

Hurst Village Society

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31st March 2023

E-Mail to: east1@planninginspectorate.gov.uk

For the attention of the assigned Planning Inspector

Local Planning Authority Ref.No: 222846

Appeal Ref: APP/X0360/W/22/3311026

Dear Sir/Madam,

Re; Land Adjacent to Elephant and Castle Public House, Broadwater Lane, Hurst, RG10 0EH. Prior Approval Submission for the Proposed Erection of a 15m. Telecommunications Mast and Cabinet plus 3 Additional Cabinets and 10 number Paving Slabs.

Thank you for the opportunity to submit Hurst Village Society's (HVS) comments in relation to this Appeal. In so doing we would draw your attention to our objections made at the time of the original planning application which was refused by Wokingham Borough Council, and whilst we understand these should automatically have been brought to your attention, nevertheless we have attached our letter dated 3rd October 2022 for ease of reference.

For the avoidance of doubt, HVS is maintaining its strong objection to this proposal and is concerned that the applicant in the planning application Ref No: 222846 and now in the current Appeal material submitted, has made little or no attempt, other than to reduce the height of the mast from 18m to 15m, to address the reasons for refusal by the Planning Authority and also by the Planning Inspector in dismissing

the previous Appeal (APP/X0360/W/21/3279867), which no doubt you will have regard to in your deliberations in relation to this latest Appeal.

The Society believes that the reduction in the height of the proposed mast will have no effect on negating the visual detriment of the surrounding area and most definitely would result in demonstrable harm to the character, in particular to the immediate area, but also to the wider area too. The detail included in the application in seeking to show how it accords with both Local and National Planning Policy is factually inaccurate.

It is essential that an applicant provides reasons why a selected site is in fact more beneficial and suitable than any other sites that were considered, in addition to a robust justification as to why a particular site has been selected. Despite the comments of the previous Planning Inspector in his decision letter; "I am therefore not satisfied that alternatives have been adequately addressed", the applicant has still made no effort to address this issue.

HVS would wish to fully endorse the submission to this Appeal made by Mark and Claire Campbell and in particular would draw your attention to the photographic evidence they have submitted which is far more powerful in making the case as to why this Appeal should be dismissed than any words.

Hurst Village Society hopes that these comments are helpful to you in considering this matter and would respectfully request that you dismiss the Appeal.

Yours faithfully,

John Osborne, on behalf of The Hurst Village Society