

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11 November 2015

ITEM NO. 11

Ward: Battle

App No.: 151781/FUL

Address: Safe Store, Key House, Cow Lane, Reading

Proposal: Extension of existing 15m high lattice tower to 19.6m high tower, replacement of 3 no. existing antennas with 6 no. proposed antennas, re-location of 1 no. existing dish antenna of 600mm dia., installation of 3 no. dish antennas of 600mm dia., installation of 4 no. proposed cabinets plus minor ancillary apparatus.

Applicant: CTIL Limited UK

Date validated: 12 October 2015

Minor Application: 8 week target decision date: 7 December 2015

26 Week Date: 11 April 2016

RECOMMENDATION

Delegate to the Head of Planning, Development and Regulatory Services to **GRANT** Full Planning Permission, subject to no new substantive objections being received by 13 November 2015 and subject to the following conditions:

CONDITIONS TO INCLUDE

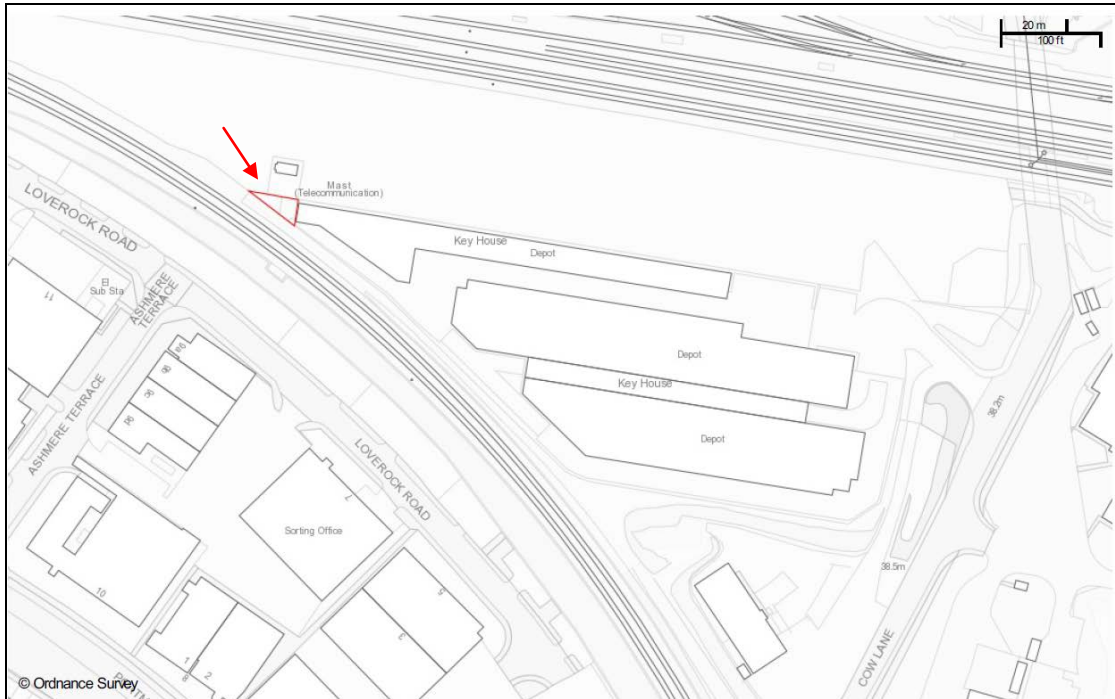
1. Full - time limit - three years
2. Standard approved plans condition

INFORMATIVES TO INCLUDE

1. Standard positive and proactive informative.

1. INTRODUCTION

- 1.1 The site is located at the western tip of a storage facility compound behind large storage buildings. The site is accessed from Cow Lane and sits within the triangle of land formed by the railway lines converging at Reading West junction. Industrial units on Loverock Road lie across the railway to the south.
- 1.2 The site is already occupied by a 15 metre high telecommunications mast with a lattice tower design. The application is required to be considered at Planning Applications Committee under section 12 of the scheme of delegation (full planning permission application for a telecommunication mast).



Site location - not to scale

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View northwards from Ashmere Terrace across Lloverock Road towards existing mast.

2. PROPOSAL

- 2.1 The proposal involves the extension of the existing 15 metre high lattice mast and associated cabinets, to form a 19.6 metre high lattice mast with new wider antenna arrangement and new ancillary cabinets.

- 2.2 The mast would support antennas for CTIL (Vodafone and Telephónica (O2)).
- 2.3 The supporting statement submitted with the application explains that there is a specific requirement for a radio base station upgrade at this location to provide the new 4G (fast internet) service together with improved 2G (voice and text) and 3G (internet) services. The higher mast is required to allow for improved coverage for both operators.
- 2.4 A declaration has been submitted by the applicant confirming compliance with the International Commission on Non-ionizing Radiation (ICNIRP) guidelines.
- 2.5 Planning permission is required because the combined width of the mast and any antenna support structures would exceed the that of the existing mast by more than one third and would therefore not be permitted development as set out in Class A.1(c)(ii) of Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2.6 Information submitted with the application:

100 Issue A - Site Location Maps
200 Issue A - Existing Site Plan
201 Issue A - Proposed Site Plan
300 Issue A - Existing Site Elevation A
301 Issue A - Proposed Site Elevation B#

Panoramic Survey Report

ICNIRP Certificate dated 2 October 2015

Planning Statement

3. PLANNING HISTORY

- 3.1 None available

4. CONSULTATIONS

Network Rail

- 4.1 Comments awaited - to be reported in an Update Report.

RBC Transport Development Control

- 4.2 Comments awaited - to be reported in an Update Report.

RBC Environmental Protection

- 4.3 Confirmed no objection.

Public consultation:

- 4.3 Notification letters were sent to neighbouring premises on Cow Lane and Loverock Road/Portman Road.
- 4.4 Site notices were displayed on Cow Lane at the entrance to the Safe Store site and Loverock Road opposite the junction with Ashmere Terrace.
- 4.5 No representations have been received to date.
- 4.6 The deadline for comments is 13 November. The recommendation is therefore worded to allow for this.

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 The following local and national planning policy and guidance is relevant to this application:

5.3 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 (Altered 2015)

CS7 (Design and the Public Realm)

5.6 Sites and Detailed Policies Document 2012 (Altered 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 no preferable alternative sites are potentially available which would result in a development that would be less visually intrusive.

Impact on Visual Amenity

6.2 The proposal involves the alteration of the existing 15 metre tall mast and its replacement with 19.6 metre mast. It is acknowledged that the proposed mast would be significantly taller than the existing structure and taller than other structures on the adjacent railway.

6.3 However, although the mast would be large, the main views would be from Cow Lane and Loverock Road where it would be seen primarily within the context of the extensive and visually dominant railway infrastructure. It is also set within a large area of industrial and storage buildings on Portman Road and Loverock Road and which also extends to the north across the railway on Cardiff Road and Richfield Avenue. It is therefore considered that the site is not in a visually sensitive location. The increase in height compared to the existing and adjacent masts would increase its obtrusiveness, but this is not considered to be visually harmful within the context described above. The proposal would therefore comply with Policies DM21 and CS7 in terms of its visual appearance.

Alternative Sites

6.4 The re-use of existing sites, such as that currently proposed, is in accordance with paragraph 43 of the NPPF. Policy DM21 also seeks to minimise the number of structures in order to minimise visual clutter. On this basis, and taking into account the lack of visual harm identified above, it is considered that the site remains a suitable site for telecommunications equipment and an alternative site is not required for the proposed development.

Equalities impact assessment

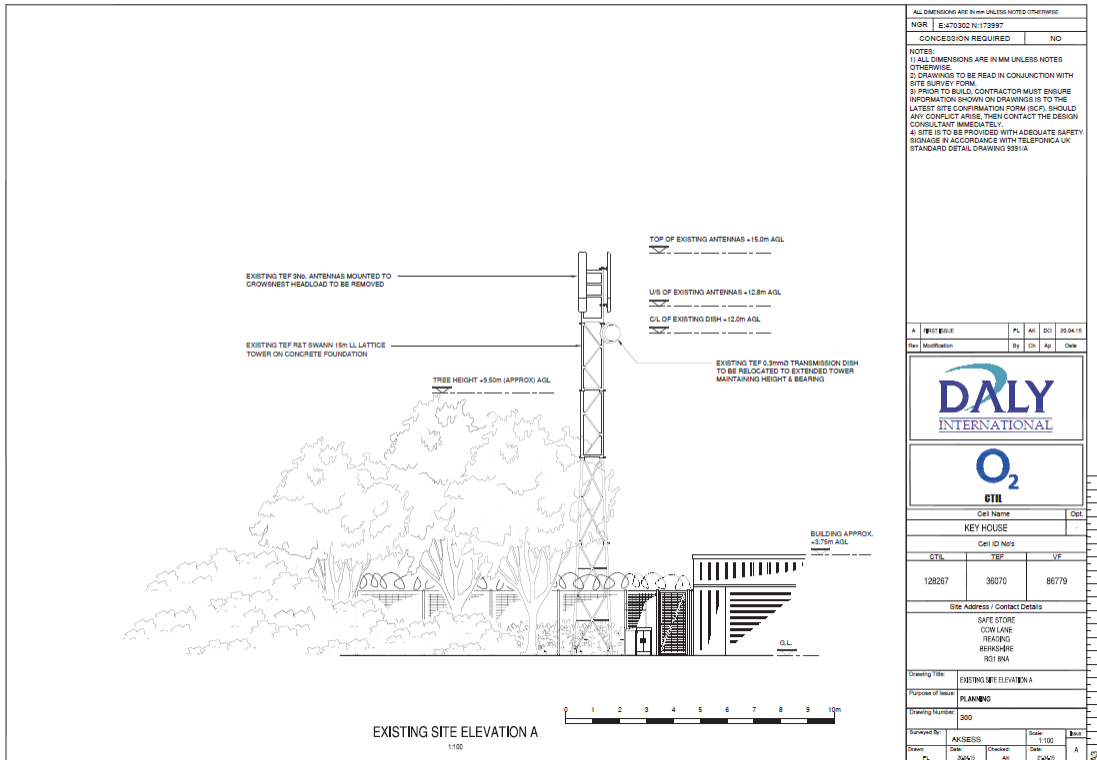
6.5 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, gender, 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.

7. CONCLUSION

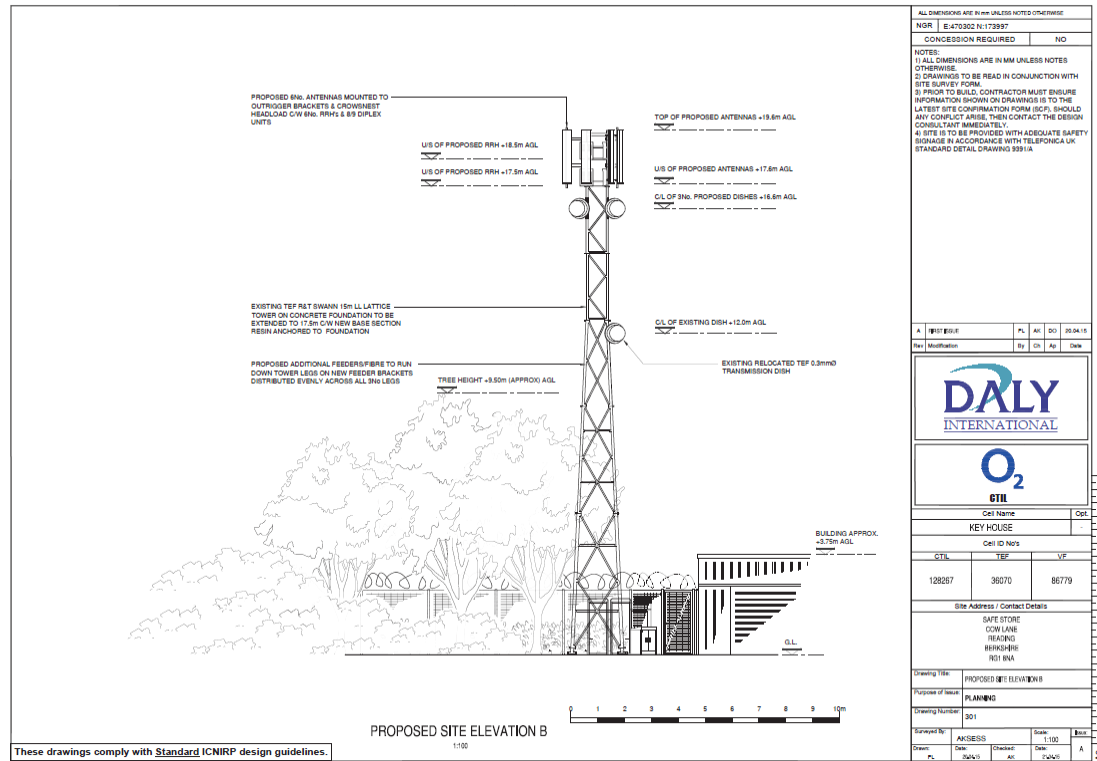
- 7.1 The proposal is considered to be acceptable on the basis of the above assessment. It is therefore recommended that approval be granted, subject to suitable conditions and subject to any further representations received during the statutory consultation period.

Case Officer: Steve Vigar



Existing Elevation

ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE			
NGR E:470302 N:173957			
CONCESSION REQUIRED		NO	
NOTES:			
1) ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.			
2) DRAWINGS TO BE READ IN CONJUNCTION WITH SITE SURVEY FORM.			
3) PRIOR TO BUILD, CONTRACTOR MUST OBTAIN INFORMATION SHOWN ON DRAWINGS IS TO THE LATEST SITE CONFIRMATION FORM (SCF). SHOULD ANY CONFLICT ARISE, THEN CONTACT THE DESIGN CONSULTANT IMMEDIATELY.			
4) SITE IS TO BE PROVIDED WITH ADEQUATE SAFETY SIGNAGE IN ACCORDANCE WITH TELEFONICA UK STANDARD DETAIL DRAWING 9931A.			
A	1	1	1
Rev	Modification	By	Chk
DALY INTERNATIONAL			
O₂			
CTL			
Cell Name		Opt	
KEY HOUSE			
Cell ID Nos		VF	
CTL	TEP	VF	
128267	36070	86779	
Site Address / Contact Details			
SAFE STORE COW LANE READING BERKSHIRE RG1 8NA			
Drawing Title: EXISTING SITE ELEVATION A			
Purpose of Issue: PLANNING			
Drawing Number: 300			
Schedule No: AKSESS			
Drawn	By	Checked	By
P.	RDW/S	AC	CPW/S
Scale: 1:100	Sheet: 1	Block: A	



Proposed Elevation

ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE			
NGR E:470302 N:173957			
CONCESSION REQUIRED		NO	
NOTES:			
1) ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.			
2) DRAWINGS TO BE READ IN CONJUNCTION WITH SITE SURVEY FORM.			
3) PRIOR TO BUILD, CONTRACTOR MUST OBTAIN INFORMATION SHOWN ON DRAWINGS IS TO THE LATEST SITE CONFIRMATION FORM (SCF). SHOULD ANY CONFLICT ARISE, THEN CONTACT THE DESIGN CONSULTANT IMMEDIATELY.			
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KEY HOUSE			
Cell ID Nos		VF	
CTL	TEP	VF	
128267	36070	86779	
Site Address / Contact Details			
SAFE STORE COW LANE READING BERKSHIRE RG1 8NA			
Drawing Title: PROPOSED SITE ELEVATION B			
Purpose of Issue: PLANNING			
Drawing Number: 301			
Schedule No: AKSESS			
Drawn	By	Checked	By
P.	RDW/S	AC	CPW/S
Scale: 1:100	Sheet: 1	Block: A	



View westwards from Cow Lane



View from Loverock Road