drawing which makes the installation look like a flagpole which it clearly is not.

The visual impact of this installation would be great , it has poor access and most importantly it does not comply with current government guidelines. I therefore believe that this is adequate grounds for this installation to be refused and request that this be done.

Mr and Mrs K.Neuhofer

Mr Steve Brunnock
Doles Farm Cottage, Barkham Rd, Wokingham, Berkshire, RG41 4DE
Tel: (0118) 989 2823 Fax: (0118) 979 4588
e-mail: steve@brunnock.force9.net

SBS

PLANNING SERVICES	HPT
POL	LS
DC	ENF
APP	
CS OBS	EC
25 OCT 2000	
COPIES TO:	ACK: ✓
	FILE:

Mr John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
P. O. Box 157
Shute Lane
Wokingham
Berkshire
RG40 1WR

24th October 2000

Dear Mr. Mitchell,

Re; Application Number TL/2000/2409

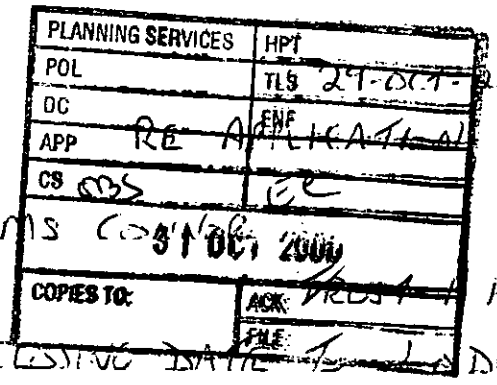
I wish to register my objection to Glebe Farm Telecommunications Mast.

1. It ignores stated Government policy regarding clustering and sharing masts.
2. There is inappropriate access to the site, that is an untarmaced 2-meter wide road.
3. There are potential health risks regarding high-powered RF transmission, which could effect my four children. Long–term research, quite simply, doesn't exist!
4. The area is environmentally sensitive.

Yours truly,

Mr S. J. Brunnock

MR. G. CHARLTON
'AVEDIS' DOLES LANE
WOKINGHAM
RG41 4EA



RE APPLICATION NO TL/2000/2409

DEAR MS COSTER, I HAVE NOT MISSED THE CLOSING DATE AS I HOPE MY OBJECTIONS TO THE APPLICATION FOR A RADIO MAST AT GLEBES FARM, I HAVE BEEN AWAY AND ONLY LEARNED OF IT ON MY RETURN HOME THIS WEEKEND.

I OBJECT TO THE BUILDING OF THIS TOWER AS FOLLOWS.

a. THE POSSIBLE HEALTH RISKS TO DOLES LANE RESIDENTS

b. IT IS WITHIN AN ENVIRONMENTALLY SENSITIVE AREA

c. WE HAVE TWO TOWERS CLOSE BY SO WHY CANNOT THIS NEW COMPANY SHARE ONE OF THESE AS REQUIRED BY THE GOVERMENT.

d. A SOFT + HIGH MAST WOULD BE VISIBLE FROM MANY HOUSES IN THE LANE.

e. THE ACCESS TO GLEBE FARM FROM BARKHAM ROAD OR EVENDENS LANE IS VERY RESTRICTED.

YOURS TRULY

G. Charlton

Our Ref: AK/LM

27 March 2001

PLANNING SERVICES	HPT 41860
POL	TLS
DC	ENF
APP	
CS DC	
02 APR 2001	
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	FILE:

The Planning Inspectorate
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

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Planning Supervision
Project Management
Quantity Surveyors
Site Search

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPEAL
BT CELLNET LIMITED
SITE AT GLEBE FARM, DOLES LANE, WOKINGHAM, BERKSHIRE, RG11 4EB

We refer to the above proposals and hereby enclose a completed appeal form, together with a statement prepared on behalf of our client.

We trust that this appeal is sufficient to allow you to register and begin processing this appeal. However, should you require further information or need clarification on any point, please contact me immediately on direct dial : 0141 300 8008.

We can confirm that a copy of this letter and its enclosures have been forwarded to Wokingham District Council for their information.

We look forward to hearing from you further in relation to this matter.

Yours faithfully

COPY

Andrew Kelly, MRTPI

CC: Head of Planning & Transportation, Wokingham District Council ✓

DIRECTORS
Niall McClure MRICS (CHIEF EXECUTIVE)
Aidan Brown
David Cairns BSc MRICS
Graeme Hill BA(Hons) MRTPI
Rod Macfarlane
Ian Marshall BSc MRICS
Paul McNamee BSc MRICS
Ross Provan
Kenneth Barclay FRICS (CHAIRMAN)

ASSOCIATE DIRECTORS
Gregor Borrie BSc
Douglas Keith
Alan Newbigging
Alan Pratt FRICS

COMPANY SECRETARY
Sylvia Lindsay

James Barr Consultants Ltd
Registered in Scotland No 175320
Registered Office
226 West George Street Glasgow G2 2LN

BT CELLNET LIMITED

PLANNING APPEAL

CELL NO. 5364
GLEBE FARM, DOLES LANE, WOKINGHAM

MARCH 2001

JAMES BARR

JAMES BARR

CONTENTS

1.0 Introduction

2.0 Appeal Site and Surroundings

3.0 Background to the Appeal

4.0 Planning Policy Framework

5.0 Grounds of Appeal

6.0 Conclusions

JAMES BARR

1.0 INTRODUCTION

1.1 This statement has been prepared in support of an appeal by BT Cellnet Limited against the decision of Wokingham District Council to refuse prior approval for the erection of a 15 metre high monopole for the support of telecommunications apparatus, and an associated equipment cabin and compound at Glebe Farm, Doles Lane, Wokingham. The reason given by the Council for the refusal of prior approval was as follows:-

> *"The proposal is considered unacceptable due to the proximity to residential properties, and impact upon visual amenity."* **(Production 1)**

1.2 Section 2 of this statement outlines the characteristics of both the appeal site and its surroundings. This describes the position of the appeal site in relation to the nearest residential properties, primary public views of the site, the adjacent tall mature trees and electricity pylons carrying overhead cables in close proximity to the site.

1.3 The background to this appeal is noted in Section 3, which confirms the endeavours of the appellant in attempting to identify a suitable site from technical, acquisition and planning perspectives. Confirmation of the need for an installation in this area in terms of the appellant's network is provided in the form of predictive coverage plots. Details of the proposals submitted on behalf of the appellant now the subject of this appeal and their consideration by the Council are also provided. Background information on the appellant and the characteristics of their network is provided in **Production 2** of the statement.

1.4 The planning policy context considered relevant to the determination of this appeal is set out in Section 4. This makes reference to both statements of national policy guidance on the subject of telecommunications and to the requirements of the relevant development plan policies. It can be noted that the Council made no reference to either national policy guidance or to the development plan in the reason given for the refusal of prior approval.

1.5 Section 5 contains the grounds on which this appeal is based, making reference to the characteristics of the site and its surroundings and the endeavours of the appellant in reducing to a minimum any adverse visual impact. In addition, the proposals are assessed in the context of national policy guidance, most notably the

test of "serious risk" contained in PPG8, in addition to the local plan policy relevant to telecommunications development.

1.6 Conclusions to this statement are provided in Section 6. These summarise the issues which are considered of particular relevance in relation to the determination of this appeal and the evaluation of the proposals outlined in the previous sections. The operational requirement for an installation in this area is re-confirmed, as are the efforts of the appellant in comprehensively evaluating all potential sites in the area of search. It is subsequently noted that we are of the view that the proposals comply with the terms of both national policy guidance on the subject and the Council's development plan policy on telecommunications. Accordingly, it is requested that the appeal be upheld and prior approval granted in order to allow the appellant to fulfil their licence obligations to provide contiguous network coverage.

2.0 APPEAL SITE AND SURROUNDINGS

2.1 The site of the proposed monopole and associated equipment is located on the north-eastern side of Doles Lane, an unmade road to the south-east of the village of Barkham, which itself lies on the south-western side of Wokingham. The site is situated within a field currently used for horse grazing in association with Glebe Farm, which lies immediately to the north-west.

2.2 The farm buildings are not extensive and comprise a dwelling house which fronts onto Doles Lane with several out buildings to the rear. Doles Lane itself is bordered by numerous substantial mature trees of between 12-14 metres in height, and the land to the east and south of the site is in agricultural use. Surrounding topography is relatively level and the south-western edge of Wokingham itself can be seen from the appeal site.

2.3 The north-eastern side of Doles Lane between the appeal site and the village of Barkham to the north-west incorporates numerous large detached dwelling houses set in substantial grounds. Housing is also located on the south-western side of the lane nearer its junction with the B3349 within the village itself. In addition, there are further dwellinghouses on either side of Doles Lane to the south-east, but at more substantial distances than those to the north-west.

2.4 The farmhouse associated with Glebe Farm is approximately 50 metres from the site of the proposed monopole, but has its main elevations orientated away from the site. The further houses to the north-west are similarly orientated.

2.5 Electricity pylons lie to the east, and further east, approximately 300 metres distant, is what appears to be the site of a former farm steading which is now derelict. The site is used for the storage of touring caravans and there are a number of vehicles and residential caravans on site at present.

3.0 BACKGROUND TO THE APPEAL

Background to the Proposals

3.1 The prior approval application submitted to Wokingham District Council was lodged on 20 September 2000. The application form, drawing and covering letter are appended to this statement as **Production 3**. The application was accompanied by supporting information in relation to the other sites which had been investigated prior to progressing proposals at Glebe Farm.

3.2 This information comprised 10 sites identified by the appellant's local agents. These sites were annotated on a map indicating the search and coverage areas for this cell (see Production 3), and related to the following locations:-

1. Daffield Farm
2. Duncairn
3. Highfield Farm
4. Randals Farm
5. Silverstock Farm
6. Tintagel Farm
7. Gowrings

3.3 Whilst these proposals might have been acceptable in planning and technical terms, the landowners were not interested in accommodating an installation on their property. In addition, the following sites were also considered:-

8. Wokingham Garden Centre

   This site was also considered but is being sold for redevelopment and had therefore to be discounted.

9. Woodcray Manor Golf Course

   This site was given lengthy consideration and indeed, was the appellant's preferred option, but ultimately the site provider in this case again decided not to accommodate a proposal on their land.

10. Greenacres Farm

This farm was ultimately discounted as it would not provide adequate coverage to the area.

3.4 In light of the above information, it is clear that the appellant's local agents complied with the requirements of PPG8 and DETR Circular 04/99 in respect of the search for a suitable site to minimise environmental intrusion, bearing in mind the technical and acquisition constraints that they faced. It is clear from visiting the area that there are no existing telecommunications installations, tall buildings or structures which would be capable of accommodating the necessary equipment. In addition, it can be noted that National Grid, who own the pylons in the vicinity of the site, do not currently have an agreement with any of the main telecoms operators to accept the equipment on their property. As such, these pylons did not present a feasible alternative to the appeal site. Consequently, a standalone installation was required, and efforts were therefore made to minimise its impact upon the appearance and character of the area. Detailed comments on the siting and design of the proposals are made in Section 5 of this statement.

Technical Justification

3.5 Predictive coverage plots relating to the appeal site and the appellant's surrounding network are appended to this statement as **Production 4**. These refer respectively to the coverage provided by existing and planned sites in the surrounding area, and the relationship between the coverage which would be effected by the appeal proposals and the existing network.

3.6 As can be seen from the key in the top right hand corner of the plots, the colouring on the plots relates to different levels of coverage that is, and would be, provided. The peach/orange coloured areas refer to areas of suburban in-building coverage, the highest level of radio signal which would be provided to this area. Yellow areas indicate in-car levels of coverage and green denotes on-street levels.

3.7 It is clear from the first of the plots that whilst relatively high standards of coverage are currently being provided to the majority of Wokingham, Crowthorne and Sindiesham, there are evident gaps in coverage around the south-western areas of Wokingham, and in Barkham and Finchampstead. In addition, the scattering of rural

development in this area currently benefits from no coverage at all, which directly conflicts with the appellant's requirement to meet the reasonable demands of their subscribers and provide contiguous network coverage.

3.8 The second of the plots confirms that coverage provided from the appeal site would provide areas of suburban in-building level coverage over a wider area than the existing base stations in the network. This would cover the residential areas on the south-western side of Wokingham and the main public road network, in addition to the village of Barkham, parts of Arborfield Garrison and the northern fringes of Finchampstead, which will likely require its own installation.

3.9 The quality of the telecommunications service provided by the appellant to this area would therefore be greatly improved, thereby satisfying the terms of their licence in this respect. The operational requirement for an installation in this area is thereby confirmed.

Council's Consideration of the Proposals

3.10 The prior application submitted in respect of the appeal proposals was dealt with under the Council's arrangements for delegated decision making, and as such, no Committee report or assessment of the proposals is available. The reason for refusal given in the decision notice is therefore the only explicit evaluation of the proposals which can be considered on behalf of the appellant. This is considered in detail in Section 5 of this statement.

3.11 Subsequent to the submission of the application, the Council confirmed that prior approval was required, *"in view of the close proximity of the proposed mast to residential properties."* (See Production 3). In addition, the Council requested that the proposals be sited *"significantly further away from any residential properties"* without referring specifically to concerns that they might have had in terms of either visual or residential amenity.

3.12 The appellant's local agents replied to this request by confirming the need to locate the installation close to the area which it is intended to serve and that given the nature of the settlement pattern in this location, it would be extremely difficult to site the proposals at a significant distance from all residential properties.

3.13 It has been established in more recent contact with the Council that they adopted, and may well still be operating, a policy of refusing applications for telecommunications proposals within 200 metres of houses, places of employment and play areas. Reference is made to the relevant development plan policy in the next section of this statement, and comment made upon the provisions of draft PPG8 in relation to the adoption of "cordon sanitaires" in respect of such proposals. It would appear, however, that this non-statutory policy comprised the primary determining issue for the Council in refusing prior approval.

4.0 PLANNING POLICY FRAMEWORK

Development Plan Policy

4.1 No development plan policies were cited in the Council's reason for refusal, but there are policies on telecommunications development contained in both the Berkshire Structure Plan and the Wokingham District Local Plan Deposit Draft. These policies are appended to this statement as **Production 5**.

4.2 Policy TC1 of the Berkshire Structure Plan indicates that permission will normally be granted for telecommunications proposals provided that siting and design minimises environmental intrusion, there are no satisfactory alternatives sites, and that no possibility exists of sharing existing facilities or installing equipment on an existing building or other structure. It is also confirmed that the most sensitive environments, including the North Wessex Downs AONB will require to be fully considered, as will the importance of the proposal of part of a national network and its attendant visual impact. The supporting text for the policy notes the benefits of telecommunications development and the balance which needs to be struck between its growth and impact on the environment.

4.2 Policy WIC 14 of the Wokingham District Local Plan Deposit Draft also has a positive tone, noting that planning permission will be granted provided that the other relevant policies of the plan are met and that all alternative sites have been investigated. It is also indicated that prior approval will be required for sites in areas which are "environmentally sensitive," within 200 metres "of any building regularly used by people" and in the countryside where an installation would appear above the skyline. The environmentally sensitive sites referred to in the policies are then defined.

National Policy Guidance

4.3 The Government's approach outlined in PPG8 is an extremely positive one, noting that whilst environmental objectives remain important, local planning authorities should view development proposals in the telecommunications field in a positive light. Indeed, it is indicated that there should be a presumption in favour of such proposals, unless there are sound and clear-cut objections to them. The importance of technical considerations in telecommunications development is acknowledged, to the extent that in many cases, they will prevail over planning policy.

4.4 PPG8 highlights the benefits to the economy of telecommunications development and notes that such matters are an important material planning consideration, as is the growth and demand for new technology. Specific advice relating to how local planning authorities should determine prior approval applications is contained in paragraphs 21-23. This clarifies that approval should not be refused in principle, and indeed, goes further in stating that: -

> *"The Secretaries of State believe that there should not be much occasion for intervention and that this power should not be used unless there is a serious risk to amenity."*

DETR Circular 04/99 - Planning for Telecommunications

4.5 The publication of Circular 04/99 has provided updated information on the Government's stance on telecommunications development, and in particular, the manner in which prior approval applications should be determined by local planning authorities. Appendix A contains guidance on prior approval procedures, paragraphs 11-13 outlining the specific matters relating to siting and appearance which Councils may legitimately consider. Of course, the weight attached to these criteria must be evaluated against the specific application concerned and the characteristics of the individual site and its surroundings.

4.6 It also indicates that consideration should be given to the use of existing masts, buildings and structures before proposals for standalone installations are brought forward. As noted in section 3, a full investigation of the potential for achieving adequate coverage by these means took place before the application which forms the subject of this appeal was submitted to the Council.

5.0 GROUNDS OF APPEAL

5.1 As noted in Section 1 of this statement, Wokingham District Council refused prior approval for the appeal proposals for the following reasons:-

> *"The proposal is considered unacceptable due to the proximity to residential properties, and impact upon visual amenity."* (Production 1).

Comments on the Council's Reason for Refusal

5.2 The reason given for the refusal of prior approval by the Council is brief to say the least. As noted previously, recent contact with the Council suggest that the primary determining issue in this case was in fact the proximity of the site to residential properties in the context of the 200 metre rule contained in Policy WIC 14 of the local plan. However, the reason for refusal does not articulate in what way the residential amenity or outlook of the occupiers of the nearby houses would be affected, nor why the proposals would have a detrimental effect on the amenities of the surrounding area. This would tend to confirm that the application was refused solely because of the site's proximity to residential properties.

5.3 We would suggest that the Council, in determining the application in this way, have clearly acted beyond their remit. The only matters to be taken into account in respect of the consideration of prior approval applications are those of siting and appearance. In addition, the reference to a distance from housing and other uses at which telecommunications proposals should be kept is in direct contravention of the guidance contained in the draft revised version of PPG8. In addition, since this "cordon sanitaire" is essentially based on fears over the health and safety implications of telecommunications installations, both a letter from the Minister for Housing and Planning of June last year and the Minister for Planning's Announcement of 16 March 2001 are relevant. Both of these documents are appended as **Production 6**.

5.4 The Government has adopted a consistent position on this matter, namely that if a proposed installation complies with the Public Exposure Guidelines of the ICNIRP, there should be no need for local authorities to consider health and safety matters further. The Inspector may wish to note that Wigan Metropolitan Borough Council, who were operating an informal policy restricting telecommunications installations to

similar distances were reprimanded by the Government's Office for the North-West for doing so.

5.5 Since it can be confirmed that the proposed installation would fully comply with the Public Exposure Guidelines of the ICNIRP, we do not consider that there is any basis for the dismissal of this appeal on these grounds. Indeed, we would request the Inspector to make specific comment on the policy proposed by the Council in the context of the Government's stated position on the matter.

5.6 It is also necessary, however, to consider the proposals potential impact on both the appearance and character of the surrounding area and on the amenity of nearby residential proprietors. In terms of the amenities of the area, the proposed monopole and equipment compound would benefit from the backdrop and screening provided by the tall mature trees which are located on either side of Doles Lane. It is likely that only the antennas sited atop the monopole would project above the tallest of these trees and this view is confirmed by Drawing No. 3 contained in Production 3. It is axiomatic that the antennas require to be at a height above surrounding tree clutter in order that an adequate radio signal can be provided.

5.7 Because of the number, height and density of the trees on either side of Doles Lane, neither the installation nor the associated equipment compound would be especially apparent to motorists using it. This is in any event a very quiet country road and there are few other public views of the site from the surrounding area. Moreover, the appearance of the area is partly characterised by the substantial electricity pylons carrying overhead cables, the route of which passes only 50 metres to the east of the site.

5.8 Whilst the installation and associated equipment would be seen from the site currently incorporating residential caravans to the east, the outlook of these properties at present incorporates the aforementioned electricity pylons. The upper parts of the monopole might be glimpsed from further residential properties associated with farms to the south-west and south-east, but again these properties are at such distances that their outlook and residential amenity would not be materially effected.

5.9 The site provider's own house is the closest residential property to the site, lying approximately 50 metres to the north-west. Again, this property and those which lie

further to the north-west and front onto Doles Lane are orientated in such a manner that they would not have direct views of the site. Consequently, it is not considered that the proposed monopole and its equipment would have a material effect on their amenity nor prove dominant or overbearing.

5.10 We consider that the test of "serious risk" set out in PPG8 remains the single most important determining issue in this appeal. We certainly do not consider that the proposals would pose any such risk to either the amenities of the area or to the amenity of neighbouring residential proprietors.

National Policy Guidance and Development Plan Policy

5.11 As noted in the previous section, the thrust of PPG8 is an extremely positive one, and it remains the Government's position that the growth of the telecommunications industry and services is of great benefit both to the local and national economy. There is therefore clear support for the appeal proposals in this respect.

5.12 However, both PPG8 and DETR Circular 04/99 confirm the importance to which the Government attaches to minimising the number of telecommunications masts. As already outlined previously, however, there were no opportunities to utilise existing facilities, buildings or structures in order to provide coverage to the target area. A standalone installation was therefore required and the appellant's local agents have clearly undertaken all best endeavours to identify a site suitable from planning, technical and acquisition perspectives.

5.13 Furthermore, since they have sought to minimise any environmental intrusion associated with the proposals, we are clearly of the view that their efforts in this respect have been very successful, and that there would be only limited, if any, impact on the appearance and character of the area. We are similarly of the view that there would be no material effect on the residential amenity of neighbouring proprietors.

5.14 It is considered therefore that the proposals are compatible with the terms of both PPG8 and DETR Circular 04/99.

5.15 Turning to the relevant development plan policies which the Council chose not to refer to in their reason for refusal, we consider that the proposal in no way conflicts with their requirements.

5.16 It is evident that the proposals are indeed sited and designed in a manner which will minimise their impact, alternative sites have been investigated at length and there is no possibility of using existing masts, buildings or structures. The appeal site is not located within an environmentally sensitive area as defined in the text supporting Structure Plan Policy TC1, and there is therefore no special protection for the area in this respect.

5.17 In terms of Policy WIC 14 of the deposit draft version of the Wokingham District Local Plan, its requirements are similar to the structure plan policy with the exception of the reference to the "200 metre rule." This matter will doubtless be addressed by any Public Inquiry held in relation to the local plan, but we would reiterate that the draft revised version of PPG8 confirms that such policies should neither be adopted nor operated by local authorities as there is no basis on which to do so. It is clear that the proposed imposition of such a policy relates to the public's perception of fear over health and safety matters, but the content of Production 6 of this statement makes the Government's position on the matter quite clear. The Council are evidently acting beyond their powers in this respect.

Summary

5.18 It is clear to the appellant that the refusal of prior approval in this case was based solely on the site's proximity to houses rather than a rational evaluation of the proposals in respect of their amenity or the appearance and character of the area generally. Consideration of these matters, to which the Council's determination of the proposals should have been restricted, confirms that the development should have been considered acceptable. This view is reinforced when reference to the test of "serious risk" contained in PPG8 is made.

5.19 The relevant development plan policies also pose no significant difficulties for the proposals, other than the reference in the local plan policy to the distancing of telecommunications proposals from certain uses, which is clearly unsustainable.

5.20 Health and safety matters have also been addressed and it is clear that there is no basis for the appeal being dismissed on these grounds.

6.0 CONCLUSIONS

6.1 This statement has sought to provide an evaluation of the appeal proposals in the context of the Council's reason for refusing prior approval, the individual circumstances of the site and its surroundings, national policy guidance and Development Plan policies.

6.2 The technical information provided confirms the operational requirement for an installation in this area to address a deficiency in the appellant's network at this location. It is evident from this that the telecommunications services to the area would be greatly improved in accordance with the appellant's licence obligations to provide contiguous network coverage and meet the reasonable demands of their subscribers.

6.3 It is considered that the proposals comply with the terms of national policy guidance on the subject, since no existing telecommunications facilities, buildings or other structures could be identified which would facilitate the necessary coverage. Furthermore, the siting and design of the proposals clearly seeks to reduce to an absolute minimum any potential environmental intrusion on the character and appearance of the countryside at this location. We would contend therefore that a "serious risk" to the amenities of this area would in no way be posed.

6.4 Information provided in relation to the appellant's local agents search for alternatives sites is comprehensive and confirms that the appeal site is effectively the only feasible option for the appellant in providing the required coverage. Notwithstanding the technical need for an installation, the acceptability of the proposals in planning terms and the Government's clearly stated position on the subject of health and safety, Wokingham District Council saw fit to refusal prior approval.

6.5 Taking into account the above observations, we are clearly of the view that the proposals can be considered acceptable in every respect and that prior approval should therefore be granted to allow the appellant to fulfil its licence obligations. We would respectfully request therefore that this appeal be upheld

JAMES BARR

LIST OF PRODUCTIONS

PRODUCTION 1	-	Decision Notice
PRODUCTION 2	-	Appellant's Background
PRODUCTION 3	-	Application Documentation & Correspondence
PRODUCTION 4	-	Predictive Coverage Plots
PRODUCTION 5	-	Development Plan Policies
PRODUCTION 6	-	Letter from Minister for Planning & Housing and Planning Minister's Announcement

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PRODUCTION 1
Decision Notice

5364

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

REFUSAL OF PRIOR APPROVAL OF TELECOMMUNICATIONS NOTIFICATION

Mr R Price
APT
Dolphin House
Albany Park
Camberley
Surrey
GU15 2PL

Notification No: TL/2000/2409

Parish: WOKINGHAM

Proposal: Erection of one 15m telecommunications mast, including 9 panel antennas, 2 dish antennas and one equipment cabin.

Location: Glebe Farm, Doles Lane, Wokingham.

The Wokingham District Council in pursuance of their powers under Part 24 of the Town and Country (General Permitted Development) (Amendment) Order 1998 **REFUSES** prior approval for the above stated telecommunications equipment, the reasons for which are specified hereunder.

Reason: The proposal is considered unacceptable due to the proximity to residential properties, and impact upon visual amenity.

John Thrussell

Date: 2/11/00

Head of Planning and Transportation

RECEIVED
- 9 NOV 2000

APPEALS TO THE SECRETARY OF STATE

PLANNING APPEALS

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol, BS2 9DJ.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

ADVERTISEMENT APPEALS

- If you are aggrieved by the decision of your local planning authority to refuse permission for an advertisement or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under the Town and Country Planning (Control of Advertisement) Regulations 1992.
- If you want to appeal, then you must do so within 8 weeks of the date of this notice, using a form which you can get from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.

In both cases the Secretary of State has made a statuary requirement for appellants to copy their appeal forms direct to The Planning Department, Wokingham District Council, PO Box No. 157, Civic Offices, Shute End, Wokingham, Berkshire, RG40 1WR, at the same time as the appeal is sent to the Department of the Environment. Details of this procedure will be given by the Department on the appeal forms.

PURCHASE NOTICES

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

COMPENSATION

- In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provision of the Town and Country Planning Act 1990 (since repealed).

JAMES BARR

PRODUCTION 2
Appellant's Background

NETWORK CHARACTERISTICS

2.1 In the context of this appeal it is important to understand how BT Cellnet was created and the basis upon which the appeal site was deemed to be suitable for the appellant operator's network. In this respect, the following is material to the determination of the appeal.

2.2 Good communications bring benefits to business and social activity alike and are a foundation of modern life. This is historically true of the development of canals, railways and roads and is now so for telecommunications where the most significant developments are taking place. Telecommunications can provide a substitute for travel and lead to savings in time. They can contribute to greater business efficiency and are vital for the providers of emergency and welfare services and public utilities.

The Creation of BT Cellnet

2.3 The 1984 Telecommunications Act liberalised the British telecommunications industry and the services available to the country's population. The problems which prevailed in the 1970's and the early 1980's, such as rising tariffs, deteriorating standards and lack of choice were, to varying degrees, alleviated by the removal of the monopoly held by the Post Office for the provision of postal and telecommunications services. In its place came four licensed Telecommunications Code System Operators: British Telecommunications, Mercury Communications, Vodafone Ltd and Telecom Securicor Cellular Radio Ltd (Cellnet).

2.4 To ensure the continued success of this policy and enable the benefits of advanced technology to be available to the general public, the Government licensed three additional companies to provide personal communications systems to ease pressure being experienced on the cellular networks and to offer alternative communications facilities to the public within their homes. The three new companies included Mercury Personal Communications Ltd and Orange Personal Communication Services Ltd.

2.5 This initiative was supported by the published White Paper "Competition and Choice: Telecommunications Policy for the 1990's" which outlines the Government's key aims to increase choice, promote enterprise and reduce prices, thus enabling telecommunications services and providing a wider range of services to choose from. This approach was further strengthened with the publication of a Green Paper entitled "Mobile and Personal Communications" by the Commission of the European Communities in 1995, which identified mobile communications as a necessary building block of the Information Society and advised on strengthening its potential.

2.6 More recently in the UK, the Government completed the auction of the new 3rd Generation (3G) mobile licences in April 2000. Announcing the winners of the five licencees, which include BT Cellnet, the Secretary of State for Trade & Industry commented: *"The outcome of this auction supports the Government's commitment to early licensing of 3G and to increasing the competition in the UK mobile telecoms market. It will ensure the UK maintains its position as a world leader in mobile telephony and is a vital step towards our goal of making the UK the best place in the world of e-commerce....The outcome of this auction is good news for business, the consumer, the economy, and the taxpayer"*.

2.7 These developments all reflect the fact that mobile communications represent the fastest growing area within the telecommunications sector and that its continued expansion is supported by the government. Over the last few years, the UK has experienced unprecedented growth in subscriber numbers especially in cellular mobile telephony. The four main mobile operators currently support over 24 million subscribers representing more than 40% of the UK population and, with growing expansion into personal communications services (PCS) including 3rd Generation high speed data and internet technology, the market is set to continue its rapid rise.

2.8 The appellant operator itself currently serves approximately 7 million customers and is experiencing rapid growth in demand for existing services, as well as customer and commercial pressure to improve current areas of deficient coverage. Indeed BT Cellnet added 1 million customers to its network during the last quarter of 1999.

2.9 The creation now of the right framework for mobile communications will strengthen the contribution to growth and employment which this market sector is already making. With the pan-European digital mobile system, GSM, the United Kingdom

has established a world leading technology in this key area of the future European and indeed global communications market.

System Characteristics

2.10 BT Cellnet, as a Public Telecommunications Code System Operator, is currently consolidating its network. The company is required under the terms of its licence to make its system available to serve 90% of the country's population by 1999 and to ensure all reasonable demands for the system can be met, while at the same time guaranteeing an acceptably high quality of service. Through large capital investment, the company's target population coverage has been achieved. However, in an increasingly competitive market place, BT Cellnet requires to continually upgrade the quality of its coverage, develop additional capacity and infill service "holes" in its network.

2.11 Whilst BT Cellnet's network is very efficient and can currently serve a large percentage of the population, this does not mean that further telecommunications facilities are not required. As demand and subscriber levels increase, the network may be constrained by the capacity of individual base stations and topography. In such circumstances, it may become necessary to sectorise and cell split through the provision of further base stations. In the case of the appeal proposal, the site is required in order to provide high quality coverage to business and residential areas and to main transport routes in the area.

2.12 To serve an area, there is a planned network including many cells of different sizes, with the cells forming an interacting grid. Connection with a system subscriber moving out of one cell into another is transferred from one transmitter to the next by a complex switching system enabling the service to be maintained. Due to this switching process the integrity of the network is paramount to ensure the success of the system and excellent standards of service required by the company's licence. In dense urban locations cell coverage areas are relatively small. As the user moves to the suburbs and then onto a rural area, the size of the cells become progressively larger because there are fewer users. This is because capacity (the number of calls which can be "held" by any base station) is limited by the number of radio channels available at each cell.

2.13 Each cell requires a radio base station to enable it to function. Antennas are used to transmit and receive low powered radio signals to and from the service user. The antennas may be fixed to a free standing mast or, alternatively, mounted at roof level on existing buildings or other suitable structures (including existing telecommunications masts). Coupled with this, a sophisticated arrangement of telecommunications equipment must be housed close to the antennas to ensure the station functions satisfactorily. This is either located within a purpose-built equipment housing or placed within an existing building fabric where possible. The antennas are connected to the equipment via feeder cables which, over distances, are prone to signal loss. To combat this, the antennas and equipment racks must be positioned in close proximity to one another. Once installed, access to the equipment will be infrequent, typically only required for periodic maintenance and to repair faults.

2.14 Advanced telecommunications radio technology is a new stage in the rapidly changing field of telecommunications and its implications have not yet been fully taken into account in the evolution of national and local planning policies. Government encouragement for the development of new systems and their operators as reflected in SDD Circular 25/1985 (Scotland); Planning Policy Guidance Note 8 (England & Wales); the General Permitted Development Order; the DETR's Code of Practice for Telecommunications Development, the published White Paper referred to earlier and the recent licensing of 3G systems, all indicate a climate favourable to telecommunications development and emphasise that licensed systems are public services and that the planning process should not hinder their development without good reason.

JAMES BARR

PRODUCTION 3
Application Documentation & Correspondence

A·P·T

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

Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1BN

Our Ref: 5364
Your Ref: EC/TL/20000/2409
25 October 2000

Faxed and posted 25/10/00

Dear Sir

NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY TELECOM SECURICOR CELLULAR RADIO LTD. AT GLEBE FARM, DOLES LANE, FINCHAMSTEAD.

I write with reference to your letter dated 17 October 2000 concerning the notice of permitted development submitted to the council on the 21 September 2000. In response to your question with regard to locating the equipment further away from residential properties I would refer you to the letter that accompanied the application. The letter fully explained the process that APT on behalf of Cellnet went through to show why the proposed site was chosen. Ideally the radio base station should be located within the centre of the search area. Nevertheless, to meet planning criteria the site may often be located away from the cell centre to avoid the main residential areas. However, mobile telephones are used by a large section of the public who require their telephones to operate within buildings. This can only be achieved by locating the base station close to the place of need. In this instance the site has been located away from the main conurbation's but given the density of housing in the area it is very difficult to locate the base station significantly further away from all residential properties.

Yours faithfully

Russell Price
On behalf of Telecom Securicor Cellular Radio Ltd

Direct line: 01276 605016

5364

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 17 October, 2000
My ref: EC/TL/2000/2409
Your ref:

Elaine Connor

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 R Price
A.P.T
Dolphin House
Albany Park
Surrey
GU15 2PL

Dear Mr Price

RE: PROPOSED ERECTION OF ONE 15 METRE MAST COMPLETE WITH NINE PANEL ANTENNAS, TWO DISH ANTENNAS AND ONE RADIO EQUIPMENT CABIN AND ANCILLARY DEVELOPMENT THERET AT GLEBE FARM, DOLES LANE, FINCHAMPSTEAD.

I refer to your notification for a telecommunications 15m mast, with nine panel antennas, two dish antennas and one radio equipment cabin at Glebe Farm, Doles Lane, Finchampstead.

I write to formally advise you that the Local Planning Authority requires Prior Approval of this scheme, in view of the close proximity of the proposed mast to residential properties.

I would be grateful if you would advise me in writing within 7 days of this letter, if you are able to revise the scheme and locate it in an alternative location, which would be significantly further away from any residential properties.

Yours sincerely

M L THORP
Principle Development Control Officer

RECEIVED
19 OCT 2000

5364

Tel. (0118) 974 6451

Date: 26 September 2000

Your Ref:

My Ref: **Elaine Connor - TL/2000/2409**

Telecom Securicor Cellular Radio Ltd
C/O A P T
Dolphin House
Albany Park
Camberley
Surrey
GU15 2PL

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

Dear Sir/Madam

Application Number: TL/2000/2409

Site Address: Glebe Farm, Doles Lane, , Wokingham.

Proposal: Proposed erection of one 15 metre telecommunications mast including 9 panel antennas, 2 dish antennas and 1 equipment cabin.

Thank you for the above application, which has now been accepted along with the sum of £0 in fees. 35.00 received

The Council will try to deal with your application by 03/11/2000. If you have not been notified by this date you are entitled to commence with the works proposed.

If you have any queries concerning your application please contact your case officer, **Elaine Connor**, on **(0118) 974 6451** quoting reference number **TL/2000/2409**.

4/10/00
Kate Griffiths advised the cheque had been receiv

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

RECEIVED
29 SEP 2000

A·P·T

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

Our Ref: 5364
20 September 2000

Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1BN

Sent by Recorded Delivery

Dear Sir

Re: NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY TELECOM SECURICOR CELLULAR RADIO LTD AT GLEBE FARM, DOLES LANE, FINCHAMSTEAD.

Please find enclosed a Notice of Permitted Development for the installation of a radio base station at the above site. My client is proposing to erect one 15-metre mast complete with nine panel antennas, two dish antennas and one radio equipment cabin.

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

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

The area of Barkham has been designated as a site where a radio base station is required in order to provide radio telephone coverage to the surrounding area. It is also required to provide a contiguous service to my clients' network.

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

...cont'd...

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

i) when a customer attempts to join the network they will be unable to obtain a link to a base station. This is an important factor should a vehicle break down in the area. especially in regard to females travelling alone;

ii) a customer passing through the area using a mobile telephone will be cut off, which is known as "drop out";

iii) a telephone user trying to contact a customer in the area will be unable to get through;

iv) emergency services will not be contactable; last year over three million 999 calls were accessed via mobile telephones.

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

The installation at Glebe Farm. will provide radio coverage to the area currently experiencing poor coverage.

Plot A shows existing BT Cellnet Coverage without the proposed site. Plot B shows existing and planned coverage and the extent and coverage of the proposed site in continuity with other cells in the area.

Our brief as consultants to BTCellnet 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:

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 site. 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.

The search area is the region within which my client would seek to locate a radio base station, and the coverage area is the region that requires radio signal coverage. The search area in this instance is based around the following roads, the A321, B3430 and the B3016, which forms a triangular shape in the cell search area. The main land use within the search area is residential but includes a number of golf courses. The land use outside the search area however, is used predominately for agricultural purposes therefore the survey was concentrated in this area. The Please find enclosed a map which shows the search and coverage area for the designated site.

...cont'd...

As the map shows quite a number of sites were investigated in the search for a suitable location for the radio equipment. The following locations at Daffield Farm (a), Duncairn (b), Highfield Farm (c), Randall's Farm (d), Silverstock Farm, (f), Tintagel Farm (g) and Gowrings (h) were all considered but the landowners were not interested in having a telecommunications installation on their land. Wokingham Garden Centre (e) was considered however, the land is being sold for redevelopment. Woodcray Manor Golf Course (1) was also considered but after discussions the landowners decided against the proposed development. A further option was surveyed at Greenacres Farm (3), but after a technical appraisal of the site it was found that the location would not provide adequate radio coverage to the target area.

The site at Glebe Farm. is located in an area that will provide radio coverage to the target area. The site provider is willing to have a radio base station on his land and access to the site is good. The proposed mast will be located away from the main residential areas. A number of nearby trees located to the south and west will provide screening to the mast and compound. Nearby farm buildings will also provide further screening to the installation. The mast will be of a slim-line design, therefore with the screening provided by the surrounding trees and building should have little impact on the area. To further ameliorate the development the mast and equipment can be coloured to any BS colour if required.

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.

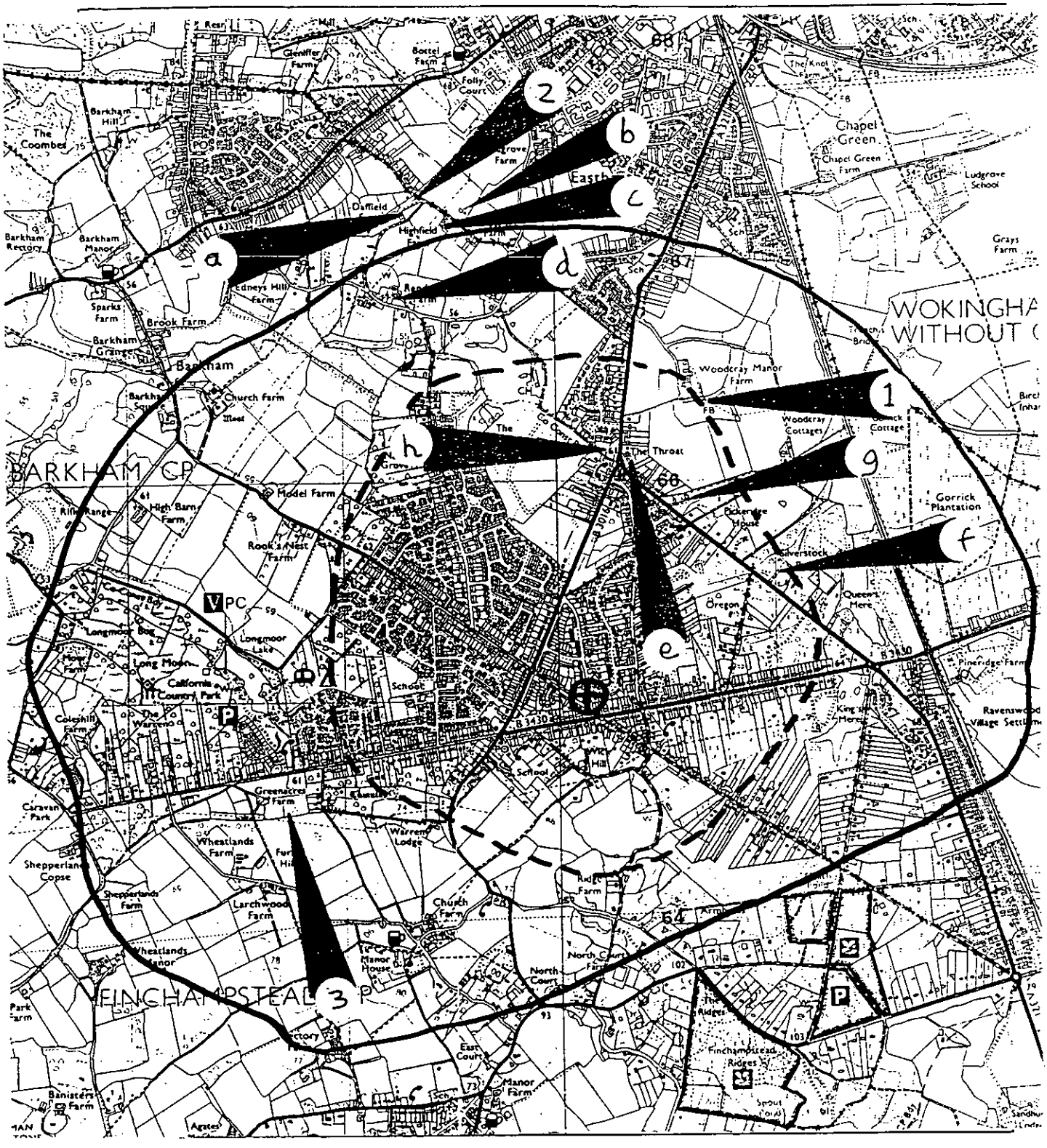
Yours faithfully

Russell Price
On behalf of Telecom Securicor Cellular Radio Ltd.

Direct line: 01276 605016

A·P·T

BTcellnet



Cell: 5364 Wokingham South Map: Explorer 159

_____ search area ⊕ nominal cell centre

_____ coverage area

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 13.05.1997

Name of LPA contact: THE CHIEF PLANNING OFFICER

ii) On sites in specific cell(s): 5364 Date 20.09.2000

Name of LPA contact: Nicola Lake

2A. NAME AND ADDRESS OF APPLICANT

Name TELECOM SECURICOR CELLULAR RADIO LTD.

Address 1, BRUNEL WAY, SLOUGH

Postcode SL1 1XL Tel (01753) 564504

2B. AGENT'S NAME, ADDRESS AND CONTACT

Name A.P.T.

Address DOLPHIN HOUSE, ALBANY PARK, CAMBERLEY, SURREY

Postcode GU16 7QH Tel (01276) 605016

Contact RUSSELL PRICE

2C. LOCATION OF PROPOSAL

Location: GLEBE FARM, DOLES LANE, FINCHAMSTEAD.

2D. O.S. SHEET/GRID REFERENCE

Sheet and six-figure grid reference of proposed development

Sheet: SU Grid reference: 7944/6728

Please continue overleaf

3. PURPOSE OF DEVELOPMENT

A radio installation is required at the above location 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.

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)

MAST

overall height 15 metres

height of existing building (where applicable) metres

ii) Equipment housing (each cabin)

Length ...3.725 metres width ...2.525 metres height ...2.805 metres

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

.....GALVANISED STEEL.....

equipment housing:- type of material and external colour

CABIN – PLASTIC COATED METAL,

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

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 ..... Date 21/09/2000
On behalf of TELECOM SECURICOR CELLULAR RADIO LTD.

NOTE A

SITE NOTICE

Proposed development at **GLEBE FARM, DOLES LANE, FINCHAMSTEAD, BERKS.**

GRID REF: SU 7944/6728. **SITE REF: 5364**

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

on behalf of **TELECOM SECURICOR CELLULAR RADIO 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 NINE PANEL ANTENNAS, TWO DISH ANTENNAS, ONE RADIO EQUIPMENT HOUSING (3725mm x 2525mm x 2805mm HIGH) AND DEVELOPMENT ANCILLARY THERETO.

Under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, **WOKINGHAM DISTRICT 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, PLANNING DEPARTMENT, COUNCIL OFFICES, SHUTE END, WOKINGHAM, RG11 1BN.

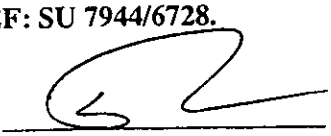
Individuals and organisations wishing to make representations about the siting and appearance of the proposed development are invited to forward their views in writing no later than **16.10.2000** to

WOKINGHAM DISTRICT COUNCIL, PLANNING DEPARTMENT, COUNCIL OFFICES, SHUTE END, WOKINGHAM, RG11 1BN.

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

GLEBE FARM, DOLES LANE, FINCHAMSTEAD, BERKS.

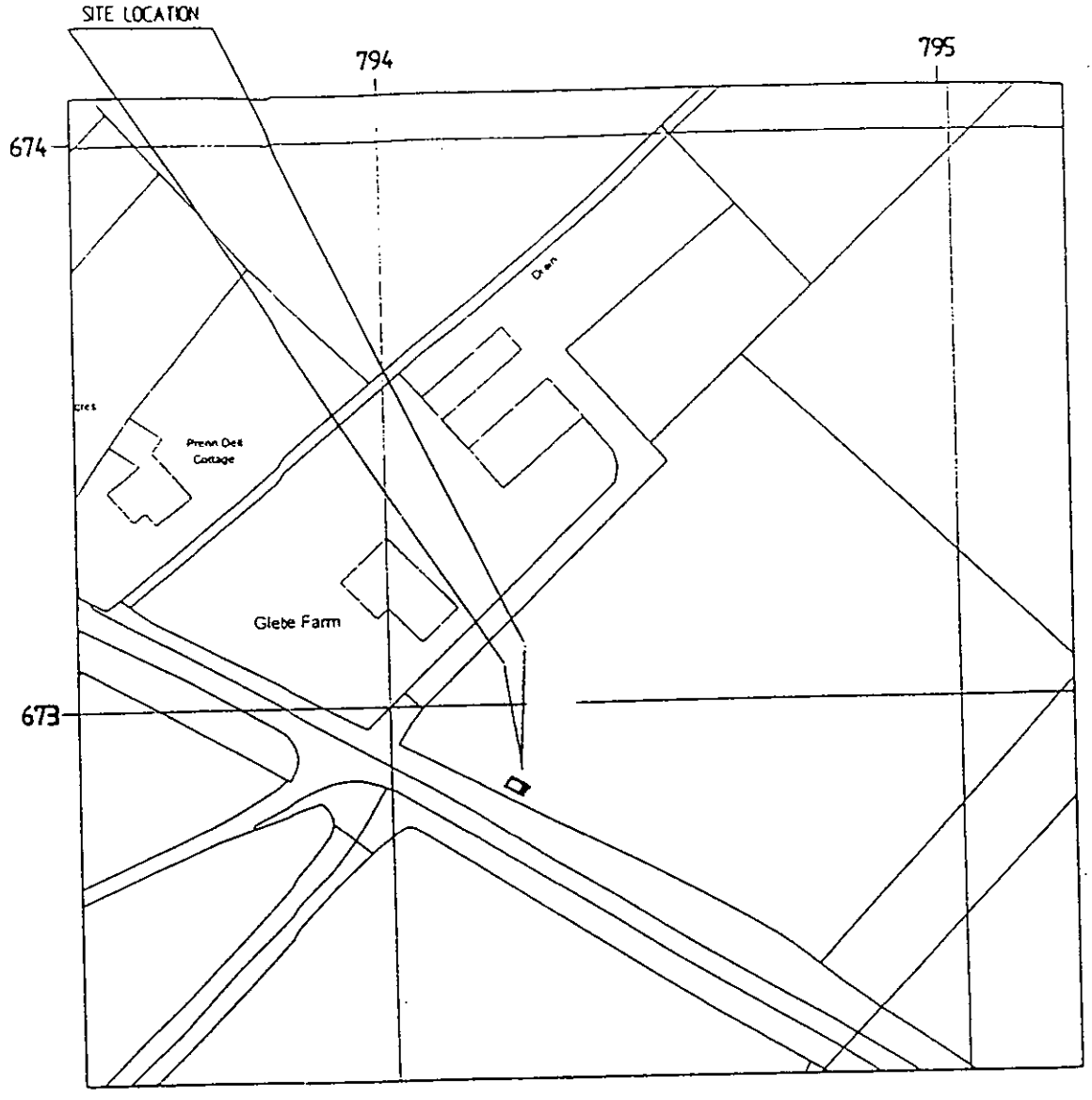
GRID REF: SU 7944/6728. **SITE REF: 5364**

SIGNED: 

ON BEHALF OF: **TELECOM SECURICOR CELLULAR RADIO LTD.**

DATED: **21/09/2000**

SITE NOTICE LOCATION PLAN



SITE NOTICE LOCATED HERE

SITE PLAN
(1:1250)

A·P·T

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

Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1BN

Our Ref: 5364
20 September 2000

Sent by Recorded Delivery

Dear Sir

NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY TELECOM SECURICOR CELLULAR RADIO LTD. AT GLEBE FARM, DOLES LANE, FINCHAMSTEAD.

Telecom Securicor Cellular Radio Ltd is licensed to provide a Cellular Radio 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.

We are writing, on behalf of Telecom Securicor Cellular Radio Ltd, to make application under condition A.2.(4) of Class A of Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. We attach plans (Ref No's: M27874/01, 02A & 03B) showing the proposed installation, and a cheque for the sum of £35 (thirty-five pounds).

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

Yours faithfully

Russell Price
On behalf of Telecom Securicor Cellular Radio Ltd

Direct line: 01276 605016

A·P·T

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

Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1BN

Our Ref: 5364
20 September 2000

Sent by Recorded Delivery

NOTIFICATION ONLY
AS REQUIRED BY THE OPERATORS LICENCE GRANTED
UNDER THE TELECOMMUNITIONS ACT 1984

Dear Sir

NOTICE OF PERMITTED DEVELOPMENT PROPOSED BY TELECOM SECURICOR CELLULAR RADIO LTD FOR THE ERECTION OF ONE 15-METRE MAST COMPLETE WITH NINE PANEL ANTENNAS, TWO DISH ANTENNAS AND ONE RADIO EQUIPMENT CABIN AND ANCILLARY DEVELOPMENT THERETO AT GLEBE FARM, DOLES LANE, FINCHAMSTEAD.

Telecom Securicor Cellular Radio Ltd. is licensed to provide a Cellular Radio 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.

This letter is to formally advise you of our intention to carry out the development specified above. The proposal constitutes permitted development under Class A of 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 shown on the enclosed drawing No.'s M27874/01, 02A & 03B.

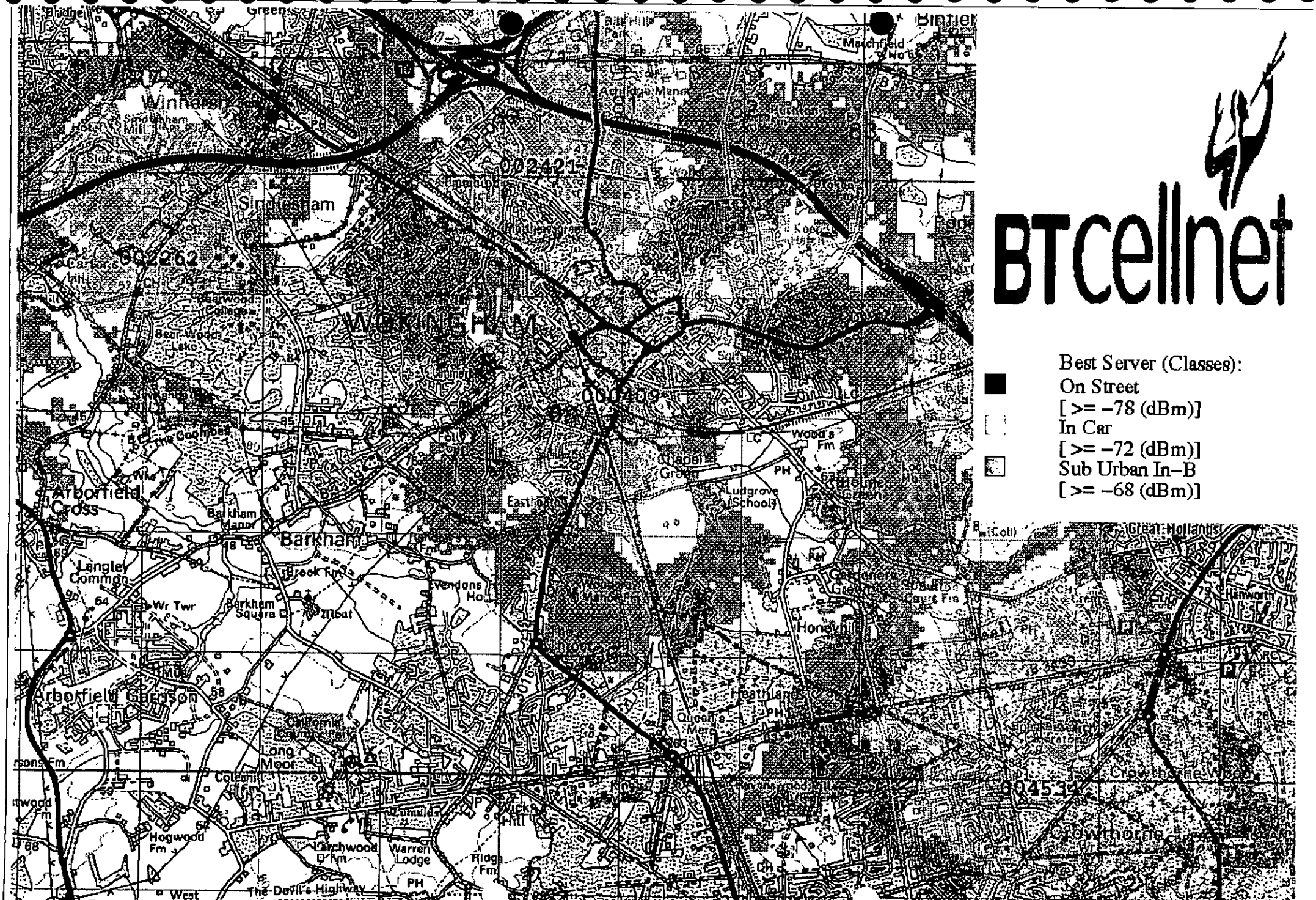
Yours faithfully

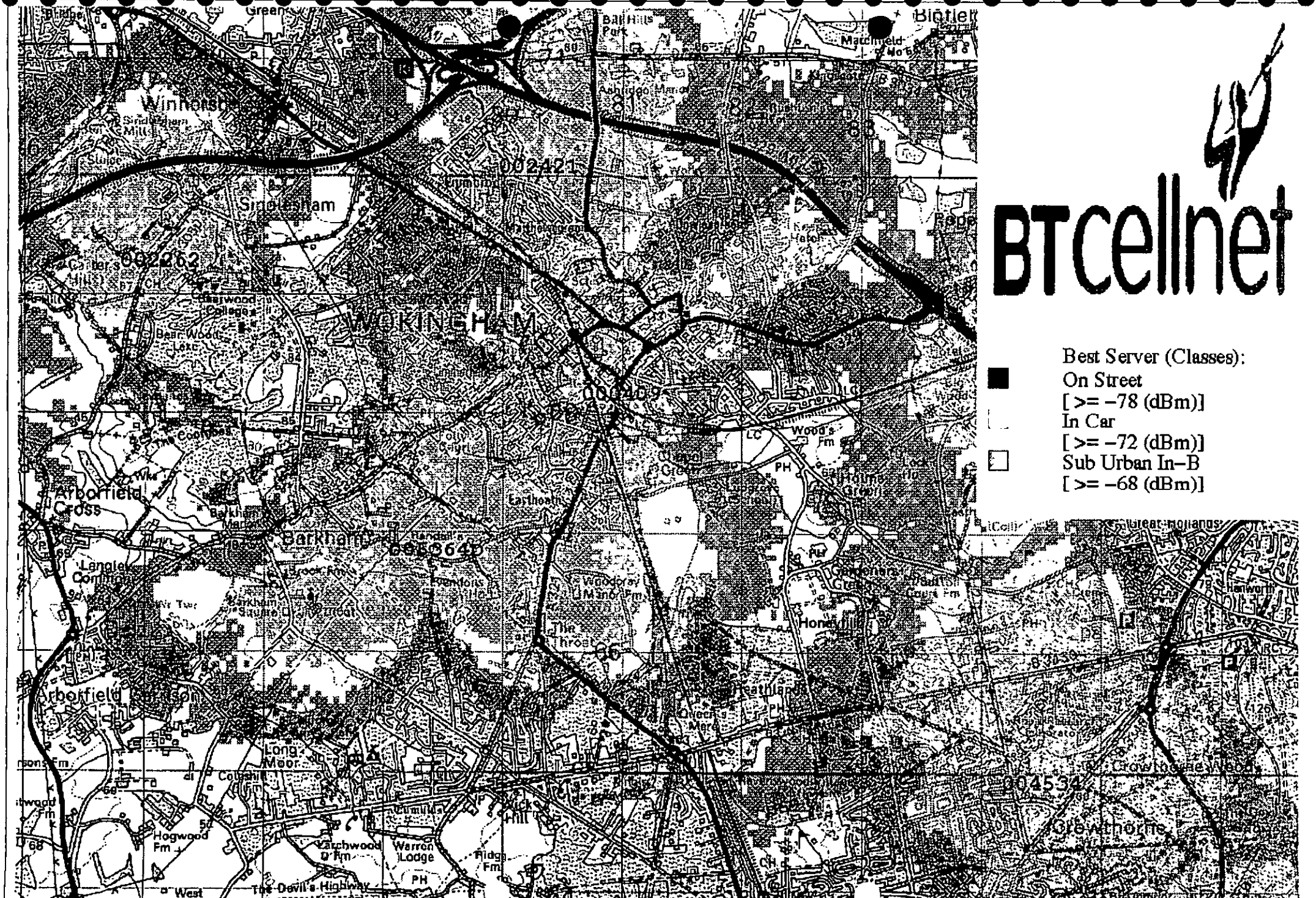
Russell Price
On behalf of Telecom Securicor Cellular Radio Ltd.

Direct line: 01276 605016

JAMES BARR

PRODUCTION 4
Predictive Coverage Plots


BTcellnet
Best Server (Classes):
On Street
[>= −78 (dBm)]
In Car
[>= −72 (dBm)]
Sub Urban In−B
[>= −68 (dBm)]
Winnersh
Sindlesham
WOKINGHAM
Arborfield Cross
Barkham
Langley Common
Arborfield Garrison
Long Moor
Hogwood Fm
Warren Lodge
Ludgrove (School)
Honeyhill
Heathlands
Great Hollands
Crowthorne
002421
002262
000409
004534


BTcellnet
Best Server (Classes):
On Street
[>= −78 (dBm)]
In Car
[>= −72 (dBm)]
Sub Urban In−B
[>= −68 (dBm)]
WOKINGHAM
Winnersh
Sindlesham
Arborfield Cross
Barkham
Arborfield
Long Moor
Hogwood Fm
Warren Lodge
Crowthorne
Great Hollands
Honeyfield
Heathlands
Earthoath
Wood's Fm
Woodcray Manor Fm
The Throat
Ridge Fm
The Devil's Highway
Bear Wood Lexc
Bearwood College
Ball Hills Park
Marchfield
Ashridge Manor
Hanworth
002421
002262
000409
004534

JAMES BARR

PRODUCTION 5
Development Plan Policies

11 TELECOMMUNICATIONS AND RENEWABLE ENERGY

11.1 This chapter deals with two subject areas, telecommunications and renewable energy, which are covered in Government guidance contained in Planning Policy Guidance Notes 8 'Telecommunications' and 22 'Renewable Energy'.

11.2 PPG8 sets out the benefits of telecommunications and advises that the Government's general policy is 'to facilitate the growth of new and existing systems' while maintaining commitment to environmental objectives. It provides guidance on the form and particular requirements of telecommunications development, and Policy TC1 below takes account of the growth and characteristics of modern telecommunications.

11.3 The benefits of providing energy from renewable sources are emphasised in Government advice (PPG22). In Chapter 3 of this Plan, the importance of resource conservation is stressed, being a key element of a sustainable approach to development. Renewable energy sources play an important role in conserving non-renewable resources and reducing harm to the global environment.

Telecommunications Development

11.4 Telecommunications developments include radio relay stations, base stations, antennas and masts. The technology continues to develop, and can generate environmental benefits; for instance, they can help to reduce the need to travel, both in terms of journeys to work and the transfer of information. However, telecommunications equipment can itself be environmentally intrusive, especially if it is poorly sited.

11.5 A balance will be sought between the growth of telecommunications developments and their impact on the environment. The aim is to respond positively to telecommunications development proposals, in line with government guidance, whilst taking account of technical considerations, other policies designed to preserve and enhance the environment, and the environmental benefits that may accrue.

Assessment of Proposals for Telecommunications Development

Policy TC1 **Planning permission will normally be granted for telecommunication development. Where there is potential conflict with environmental objectives telecommunications development will be allowed provided:**

i) **it is sited and designed so as not to result in significant adverse visual impact, subject to operational and technical requirements;**

ii) **there are no satisfactory alternative sites for telecommunications available;**

iii) **there is no reasonable possibility of sharing existing facilities; and**

iv) **in the case of radio antenna and masts there is no reasonable possibility of erecting antennae on an existing building or other structure.**

11.6 In considering the acceptability of a proposal in relation to these criteria, the following factors will be relevant:

- the need to protect the best and most sensitive environments, in particular within the North Wessex Downs AONB and Areas of Special Landscape Importance;
- the significance of the proposed development as part of a national network, and the implications for subsequent network development;
- the need to minimise visual impact.

Renewable Energy

11.7 Renewable energy refers to those "energy flows that occur naturally and repeatedly in the environment - from the sun, wind and oceans, and from plants and the fall of water. It also refers to energy available in wastes and from within the earth itself" (ETSU[1]). Renewable energy can be derived from schemes involving wind power; landfill gas; hydro-electric power; energy from crops and forestry; solar; and waste combustion.

11.8 There are many advantages to using these renewable energy sources, since for the most part the energy generated causes no harmful gaseous emissions. In addition, using renewable energy can assist in reducing the demand for fossil fuels such as coal, gas and oil, and thereby reduce the potential for pollution. For example, passive solar gain in residential developments can, through good design and layout, reduce conventional fuel demand by 12%.

11.9 For these reasons renewable energy is being given increasingly serious consideration as an alternative energy source, with Government policy encouraging such schemes, providing they are economically attractive and environmentally acceptable. This encouragement includes the Non-Fossil Fuel Obligation (NFFO) introduced by the 1989 Electricity Act. The NFFO requires regional electricity companies to purchase a proportion of their electricity from non-fossil fuel sources.

11.10 Given the environmental constraints in Berkshire, the opportunities for developing some renewable energy schemes may well be limited. For example, the physical development associated with renewable energy schemes such as wind farms and waste to energy processes have a potentially serious environmental impact. Therefore a balance has to be achieved between the benefits of harnessing renewable energy and the impact on the Berkshire environment.

1 *ETSU manage the Government's new and renewable energy programme on behalf of the Department of Trade and Industry*

UTILITIES INFRASTRUCTURE

11.28 Public utility services include infrastructure works for electricity, gas, water supply, sewerage and telecommunications services. All these services are provided by private sector companies and the Council has a limited control over their activities. Development for operational needs will generally be supported. The local planning authority has also liaised with services providers in respect of the plan's policies that could help service provision.

POLICY WIC13: PUBLIC UTILITIES

PROPOSALS FOR DEVELOPMENT REQUIRED FOR THE OPERATIONAL NEEDS OF PUBLIC UTILITIES WILL BE SUPPORTED SUBJECT TO THEIR ACCEPTABILITY ON ENVIRONMENTAL AND AMENITY GROUNDS IN ACCORDANCE WITH OTHER RELEVANT POLICIES AND PROVISIONS OF THE PLAN. IN CONSIDERING PROPOSALS THE COUNCIL WILL TAKE INTO ACCOUNT EXISTING LEVELS OF INFRASTRUCTURE, TECHNICAL AND OPERATIONAL REQUIREMENTS AND THE OPPORTUNITIES FOR SHARING FACILITIES.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Telecommunications

11.29 PPG 8 *Telecommunications* states that local planning authorities should respond positively to telecommunications development proposals. However where possible existing masts and equipment should be used in order to avoid impact on amenities.

11.30 Telecommunications are being promoted as being important and therefore interference as a result of development must be minimised. Large structures can result in physical obstruction, or reflection, of above ground signals and therefore interference to existing networks can be a material consideration in determining a planning application.

11.31 On major new developments developers will be encouraged to allow for the future telecommunications needs of occupants and make provision for necessary equipment. Communal provision will be expected on larger developments to reduce the proliferation of aerials. In addition operators will be encouraged to remove telecommunications structures that have become redundant.

POLICY WIC14: ASSESSMENT OF PROPOSALS FOR TELECOMMUNICATIONS DEVELOPMENT

PLANNING PERMISSION WILL BE GRANTED FOR TELECOMMUNICATIONS DEVELOPMENT PROVIDED THAT IT IS IN ACCORDANCE WITH POLICY TC1 OF THE BERKSHIRE STRUCTURE PLAN 1991 - 2006 AND OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. THE COUNCIL WILL ALSO SEEK TO SECURE THE REMOVAL OF ANY TELECOMMUNICATIONS APPARATUS THAT IS NO LONGER REQUIRED FOR ITS ORIGINAL PURPOSE.

BEFORE PERMISSION IS GRANTED, APPLICANTS WILL BE REQUIRED TO SHOW THAT NO ALTERNATIVE LESS VISUALLY INTRUSIVE SITE IS AVAILABLE OR TECHNICALLY FEASIBLE. CONDITIONS MAY BE IMPOSED TO REQUIRE PROVISION OF A SUITABLE SCREEN TO MITIGATE THE VISUAL IMPACT OF THE APPARATUS.

Cont.

THE COUNCIL WILL EXERCISE ITS OPTION TO REQUIRE PRIOR APPROVAL IN AREAS DESIGNATED IN THIS PLAN AS BEING ENVIRONMENTALLY SENSITIVE, WITHIN 200 METRES OF ANY BUILDING REGULARLY USED BY PEOPLE AND IN OPEN COUNTRYSIDE WHERE IT WOULD APPEAR ABOVE THE SKYLINE.

Implementation: Through the development control process.

Monitoring: Planning applications and prior notifications determined.

11.31a For the purposes of policy WIC 14 the areas which are designated as being environmentally sensitive are Areas of Special Landscape Importance, The Thames Valley, Sites of Urban Landscape Value, Local Nature Reserves, Wildlife Heritage Sites, The Green Belt, Conservation Areas, Areas of Special Character, Historic Parks and Gardens, Listed Buildings, Archaeological Sites, Ancient Monuments, Greenways, Green Routes and areas which form the setting of these areas.

Recycling

11.32 Recycling and Sustainable Development are important issues and the Government recognises that the planning system has a role to play in weighing the interests of economic development and environmental protection. The Council has a recycling plan (approved by the Department of the Environment in 1992). It aims to achieve a 25% recycling target of all household waste generated in this District by the year 2000. The County Council adopted a *Waste Management Plan for Berkshire* in 1995. Its strategy is based on waste minimisation, re-use and recycling, and the treatment of waste to produce useful products. In addition to this the County Council has produced a *Waste Local Plan*, which is a land use plan setting out policies and proposals for new waste facilities that seek to ensure minimal harm to the environment and the public. The Berkshire Structure Plan 1991 - 2006 contains a policy that seeks provision of recycling facilities on site or a contribution to them elsewhere as is appropriate to the development proposed. Development proposals will be expected to take account of recycling policies contained within the Berkshire Structure Plan 1991 - 2006 and the Waste Local Plan.

WATER AND SEWERAGE

Water Quality

11.33 The quality of water is an increasingly important area of concern. Deteriorating water quality can affect the supply of water for domestic, industrial and agricultural uses and general amenity. The Council should therefore restrict development that would threaten surface and ground water quality. The Environment Agency has published ground water vulnerability maps, which identify areas requiring protection from potentially polluting activities.

POLICY WIC15: SURFACE AND GROUND WATER PROTECTION

THE COUNCIL WILL (FOLLOWING CONSULTATION WITH THE ENVIRONMENT AGENCY) RESIST DEVELOPMENT THAT COULD ADVERSELY AFFECT THE QUALITY OF SURFACE AND GROUND WATER AS A RESULT OF THE NATURE OF SURFACE OR WASTE WATER DISCHARGE, OR GIVE RISE TO POLLUTION PROBLEMS AS A RESULT OF DISTURBANCE TO CONTAMINATED LAND.

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined.

JAMES BARR

PRODUCTION 6
Letter from Minister for Planning & Housing
and Planning Minister's Announcement

FROM NICK RAYNSFORD MP
MINISTER FOR HOUSING AND PLANNING

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT AND THE REGIONS

ELAND HOUSE
BRESSENDEN PLACE
LONDON SW1E 5DU

TEL: 020 7944 3013
FAX: 020 7944 4539
E-Mail: nick_raynsford@detr.gsi.gov.uk

Council Leaders in England

29 JUN 2000

Dear Leader

MOBILE TELECOMMUNICATIONS MASTS – HEALTH AND PLANNING ISSUES

Last year my predecessor, Richard Caborn, and the then Minister for Public Health, Tessa Jowell, wrote to you in response to public concern about the possibility of health effects associated with telecommunications base stations. That letter explained that the Government had asked the National Radiological Protection Board (NRPB) to set up the Independent Expert Group on Mobile Phones (IEGMP), chaired by Sir William Stewart FRS FRSE. The Group's report was published on 11 May. I thought it would be helpful to write to you again to explain what the Government is doing to take forward the planning recommendations, and to reiterate how local planning authorities should treat applications for mobile phone development in the meantime.

In respect of base stations, the report concludes that "the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that exposures are expected to be small fractions of the guidelines. However, there can be indirect adverse effects on their well-being in some cases". The Group recommended a precautionary approach, comprising a series of specific measures, to the use of mobile phone technologies until we have more detailed and scientifically robust information on any health effects.

In its initial response, published on 11 May, the Government welcomed the Stewart Group's report and accepted many of its recommendations. Copies of the response were sent to all Chief Planning Officers on 11 May. In particular, the Government accepted the recommended precautionary approach as advised by the report. The Government's response outlined the range of actions being taken forward in response to the report's specific recommendations.

On the planning aspects, the response indicated that we are minded to introduce a requirement for application for full planning permission for all new telecommunication masts, and will consult widely before doing so, including on the principle and precise scope of any new arrangements. We shall issue a consultation paper on this and related guidance as soon as practicable. We aim to do this by the end of July.

In the meantime, until any new measures and guidance are introduced, local planning authorities should continue to deal with planning applications for telecommunications on the basis of the current legislative arrangements and policy guidance. We have heard that some authorities have unilaterally imposed a ban or moratorium on mobile phone applications on health grounds. In the Government's view such a blanket decision is wholly unjustified.

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The Group's report does not recommend a ban or moratorium on the construction of mobile phone masts and we have no plans to introduce one. What the report does do is make some specific recommendations for precautionary action for the use of mobile technology. As I mentioned above, in its response to the Group's report, the Government indicated that it accepts the precautionary approach advised by the Group. Our acceptance of a precautionary approach is limited to the specific recommendations in the Group's report and the Government's response to them. It does not mean that individual local authorities should introduce their own precautionary policies for determining applications for mobile phone base stations. This is a recipe for confusion and uncertainty.

We have been asked how local planning authorities should take into account health concerns. Health considerations and public concern can in principle be material considerations in determining applications for planning permission and prior approval. Whether such matters are material in a particular case is ultimately a matter for the courts. It is for the decision-maker (usually the local planning authority) to determine what weight to attach to such considerations in any particular case. In doing so, authorities may have regard to the Group's report.

Our revised guidance will include advice about health considerations, and what weight may be given to them. In the meantime, local planning authorities are advised to bear in mind the findings of the report and its recommendations. It is our view that, if a proposed development meets the ICNIRP guidelines (as recommended by Stewart on a precautionary basis), it should not be necessary for a planning authority, in processing an application, to consider the health effects further. Most existing base stations already meet those guidelines and we expect all new base stations to do so.

I enclose a copy of this letter for the chair of your Planning Committee. I should be grateful if you would also bring it to the attention of other Members of your Council.

A copy of this letter goes to all Members of Parliament in England.

Yours Sincerely

Nick Raynsford

NICK RAYNSFORD

BETTER PUBLIC CONSULTATION ON MOBILE PHONE MASTS

The Government today announced a series of important changes to the planning system on the siting of mobile phone masts.

Following public consultation on planning rules for telecommunications mast development last year, the Government is to:

- strengthen public consultation requirements on mast proposals of 15 metres and below so that they are exactly the same as applications for planning permission
- increase the time for authorities to deal with prior approval applications to 56 days
- underline that school governors must be consulted on all proposals for new masts on or near a school or college.
- increase fees to enable authorities to carry out full public consultation.
- maintain in full an authority's ability to reject applications on amenity grounds.

Announcing the changes, Planning Minister, Nick Raynsford, said:

> "These changes represent a considerable strengthening of the current planning arrangements. We shall introduce them, and revised planning policy guidance at the earliest opportunity. A modern communications system brings massive benefits to people and businesses. But it is vital that the masts which enable the service to be delivered are designed and sited sensitively so that their environmental impact is kept to a minimum and that local people have a better chance to have their say."

In answer to a Parliamentary Question from Angela Smith MP (Basildon), Nick Raynsford said:

> "A modern communications system brings massive benefits to people and businesses alike. Nearly 40 million people - 60% of the UK population – use mobile phones. They enjoy the convenience and accessibility they provide. Parents and children feel more secure because of them. Mobile phones have saved lives - they allow the emergency services to be called immediately when they are needed. None of this could happen without the masts and other infrastructure which enable the service to be delivered."
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> "But people are concerned about where masts are located. It is vital that masts are designed and sited sensitively so that their environmental impact is kept to a minimum. Local people must have a better opportunity than now to have their say on proposals for mast development."
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> "We recognise too that there is public concern about the possibility of health effects associated with mobile phone masts. That is why the Government set up the Independent Expert Group on Mobile Phones (chaired by Sir William Stewart) which published its report in May last year. The report suggested that the current planning requirements for masts of 15 metres and below did not allow adequate public consultation. It further suggested that lack of consultation was a major cause of grievance in people who suffer a loss of amenity when base stations are erected."
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> "We therefore intend to strengthen the current public consultation requirements for masts of 15m and under to incorporate exactly the same requirements as for masts over that size and for other development requiring applications for planning permission."
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> "To give local planning authorities more time to consult local people we shall increase the amount of time they have to determine prior approval applications for ground-based masts and those on buildings from 42 and 28 days respectively to a uniform 56 days. In addition, we shall extend the prior approval arrangements to cover antennas

on roofs where the height of the antenna (including any supporting structure) would exceed 4m."

"Under the new arrangements, local planning authorities will be expected to make their decisions within 56 days. Authorities will still be able to turn down mast applications where they do not consider amenity aspects have been adequately addressed. If they have not made a decision within 56 days, approval will be deemed to have been granted. This discipline is needed because many authorities are failing to meet their Best Value target to determine 80% of planning applications in 8 weeks and delay cannot be justified."

"In recognition of the extra demands which improved consultation will make of authorities we propose to increase the fee payable by developers for prior approval applications from £35 to £190 so that authorities have more resources to handle them."

"These changes represent a considerable strengthening of the current arrangements. We shall introduce them, and revised national planning policy guidance, at the earliest opportunity. The guidance will underline our commitment to encouraging mast and site sharing, where that represents the best environmental solution, to minimise proliferation of masts. It will also emphasise the Government's view that telecommunications development must be taken forward through partnership between the operator, the local planning authority and the local community. The revised guidance will make clear that governing bodies must be consulted on all proposals to site masts on or near schools and colleges."

"We welcome the commitments which the operators have made to develop, with other stakeholders, clear standards and procedures to deliver significantly improved consultation with local communities. For example, operators will initiate the process as early as possible by discussing optimum design and siting solutions even before applications for masts are submitted. We shall want to ensure that these commitments are implemented and followed in every case. We will underpin the arrangements with a new Code of Practice developed with the operators and representatives of local government. I intend to call in the operators shortly to discuss next steps."

"The Stewart Report concluded that "the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that exposures are expected to be small fractions of the guidelines." Gaps in scientific knowledge led the Group to recommend a precautionary approach to the use of mobile phone technologies, comprising a series of specific measures, until more research findings become available. We agree with this approach."

"The Government has already taken forward a range of precautionary actions in response to the Group's Report. These include:

- ensuring that all mobile phones and base stations meet the guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP) for limiting exposure to electromagnetic fields. In relation to public exposure these are tougher than the guidelines issued by the National Radiological Protection Board by a factor of five. Mobile phone operators have agreed to ensure that all existing base stations meet these guidelines. In addition, the operators have agreed that all planning applications for new development will be accompanied by a certificate of compliance with ICNIRP guidelines;

- setting up, by the Radiocommunications Agency, a national database giving details of mobile phone base stations. It is planned that the map-based facility will indicate the locations, height and maximum power outputs for each fixed transmitter. This is anticipated to be ready and on-line in the next three months;

- auditing mobile phone base stations and masts to assess emissions. The audit will focus on schools with base stations. Schools were asked to register if they wanted to be included. The audits have now begun and all schools registering within the deadline set will be included. The first eleven audits indicated maximum levels of exposure a tiny fraction of the ICNIRP guidelines (eg: the highest level was approximately 1/600 of the guideline levels). The database of results has been put on the Radiocommunications Agency website www.radio.gov.uk;

- launching a new joint Government/industry research programme, costing around £7 million and with an independent programme management committee led by Sir William Stewart. It will carry out research into the effects of mobile phone technology on health. This will ensure that this area is kept under review and that Government and the public are kept up to date with new research findings. The call for research proposals was issued on 9 February."

"In addition, the Department of Health has published leaflets on mobile phones, base stations and health to give people the latest information and advice. The Department for Education and Employment has also issued information to schools and local education authorities regarding mobile phones, base stations and schools. This has been published on their website www.dfee.gov.uk/a-z/mobilephones."

"It is the Government's responsibility to decide what measures are necessary to protect public health. It remains the Government's firm view that the planning system is not the appropriate mechanism for determining health safeguards. I have outlined the measures being taken on a precautionary basis. In the Government's view, if a proposed development meets the ICNIRP guidelines it should not be necessary for a local planning authority, in processing an application, to consider the health aspects further. This view will be reiterated in our revised planning policy guidance."

"I believe that the improvements to the planning arrangements announced today meet the concerns of the Stewart Group and others about public consultation on masts and strike the right balance by giving people a better opportunity to voice their views without hindering unnecessarily the development of a modern telecommunications network. We shall continue to keep the whole area of mobile phone technologies under review in the light of further research."

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