

READING BOROUGH COUNCIL: APPEAL DECISION REPORT

PLANNING APPLICATIONS COMMITTEE: 28 February 2024

Ward: Norcot

Appeal No: APP/E0345/W/23/3327397

Planning Ref: 230011/FUL

Site: Honey End Lane Street Works, Honey End Lane, Reading, RG30 4EY

Proposal: 5G telecoms installation: H3G 15m street pole and additional equipment cabinets.

Decision level: Delegated decision on 27 February 2023

Method: Written representations

Decision: Appeal Dismissed

Date Determined: 8 February 2024

Inspector: S Rawle BA(Hons) DipTP Solicitor

1. BACKGROUND

- 1.1 The appeal site related to a triangular parcel of highway land at the junction of Honey End Lane and Cockney Hill.
- 1.2 The application, subject of this appeal, was refused under delegated powers in February 2023 for two reasons. These, in summary, were that the design, height, bulk and siting of the mast and cabinets would harm the visual amenity of the area and the setting of Prospect Park which is a designated Registered Park and Garden and Local Green Space. Secondly the applicant had failed to demonstrate that no preferable alternative sites existed.

2 SUMMARY OF DECISION

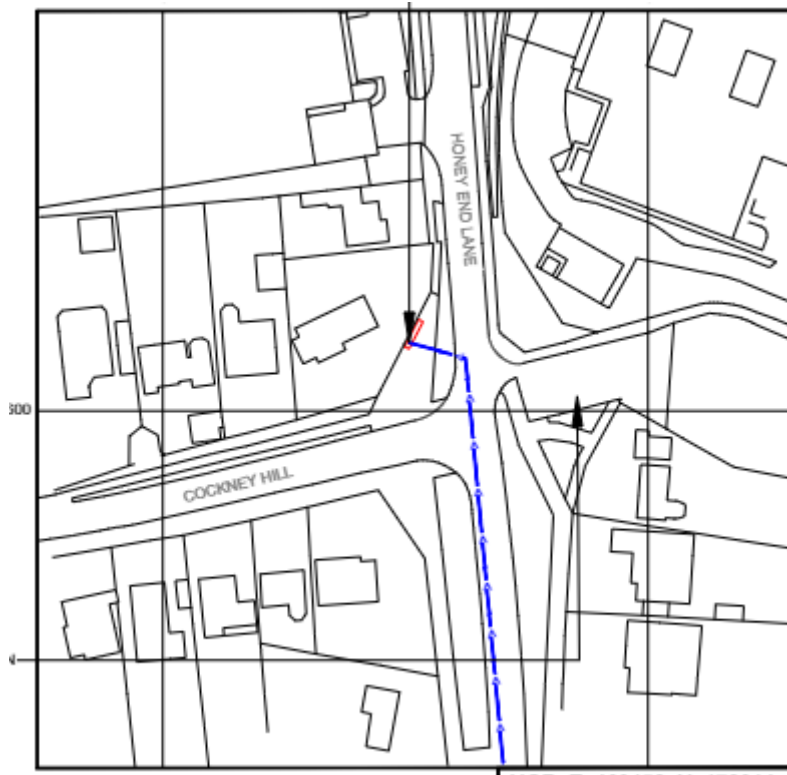
- 2.1 The Inspector disagreed that the proposal would harm the historic setting of Prospect Park as the historic context has been disrupted by modern development, including the nearby hospital buildings and car park. However the Inspector did find that the proposed 15m tall mast would protrude significantly above the adjacent bungalow as well as the other vertical features in the vicinity and that the open nature of the surroundings meant that there would be very little screening and the pole would be readily visible from many vantage points. It would stand out as an isolated and atypical feature and as such the Inspector found that it would be “an uncharacteristic and alien feature within the streetscene that would unacceptably harm the character and appearance of the area”. The Inspector was not convinced by the appellant’s assessment of alternative sites which was “... insufficiently compelling or robust to show that this is the only site on which the proposed development could be located”.

Head of Planning, Development & Regulatory Services Comment:

This decision is consistent with the majority of other appeal decisions in respect of similar telecoms equipment and is confirmation of the Council’s approach.

A summary of telecoms appeal decisions since February 2020 is attached below.

Case officer: Steve Vigar



Proposed Site Plan

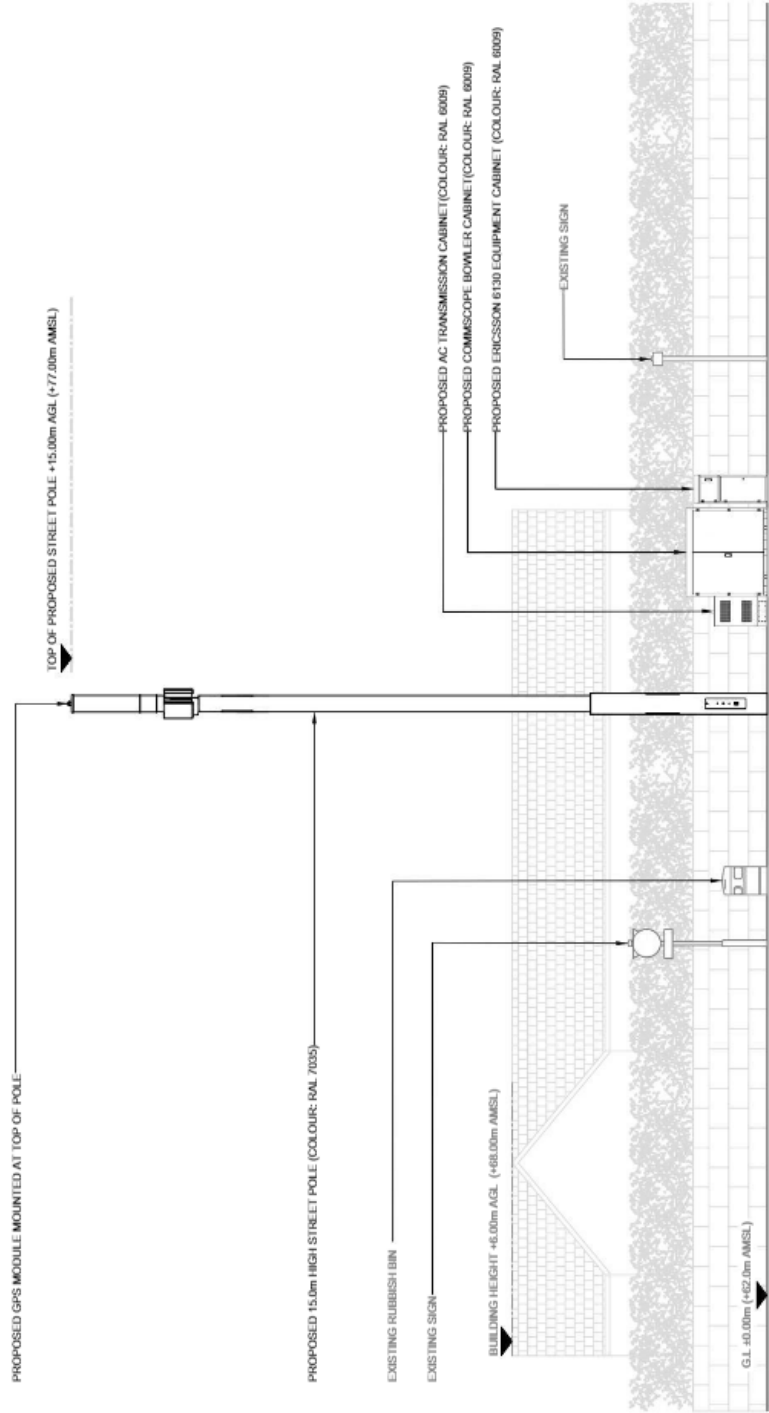


Site Photo

Rev	Description	Date
1	Issue for Planning	31/12/22

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.



REV	MODIFICATION	BY	CHK	DATE
1	Issue for Planning	RDG	RDG	31/12/22

CK Hutchison Networks (UK) Limited
 Green Park,
 450 Langmead Avenue,
 Haslemere,
 GU28 3HR

Design Consultant & Principal Contractor



Great British Communications
 1st Floor, Block 3, Level 3A,
 L 4, 20151, 600 1028
 www.gbcnetworks.co.uk

Site Name:	HONEY END LANE
SKN Number ID:	RDG14802
Address:	HONEY END LANE CHURCHEND READING BERKSHIRE RG30 4EY
File:	265 PROPOSED SITE ELEVATION

Proposed Elevation

<p>Ref. 191499 / TEL Officer Beatrice Malama Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Southcote Appeal ref: APP/E0345/W/21/3277469</p>	<p>Site: Highway Land at Bath Road, Reading</p>	<p>Description: Installation of a new 20m high Street Works Pole along with additional equipment cabinets and ancillary development</p>	<p>Appeal date: 3/2/2022 APPEAL DISMISSED</p>
<p>Ref. 211542 / TEL Officer Beatrice Malama Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Appeal ref: APP/E0345/W/22/3295590</p>	<p>Site: Pepper Lane, Reading</p>	<p>Description: Installation of 18m monopole and ancillary equipment</p>	<p>Appeal date: 17/06/2022 APPEAL DISMISSED</p>
<p>Ref. 211429 / TEL Officer Beatrice Malama Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Appeal ref: APP/E0345/W/21/3288114</p>	<p>Site: St Michaels Road Tilehurst</p>	<p>Description: 15.0m phase 8 monopole C/W wrapround cabinet at base and associated ancillary works.</p>	<p>Appeal date: 13/06/2022 APPEAL DISMISSED</p>
<p>Ref. 220587 / TEL Officer Beatrice Malama Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Appeal ref: APP/E0345/W/22/3305239</p>	<p>Site: St Peters Hill, Caversham, Reading</p>	<p>Description: Application for prior notification of proposed development by telecommunications code systems operators.</p>	<p>Appeal date: 01/12/2022 APPEAL DISMISSED</p>
<p>Ref. 220638 / TEL Officer Beatrice Malama Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Appeal ref: APP/E0345/W/22/3303138</p>	<p>Site: Grove Road, Emmer Green, Reading</p>	<p>Description: Application for prior notification of proposed development by telecommunications code systems operators.</p>	<p>Appeal date: 16/09/2022 APPEAL DISMISSED</p>
<p>Ref. 221368 / TEL Officer Beatrice Malama Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Church Appeal ref: APP/E0345/W/23/3315646</p>	<p>Site: Site At, Pepper Lane, Reading</p>	<p>Description: Proposed 15.0m Phase 9 slimline Monopole and associated ancillary works.</p>	<p>Appeal date: 21/06/2023 APPEAL ALLOWED</p>

<p>Ref. 221776 / TEL Officer Beatrice Malama Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Battle Appeal ref: APP/E0345/W/23/3318408</p>	<p>Site: Adjacent, 1 Bridgewater Close, Reading, RG30 1JT</p>	<p>Description: Application for proposed replacement of existing rooftop telecommunications equipment with telecommunications installation</p>	<p>Appeal date: 20/06/2023 APPEAL ALLOWED</p>
<p>Ref. 210597 / TEL Officer David Brett Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Battle Appeal ref: APP/E0345/W/21/3278229</p>	<p>Site: Site Adjacent, 287 Oxford Road, Reading, RG30 1AU</p>	<p>Description: Application for prior notification of proposed development by telecommunications code systems operators for the erection of a 15m monopole with ground-based cabinets and ancillary development.</p>	<p>Appeal date: 10/11/2021 APPEAL DISMISSED</p>
<p>Ref. 230071 / TEL Officer Nicola Taplin Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Appeal ref: APP/E0345/W/23/3319651</p>	<p>Site: Street Works, Caversham Park Road, Caversham, Reading</p>	<p>Description: Proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets</p>	<p>Appeal date: 11/07/2023 APPEAL DISMISSED</p>
<p>Ref. 230095 / TEL Officer Nicola Taplin Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Appeal ref: APP/E0345/W/23/3319656</p>	<p>Site: Junction of, Whitley Wood Road and Whitley Wood Lane, Reading</p>	<p>Description: Proposed 5G telecoms installation - H3G 15m street pole and additional equipment cabinets</p>	<p>Appeal date: 14/09/2023 APPEAL ALLOWED</p>
<p>Ref. 230011 / TEL Officer Mr Ryan Allen Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Norcot Appeal ref: APP/E0345/W/23/3327397</p>	<p>Site: Site to East of, 121 Cockney Hill, Tilehurst, Reading, RG30 4EY</p>	<p>Description: Application for prior notification of proposed installation of an H3G 15m street pole and three additional equipment cabinets by telecommunications code systems operators (amended)</p>	<p>Appeal date: 14/11/2023 APPEAL DISMISSED</p>

<p>Ref. 230313 / TEL Officer Mr Ryan Allen Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Appeal ref: APP/E0345/W/23/3327407</p>	<p>Site: Site at Junction of Henley Road and Donegal Close, Caversham, Reading</p>	<p>Description: Application for prior notification of proposed 5G telecoms installation, provision OF 15m tall telecommunications monopole mast with associated equipment cabinets</p>	<p>Appeal date: 14/11/2023 APPEAL DISMISSED</p>
<p>Ref. 230313 / TEL Officer Mr Ryan Allen Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Norcot Appeal Ref: APP/E0345/W/23/3327397</p>	<p>Site: Honey End Lane, RG30 4EY</p>	<p>Description: 5G telecoms installation: H3G 15m street pole and additional equipment cabinets</p>	<p>Appeal date: 8/2/2024 APPEAL DISMISSED</p>

13 Telecoms Appeals since February 2020
10 Dismissed (77%)
3 Allowed (23%)