

Ward: Norcot

App No.: 191429/FUL & 191430/LBC

Address: Brock Barracks, Oxford Road, Reading, RG30 1HW

Proposal: Upgrade of existing telecommunications base station comprising the installation of 3No. replacement antennas, and 3No new antennas to chimney (in total 6 antennas), installation of 300m wide cable tray adjoining existing cable tray running up western elevation of chimney within curtilage of listed buildings comprising Brock Barracks.

Applicant: Cornerstone Ltd

Agreed Target Date: 07/02/20 (Extension of time)

RECOMMENDATION:

GRANT 191429/FUL subject to the following conditions

1. Time Limit
2. Plans
3. Matching materials

Informatives:

1. Terms
2. Building Regulations approval may be required
3. Complaints about construction
4. Highways
5. Telecom Applications
6. Requirement for Listed Building Consent
7. Positive and Proactive working

GRANT 191430/LBC subject to the following conditions

1. Time Limit
2. Plans
3. Compliance with materials submitted

Informatives:

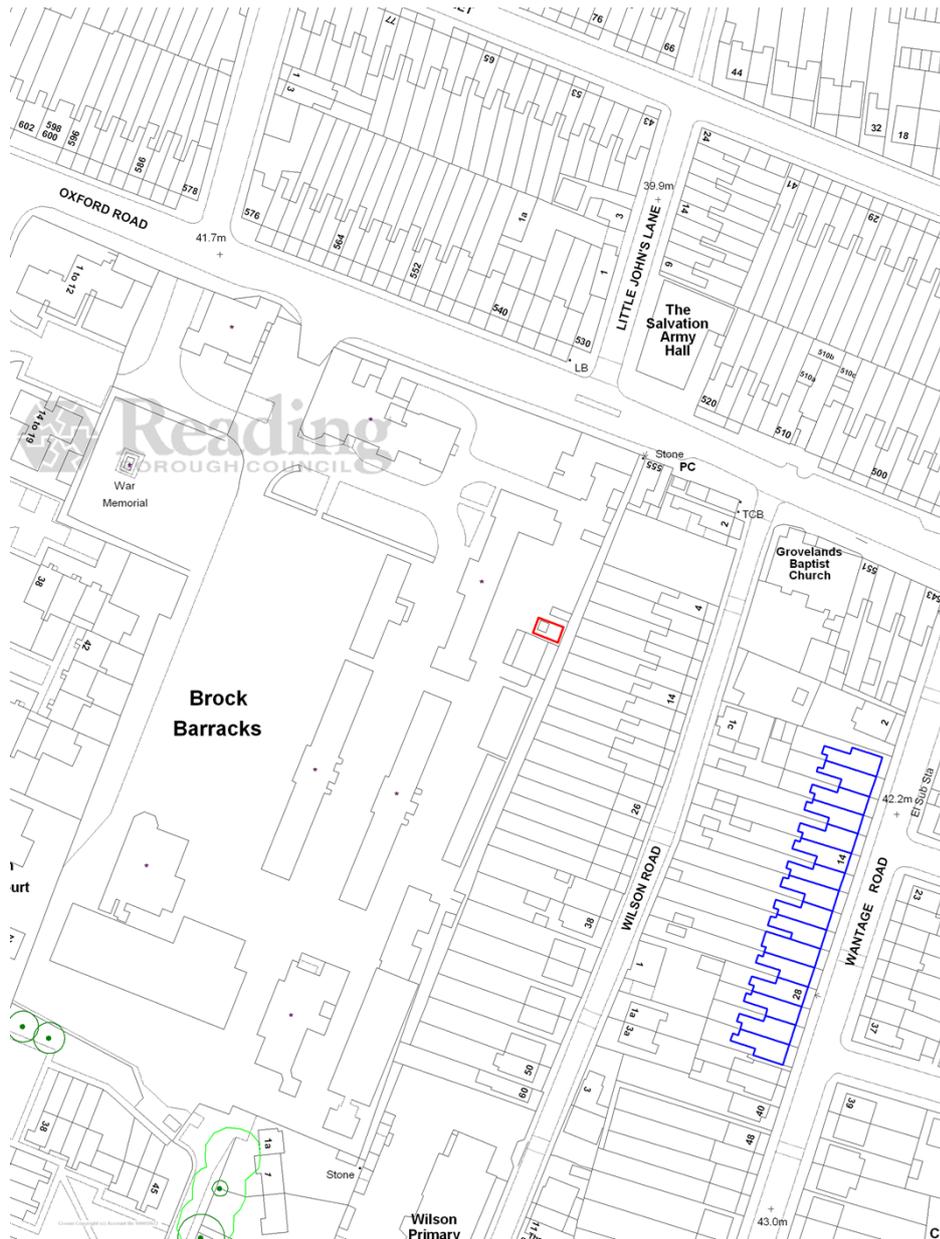
1. Terms
2. Building Regulations approval may be required
3. Complaints about construction
4. Requirement for full planning permission
5. Positive and Proactive working

1. INTRODUCTION

- 1.1 The application site relates to a chimney that forms part of the Brock Barracks situated off Oxford Road. Some of the buildings (i.e. Anson Barrack, former hospital, former married quarters, former sergeant's quarters, officers' quarters and mess, Tofrek Barrack, the Keep and attached walls and gateway) within

Brock Barracks are Grade II listed, but the chimney is listed only by virtue of being a curtilage structure.

- 1.2 The Barracks are partly surrounded by a 3m high brick wall which runs along most of the Oxford Road frontage to the site. There are residential properties surrounding the Barracks to the east, south and west. To the north, across Oxford Road, the uses are more mixed. The chimney is generally well screened from locations outside of Brock Barracks but is visible when viewed from locations on Wilson Road and, to a lesser extent, parts of Oxford Road and Little Johns Lane.



2. PROPOSAL

- 2.1 The proposal intends the replacement of three existing mobile phone antennas with modern equivalents that would provide 5G coverage for Vodafone and Telefonica customers. In addition, 3 further antennas are proposed. The antennas would be located 15m above ground level which is the same height as the antennas already located on the chimney. They would be fixed to the

chimney on mounted support poles. Additional infrastructure to support the antenna (300mm wide roof mounted cable tray) is proposed to be located on top of the existing meter cabinet located next to the chimney. Cable would then run up the western side of the chimney. In addition, a dish is proposed alongside the antennas. All equipment is proposed to be painted to match the existing brickwork and mortar.



Example of existing antennas on the chimney.

2.2 The proposed antennas would be slightly taller and wider than the existing antennas.

- Existing antennas - approx. 2000mm (H) 300mm (W)
- Proposed antennas - 2100mm (H) 400 (W)

2.3 The proposed antennas would project from the chimney to a greater depth than the existing. The proposed would project by approx. 500mm and the existing project by approx. 300mm.

2.4 The fact that the works/development would be sited on a curtilage listed building means that both planning permission and listed building consent is required.

2.5 Submitted Plans and Documentation (for both FUL and LBC application):

Drawing No.

303 Rev A - South Elevations

304 Rev A - West Elevations

604 Rev A - Wall Mounted Support Pole
605 Rev A - Cable Management

Received 5th November 2019

200 Rev A - Site Plan Existing
300 Rev A - North Elevation Existing
100 Rev A - Site Location Maps
201 Rev A - Site Plan Proposed
202 Rev A - Site Block Plan Proposed
301 Rev B - North Elevation Proposed
302 Rev A - East Elevations
400 Rev A - Antenna & Equipment Layout
101 Rev A - Lease Drawing

Received 7th October 2019

Planning & Heritage Impact Statement
Supplementary Information
ICNIRP Declaration (safety declaration: radiation emittance levels)
General Background Information for Telecommunications Development
Health and Mobile Phone Base Stations statement

Received 2nd September 2019

2.6 Community Infrastructure levy (CIL):

In relation to the community infrastructure levy, the applicant has duly completed a CIL liability form with the submission. The proposal would not be CIL liable.

3. PLANNING HISTORY

140829/LBC	Part retrospective application for the removal of the 3 existing antenna, to be replaced with 3 new antennas on existing mounting brackets, painted to match the existing brickwork. Existing feeders to be reused and all equipment to be installed in existing cabin.	APPROVED 10/09/14
140828/FUL	Part retrospective application for the removal of the 3 existing antenna, to be replaced with 3 new antennas on existing mounting brackets, painted to match the existing brickwork. Existing feeders to be reused and all equipment to be installed in existing cabin.	APPROVED 10/09/14
100448/FULTEL	Addition of a single 200mm antenna dish, pole-mounted.	APPROVED 22/08/10

100449/LBC	Addition of a single 200mm antenna dish, pole-mounted.	APPROVED 24/08/10
101243/LBC	Replacement of 3 existing face mounted/colour coded antennas with new smaller antennas, removal of vertical pipe and feeders and ancillary development.	APPROVED 10/07/10
101279/FULTEL	Replacement of 3 existing face mounted/colour coded antennas with new smaller antennas and ancillary development.	APPROVED 02/07/10
010735/FUL	Extend height of existing chimney by approx.2m. Installation of 3 face mounted antennas, radio equipment housing (3.6m x 2.4m) and ancillary development.	APPROVED 12/09/01
010967/LBC	Extend height of existing chimney by approx. 2m Installation of mobile phone equipment comprising of 3 antennas, one equipment cabin and associated ancillary development.	APPROVED 12/09/01

4. CONSULTATIONS

4.1 External consultation

4.2 A site notice was displayed for both the FUL and LBC applications. The consultation period for both ran between 15th November - 6th December 2019.

No responses have been received.

4.3 Internal Consultees

4.4 *Transport*

No objections as the existing site is being used and therefore would not result in any obstruction or encroachment onto public footway or carriageway. However informatives relating to works to the highway and telecom applications are recommended.

4.5 *Natural Environment (tree officer)*

There are no significant trees adjacent to the telecommunications site which is set well back from the highway to the rear of residential properties. There are no objections to this planning application and no tree / landscape conditions are required.

4.6 *Heritage*

The proposed new antennas would be located between the antennas proposed to be replaced and be disguised in a similar manner with cable tray and aerial covers painted to match surrounding brickwork.

Given that the chimney is unlisted, although of some historic and architectural interest, and there are existing antennas on the chimney which are not visually intrusive, there is no objection in principle to the proposal.

5. RELEVANT PLANNING POLICY AND GUIDANCE

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.

5.2 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special interest which it possesses.

5.3 This application has been assessed against the following national policies:

National Planning Policy Framework
National Planning Practice Guidance

5.4 In addition to national level policies, for this Local Planning Authority the development plan is now in one document - the Reading Borough Local Plan (November 2019), which fully replaces the Core Strategy, the Sites and Detailed Policies Document and the Reading Central Area Action Plan. The relevant policies are:

CC7: Design and the Public Realm
EN1: Protection and Enhancement of the Historic Environment
OU3: Telecommunications Development

6. APPRAISAL

6.1 The main matters to be considered are:

- (i) Principle of development
- (ii) Design and Impact on Listed Building
- (iii) Health considerations
- (iv) Other Matters
- (v) Equalities impact

(i) Principle of Development

6.2 Chapter 10 of the NPPF states that ‘*planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections*’.

6.3 The application site is host to an established Vodafone mobile phone base station. Therefore, the principle of upgrading and expanding telecommunications equipment and to share with another operator is considered acceptable, subject to assessment of whether the proposed development would significantly worsen the visual amenity of the surrounding area (including its impact of the character and appearance of the adjacent listed buildings) and confirmation that acceptable health standards would remain in place.

(ii) Impact on surrounding area and listed building

6.4 Policy OU3 states that proposals for telecommunications development will be permitted provided they do not have an adverse impact on visual amenity of the surrounding area or on the significance of a heritage asset. The apparatus is designed to minimise its visual impact. Policy EN1 states that planning permission will only be granted where development has no adverse impact on historic assets and their settings. Policy CC7 states requires that all development must be of a high design quality that maintains and enhances the character and appearance of the surrounding area.

6.5 As detailed at Section 2.1 of this report, the 3 additional antennas are proposed, along with replacing the 3 that are existing. The size of these is slightly greater than the existing and would protrude a greater depth from the chimney than the existing. However, officers consider that this change would not be unduly harmful when viewed from public locations due to the chimney's set back from the road, or from the windows of properties within the vicinity.

6.6 Subject to the antennas and cable being painted to match the existing brickwork and mortar of the chimney (as stated will be done on the submitted plans), the proposed antennas would be unlikely to appear much different from those currently in situ. A condition is recommended to control the external finish. Therefore, subject to compliance with this condition, the proposal would result in minimal impact on the visual amenity of the surrounding area and would not have an adverse impact on the character and appearance of the Brock Barracks listed building.

6.7 In design terms, and subject to adherence to the recommended conditions, the proposal complies with Policies CC7, EN1 and OU3.

(iii) Health Issues

6.8 The NPPF states that *“Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure”*. The supporting text to Policy OU3 states that *Applicants will also need to ensure that proposals are supported by an acceptable ICNIRP (International Commission for Non-Ionising Radiation Protection) declaration which demonstrates that the apparatus would meet the EU Council’s recommendation of 12 July 1999 on the limitation of exposure of the general public to electromagnetic fields*. An ICNIRP declaration has been submitted by the applicant as part of this application and confirms that the proposed equipment is compliant.

(iv) Other Matters

Consultee responses:

6.9 The proposal is considered acceptable from a transport and Natural Environment perspective.

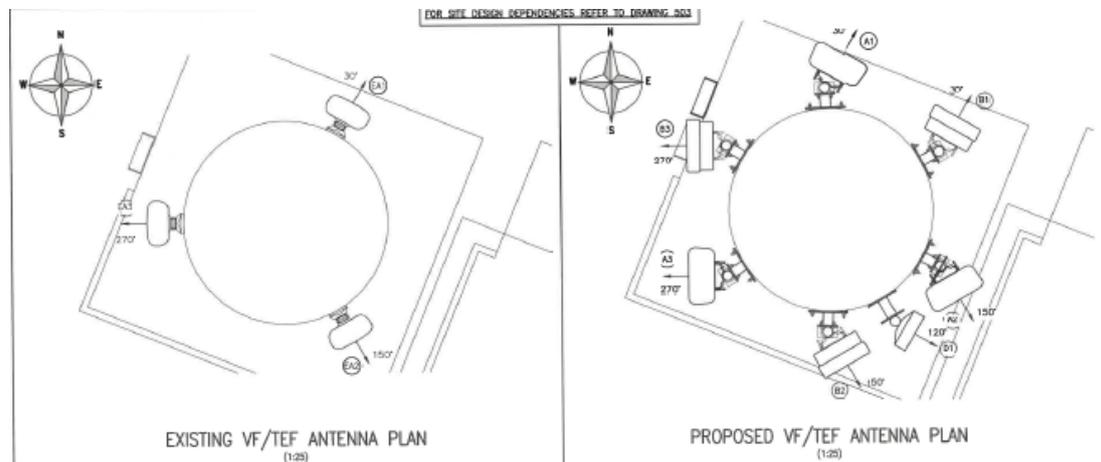
(v) Equalities Impact

6.10 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

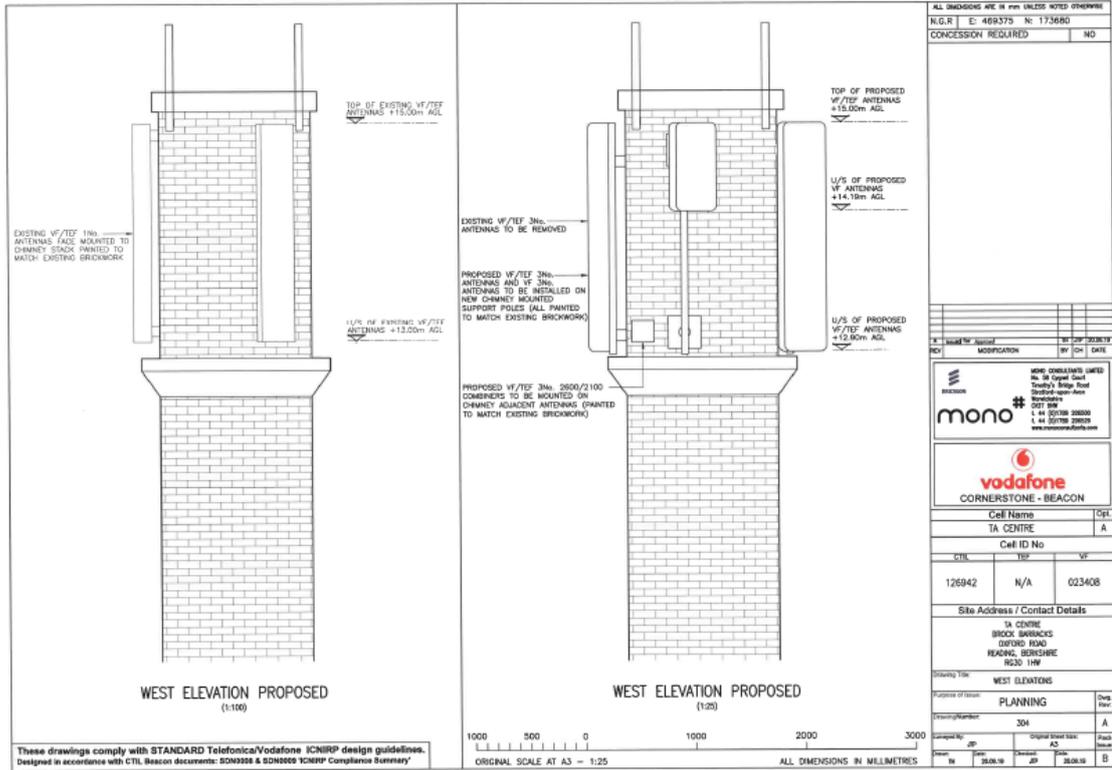
7. CONCLUSION

7.1 This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and national level planning policy. The recommendation for both the full planning and listed building consent applications are shown at the start of this report.

Case Officer: Connie Davis



Birds eye view of the antennas on the chimney (Existing and Proposed)



Existing and Proposed West Elevation