

COMMITTEE REPORT

**BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 4th SEPTEMBER 2019**

Ward: Whitley

App No.: 190948/FUL

Address: Corner of Acre Road/A33 Terranova site, RG2 0SU

Proposal: Removal and replacement of the existing 17.5 metre high monopole and 3No. antennas with an upgraded 20 metre high lattice tower and 6No. upgraded antennas, the relocation of 1No. dish to be located on the new tower, the installation of 8No. equipment cabinets located at ground level in the compound, and ancillary development thereto.

Applicant: EE Uk Ltd

Date validated: 13 June 2019

8 week target decision date: 8 August 2019

Extension of time date: 13 September 2019

RECOMMENDATION

Grant Full Planning Permission

CONDITIONS TO INCLUDE

1. Full - time limit - three years
2. Standard approved plans condition
3. Existing monopole and equipment to be removed and site made good

INFORMATIVES TO INCLUDE

1. Standard positive and proactive informative.

1. INTRODUCTION

- 1.1 The site is a gated compound on the corner of A33 and Acre Road in an industrial area of Reading. To the west of the A33 lies Reading Gate Retail Park and the Madjeski Stadium, whilst to the east is the extensive industrial area of the Basingstoke Road Core Employment Area. The A33 is a key north/south arterial route into and out of the urban core of Reading from the M4 motorway and Basingstoke. This road carries significant amounts of traffic and dominates the immediate area with its dual carriageway, high amounts of traffic and is flanked either side large scale commercial buildings. The site does not fall within a Conservation Area and the site is not within the curtilage of a listed building.
- 1.2 This application is presented to this committee because the determination of planning applications for telecommunication masts is not delegated to officers.

2. PROPOSAL

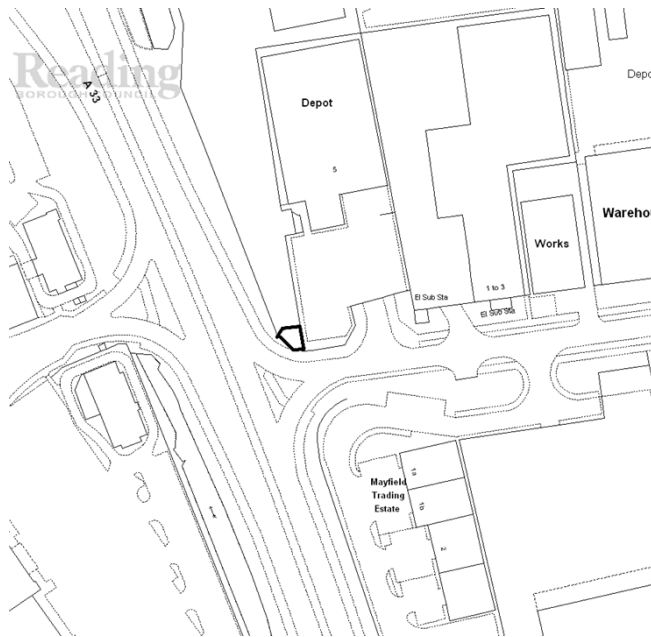
3.1 The existing 17.5 metre high Phase 5 monopole is unable to support the increased size of the antennas. It is necessary to increase the height of the apparatus as the upgraded antennas are larger and cannot sit at the existing height. A new 20 metre high lattice tower is proposed to hold the upgraded antennas at the required height. The 6No. antennas are required to provide 5G coverage to the area.

2.2 In support of the application the following was submitted:-

Drawings no. 1107576 - 002, 100, 150, 215, 265 - E

- Application forms
- Planning Statement (including design and access statement)
- ICNIRP certificate
- 5G and Future Technology document
- Connected Growth Manual - Digital Infrastructure document

2.3 The ICNIRP certificate submitted by the applicant confirms compliance with the International Commission on Non-ionizing Radiation (ICNIRP) guidelines.



Location plan

3. PLANNING HISTORY

150204 - The upgrade of an existing site, comprising of the swap out and relocation of the existing 16.7m monopole for a 17.5m monopole located 3 metres to the south west of the existing monopole, the removal of the existing MHA cabinet and installation of a pogona cabinet measuring 1230 x 400 x 1032mm at ground level, and associated development. Granted 30/4/15

4. CONSULTATIONS

4.1 Statutory:

None

4.2 Non-statutory:

- Transport Development Control - No objections to the increased height of the telecommunications mast.
- 4.3 Public consultation:
- Site notices were displayed and 5 Acre Road notified by letter. No representations received.

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) - among them the 'presumption in favour of sustainable development'.
- 5.2 Full Planning Permission has been applied for as the development exceeds permitted development rights under Class A, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 5.3 The following local and national planning policy and guidance is relevant to this application:
- 5.4 National Planning Policy Framework
Part 5 - Supporting high quality communications infrastructure
Part 7 - Requiring good design
- 5.5 Reading Borough Local Development Framework Core Strategy (2008, 2015)
CS7 (Design and the Public Realm)
- 5.6 Sites and Detailed Policies Document (2012, 2015)
SD1 (Presumption in Favour of Sustainable Development)
DM21 (Telecommunications Development)

6. APPRAISAL

- 6.1 Policy DM21 states that proposals for telecommunications development will be permitted provided that:
- They do not have an adverse impact on the visual amenity of the surrounding area;
 - The apparatus will be sited and designed so as to minimise its visual impact by the use of innovative design solutions such as lamp column 'swap-outs' or concealment/camouflage options; and
 - Alternative sites and site-sharing options have been fully investigated and it has been demonstrated that upgrading the existing site is the preferable option.

Impact on Visual Amenity

- 6.2 The proposal involves the removal of an existing 17.5 metre monopole and its replacement with a 20 metre high lattice tower with 6 antenna. It would have an appearance more similar to a pylon than a lamppost. This has been reduced from the 25 metre high structure originally proposed at pre-application stage. The proposal also includes replacing existing equipment cabinets and dish. The proposed lattice tower would be taller than the

existing structure and taller than surrounding streetlights and other highway structures.

- 6.3 However, the site is only visible from the adjacent busy commercial roads and the replacement tower and apparatus would be seen in this context - it is not in a visually-sensitive location. The increase in height compared to the existing mast is therefore not considered to be visually harmful.

Alternative Sites

- 6.4 The pre-application review confirmed that as the proposal is to secure an upgrade to the existing equipment the proposed location provided the optimum solution. The re-use of existing sites, such as that currently proposed, is in accordance with paragraph 43 of the NPPF and is within the spirit of Sites and Detailed Policies Document Policy DM21 which encourages the replacement of one structure with another to minimise visual impact. On this basis, and taking into account the lack of visual harm identified above, it is considered that an alternative site is not preferable for the proposed development.

Equalities impact assessment

- 6.6 In determining this application the Committee is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, gender, sexual orientation. 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. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Health considerations

- 6.7 Members will be aware that there is some public concern arising from 5G technologies and you are referred to the Minutes from the 17th July Planning Applications Committee, which record the response given by the Chair to a question asked on this matter. Public Health England's (PHE) webpage discusses exposure to the radio waves from mobile phone base stations, including those for 5G networks, via the following link:

<https://www.gov.uk/government/publications/mobile-phone-base-stations-radio-waves-and-health/mobile-phone-base-stations-radio-waves-and-health>

- 6.8 Health and safety legislation requires companies deploying and operating communication networks to carry out suitable and sufficient risk assessments, as well as to put in place measures to reduce the identified risks so far as reasonably practicable. In controlling risks arising from radio wave exposure, the Health and Safety Executive refer to compliance with the ICNIRP guidelines. Industry has committed to comply with the international guidelines and to provide certificates of compliance with planning applications for base stations. The applicant has provided an appropriate certificate of compliance so officers are satisfied in this regard.

7. CONCLUSION

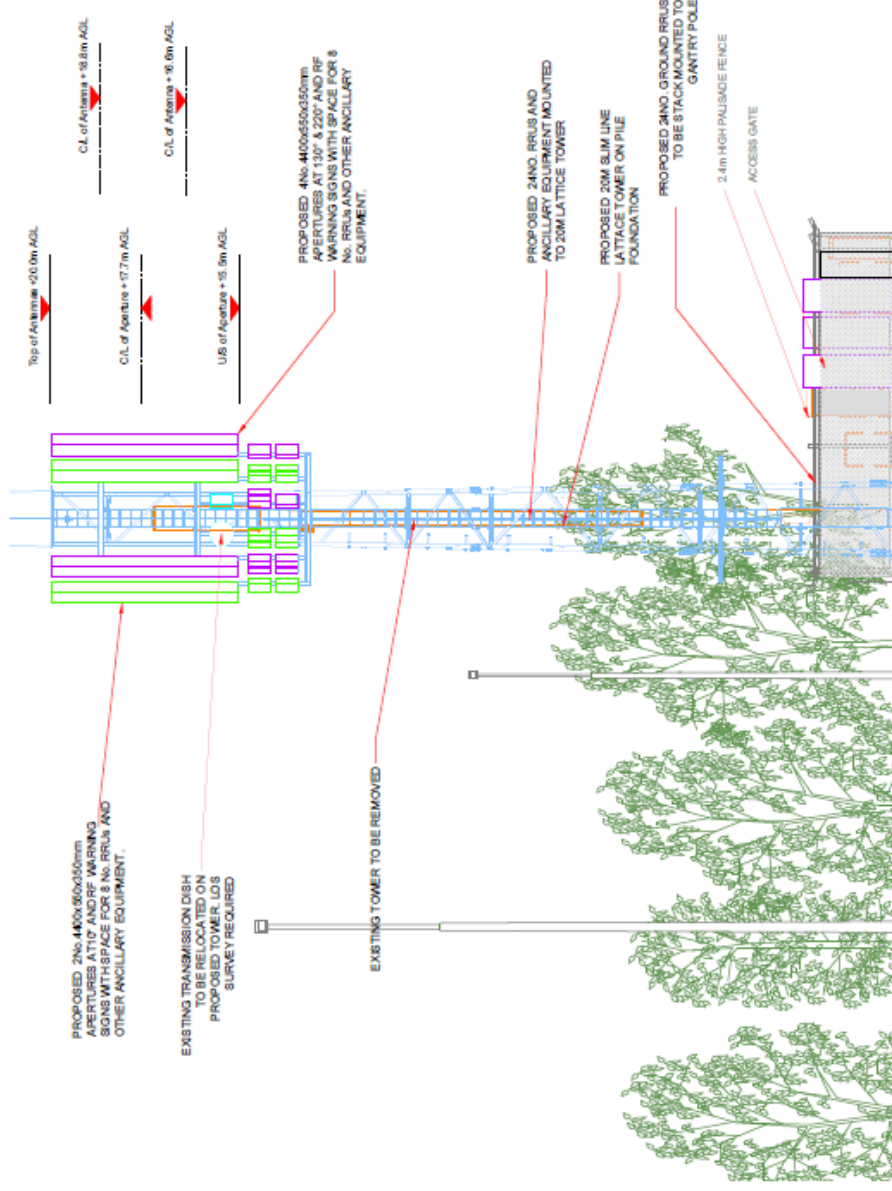
- 7.1 The proposal is considered to comply with Policy CS7 of the Core Strategy (2008, 2015), Policy DM21 of the Sites and Detailed Policies Document

(2012, 2015) and the National Planning Policy Framework as assessed above. It is therefore recommended that approval be granted, subject to suitable conditions.

Case Officer: Brian Conlon



View of site looking north.



MODE	MEAL	ATAP	Planning	E
MODE 1	MEAL 1	ATAP 1	Planning	E
MODE 2	MEAL 2	ATAP 2	Planning	E
MODE 3	MEAL 3	ATAP 3	Planning	E
MODE 4	MEAL 4	ATAP 4	Planning	E
MODE 5	MEAL 5	ATAP 5	Planning	E
MODE 6	MEAL 6	ATAP 6	Planning	E
MODE 7	MEAL 7	ATAP 7	Planning	E
MODE 8	MEAL 8	ATAP 8	Planning	E
MODE 9	MEAL 9	ATAP 9	Planning	E
MODE 10	MEAL 10	ATAP 10	Planning	E
MODE 11	MEAL 11	ATAP 11	Planning	E
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MODE 95	MEAL 95	ATAP 95	Planning	E
MODE 96	MEAL 96	ATAP 96	Planning	E
MODE 97	MEAL 97	ATAP 97	Planning	E
MODE 98	MEAL 98	ATAP 98	Planning	E
MODE 99	MEAL 99	ATAP 99	Planning	E
MODE 100	MEAL 100	ATAP 100	Planning	E



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Site Name:	TERRANOVA HOUSE		
Ward	1107576		
Address	BENNET ROAD READING RG2 0RJ		
Site	265 MAX CONFIGURATION ELEVATION		
Type	AT AP		
General Arrangement	GENERAL ARRANGEMENT		
Element	Height	Use Code	
25668	RG042	RG1433	
Number of units: 100	1107576_RG042_25668_RG1433_M005		E