

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.: 190788/FUL

Address: JUNCTION 11, SOUTH SIDE OF M4, READING, RG7 1NR

Proposal: Installation of a 20M monopole, supporting 6 No. antennas, 4 No. equipment cabinets, the removal of the existing 17.5M monopole and its 3 No. antennas and 4No. equipment cabinets and ancillary development.

Applicant: EE Uk Ltd

Date validated: 28 May 2019

8 week target decision date: 23 July 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

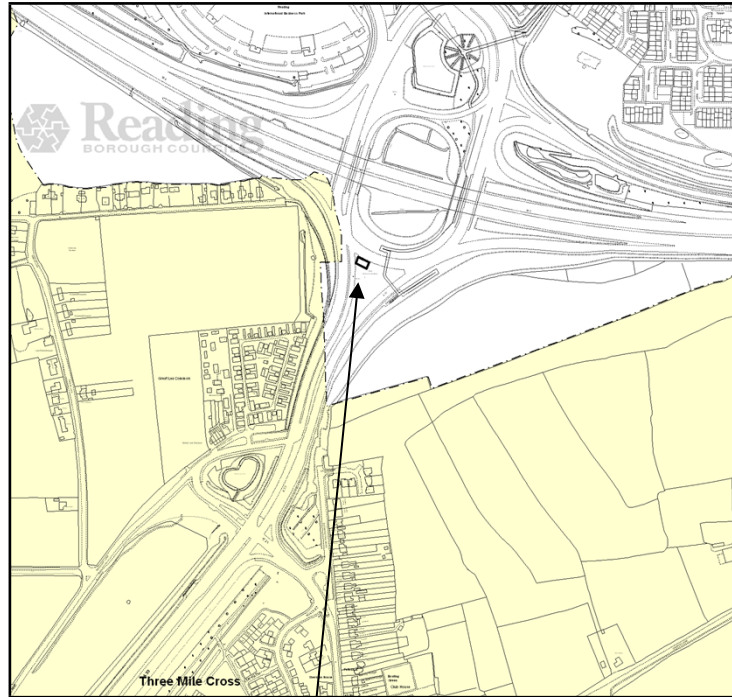
1. Standard positive and proactive informative.

1. INTRODUCTION

- 1.1 The site is located upon the grass verge at Junction 11, off the M4. Three Mile Cross Interchange lies adjacent, with Reading International Business Park some 314m to the North West and the M4 115m to the North. Worton Grange Industrial Estate is situated to the North West.
- 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

- 2.1 The proposed development is for a replacement mast sited immediately adjacent to an existing mast, which is to be removed.
- 2.2 The proposed works involve removal of the existing mast and associated cabinets and their replacement with a new mast and new shared cabinets close by.



Application site

- 2.3 The supporting statement submitted as part of the application explains that:

Section 5 of the NPPF sets out the Government's general overview regarding supporting high quality communications infrastructure, recognising that advanced, high quality communications infrastructure is essential for sustainable economic growth. The use of existing sites is considered to provide the optimum solution and accordingly the proposed site upgrade should be viewed positively. As such, no alternative locations were sought in this instance.

The proposed increase in height is the minimum capable of providing the technological improvements sought. It is imperative that support is given to the introduction of 5G technology as this will allow networks to be able to handle more data and connect more devices simultaneously at much faster speeds than is possible using the existing technology. This will enable places to remain competitive in and will support the Government's ambition for the UK to become a world leader in 5G technology.

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

002 - Location plan

100 - Existing site plan

150 - Existing elevations

215 Rev D - Proposed configuration

265 Rev D - Proposed Elevation

ICNIRP certificate

- 2.3 The applicant has demonstrated the site selection process as part of the application showing a sequential approach and reasoning for discounting

other existing sites in the nearby area which could also provide the required level of coverage.

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

3. PLANNING HISTORY

161217 - Installation of 17.5 metre high 'Phase 5' monopole telecommunications mast and ground level equipment cabinet, and associated development. Removal of existing 15 metre high monopole. Planning Approved - 12/09/2016

160640 - Replacement of 15m high monopole with new 15m high phase 4 monopole with shrouded antennas. Installation of 1 no. additional equipment cabinet. Planning Approved - 25/05/2016

150742 - Replacement of the existing 12m telecommunications monopole with a new 20m monopole. Installation of 1 no. new 300mm dish antenna & 1 no. equipment cabinet, and ancillary works. Planning Approved - 25/06/2015

4. CONSULTATIONS

4.1 Statutory:

- Wokingham Borough Council - No response received.

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 on the verge of the A33 - No representations were 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 metre monopole and its replacement with a 20 metre monopole with 6 antenna. The proposal includes replacing existing equipment cabinets. The proposed monopole would be significantly taller than the existing structure and taller than surrounding streetlights and other highway structures.

- 6.3 The mast would be visible from the adjacent road where it would appear as a prominent feature. It would also be capable of being viewed from residential areas but this would be from some distance away due to the large expanse of road system in-between. The mast would be seen primarily within the context of the large and visually dominant motorway junction and associated structures. The increase in height compared to the existing mast is not considered to be harmful within the context described above.

Alternative Sites

- 6.4 The pre-application review confirmed that full consideration has been given to alternative sites and existing masts in the vicinity. However, the proposed location and design were considered to provide the optimum solution in this instance. The proposed combined technical solution to upgrading the site is to be in the form of a replacement mast sited immediately adjacent to the existing mast, which is to be removed.

- 6.5 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 highway structure with another to minimise the 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 required 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.



View of site with masts and lampposts to the South of Three Mile Cross Interchange

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: Tom Hughes

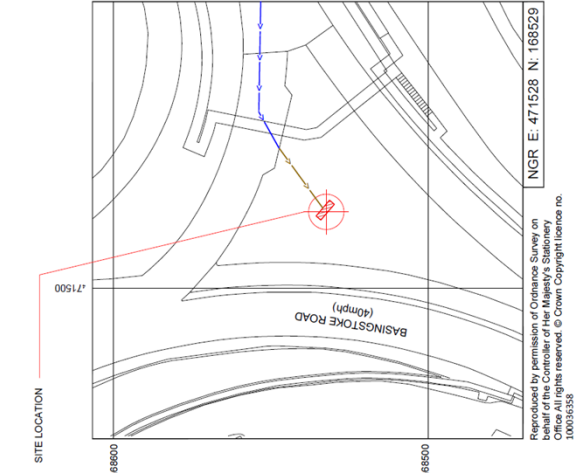
NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

DIRECTIONS TO SITE:

[illegible]

Site Name:	JUNC 11 STREETWORKS 2		
Site ID:	1107647		
Address:	JUNC 11 SOUTH SIDE OF M4 READING RG7 1NR		
Time	002 SITE LOCATION PLAN		
Project:	ATAP		
Purpose of Issue	GENERAL ARRANGEMENT		
EE Cor ID	1107647_Cor ID	RDG049A	3336 Cor ID
	25739	-	-
Master Drawing No	1107647_RDG049_25739_M004		
	D		

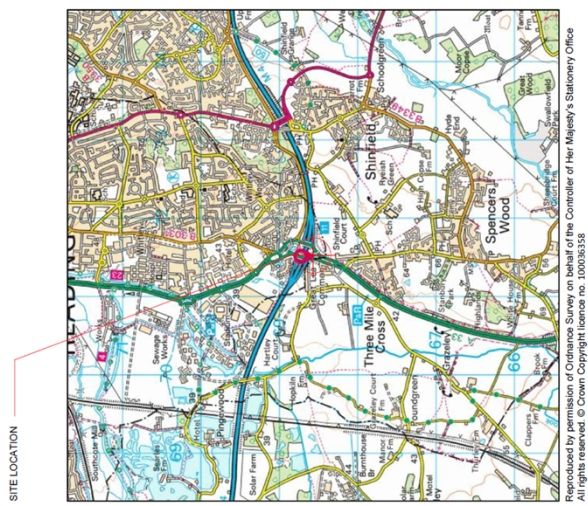


SITE LOCATION PLAN
SCALE 1:1250



GOOGLE MAPS QR CODE

GOOGLE MAP - <https://goo.gl/maps/SbxKdYYoDX22>
GOOGLE STREETVIEW - <https://goo.gl/maps/NwERos4BVk52>



SITE AREA PLAN
SCALE 1:50,000



SITE PHOTOGRAPH

Antenna	Height	Antenna	Height
A1	132'	A2	132'
B1	82'	B2	82'
C1	132'	C2	132'

TOP OF PROPOSED STRUCTURE +20.0m AGL
C/L PROPOSED AAU +19.95m AGL
U/S PROPOSED AAU +19.15m AGL

TOP PROPOSED ANTENNAS +18.65m AGL
C/L PROPOSED ANTENNAS +17.65m AGL
U/S PROPOSED ANTENNAS +16.65m AGL

PROPOSED RNO EE ANTENNA APERTURES INSTALLED ON PROPOSED STREETWORKS MONOPOLE

EXISTING DISH TO BE RELOCATED TO PROPOSED STREETWORKS MONOPOLE

PROPOSED HSI 20m HIGH STREETWORKS MONOPOLE AT NGR E.471531 N. 108526

Pedestrian Cross Over level +8.3m AGL

PROPOSED WILTSHIRE CABINET TO BE INSTALLED ON PROPOSED CONCRETE PLINTH
PROPOSED HUAWEI CABINET TO BE INSTALLED ON PROPOSED CONCRETE PLINTH
PROPOSED SHARED 3G CABINET TO BE INSTALLED ON PROPOSED CONCRETE PLINTH
PROPOSED SHARED M4 LINK AC CABINET TO BE INSTALLED ON PROPOSED CONCRETE PLINTH

PROPOSED CABINET FOUNDATION



PROPOSED ELEVATION
Scale 1:100

Structure	Height	Antenna	Height	Antenna	Height
M004	132'	MBNL	132'	ATAP	132'
M003	132'	MBNL	132'	ATAP	132'
M002	132'	MBNL	132'	ATAP	132'
M001	132'	MBNL	132'	ATAP	132'



Beacon Comms Ltd
Unit 10, The Mill, The Mill Lane, The Mill Lane, The Mill Lane, The Mill Lane



Site Name:	JUNC 11 STREETWORKS 2
Site ID:	1107647
Address:	JUNC 11 SOUTH SIDE OF M4 READING RG7 1NR
Time	265 MAX CONFIGURATION ELEVATION
Project:	ATAP
Purpose of Issue:	GENERAL ARRANGEMENT
EE Cat ID:	25739
MBNL Cat ID:	RDG049A
ATAP Cat ID:	-
Client Name:	1107647_RDG049_25739_M004
Issue:	D