



Email to: [Development.control@wokingham.gov.uk](mailto:Development.control@wokingham.gov.uk)

For the attention of the Case Officer – Development Control, Wokingham Borough Council

**RE: Application 211667 Prior Approval Submission for the Installation of an 18.0m Phase 8 Monopole C/W Wraparound Cabinet at base and Associated Ancillary Works**

Thank you for the opportunity to comment on the above application. In so doing I wish to make it clear that I am not qualified to question or otherwise the technical justification or indeed the need for the service as detailed by the applicant and that the application has been considered on planning grounds only.

However I would wish to state that Hurst Village Society (HVS) objects to the proposed erection of an 18 metre high 5G mast and accompanying cabinets on the grass verge beside the A231, at the rear of the Elephant and Castle Public House. HVS therefore requests that Wokingham District Council, acting in its role as the Local Planning Authority, formally refuses the Prior Approval Submission

The Application is flawed in many respects, and this the Society would suggest, is either as a result of gross negligence or shows a total disregard for the planning process and the proper examination of the proposals both by formally publicly elected bodies and interested individuals within the local community. In this respect the Society would wish to endorse the comments made by the Chairman of Hurst Parish Council when they considered the application in their role as a statutory consultee.

Examples of the inaccurate information included in the application are as follows;

“The site selection process has also been influenced by the numerous vertical elements of street furniture distributed around the vicinity of the site including street lighting columns “ There are of course no such lighting columns in the vicinity of the site or indeed most of Hurst.

The applicant suggests that in their choice of design they have had regard to the National Planning Policy Framework guidelines on using high quality communications infrastructure.....”The proposed design has been selected to minimise visual impact upon the street scene by integrating with the existing street furniture, having similar vertical lines and overall appearance to the numerous street lighting columns in this area”. This is simply not true, and In this respect HVS fully supports the comments of other individual objectors who have highlighted similar inaccuracies in the application..

“The site benefits from screening in all directions...” As the applicant’s own photograph, included as part of the application shows, this is simply not the case; it is on a grass verge adjacent to the A321 and is only screened on one side – by two residential properties.

“There are no residential properties in the immediate vicinity” - The site is actually immediately adjacent to two residential properties.

The proposed site is immediately behind the beer garden and children’s playground which form part of The Elephant and Castle PH which is one of the most popular social hubs within the local community. HVS is of the opinion that this is another reason why this represents a very poor site selection and why the application should be refused.

The applicant has stated that “... the site has a limited impact on the locality and general visual amenity” and that “The overall impact of the installation on the environment is limited” such statements are categorically refuted

and rejected by HVS who would refer the case officer to the photographs supplied by the applicant in support of our view.

HVS believe these are valid material planning considerations which would support the refusal of this prior approval submission.

Indeed such is the apparent lack of attention to detail within the application as shown by our comments and also by other objectors ,that, even if the Council was minded to grant permission, it might question the integrity and capability of the applicant to properly provide such a sensitive and important service to the local community into the future.

Hurst Village Society hopes that these comments are helpful to WBC in their role as Planning Authority in considering this application

John Osborne on behalf of Hurst Village Society