



Delegated Report

Telecommunication Works Application

Planning Application No: 20230211

Location: May Avenue Industrial Estate May Avenue Northfleet Gravesend

Description: Proposed removal of 1no. cabinets to be replaced with 2no. cabinets as well as development ancillary reworks thereto.

Applicant: Owen Church, Beacon Comms

Submitted Documents/Plans

Covering Letter - dated 14/02/2023;
Existing and Proposed Drawing with Site Photos - dated 06/02/2023.

Relevant Planning History

No relevant planning history.

Site Description

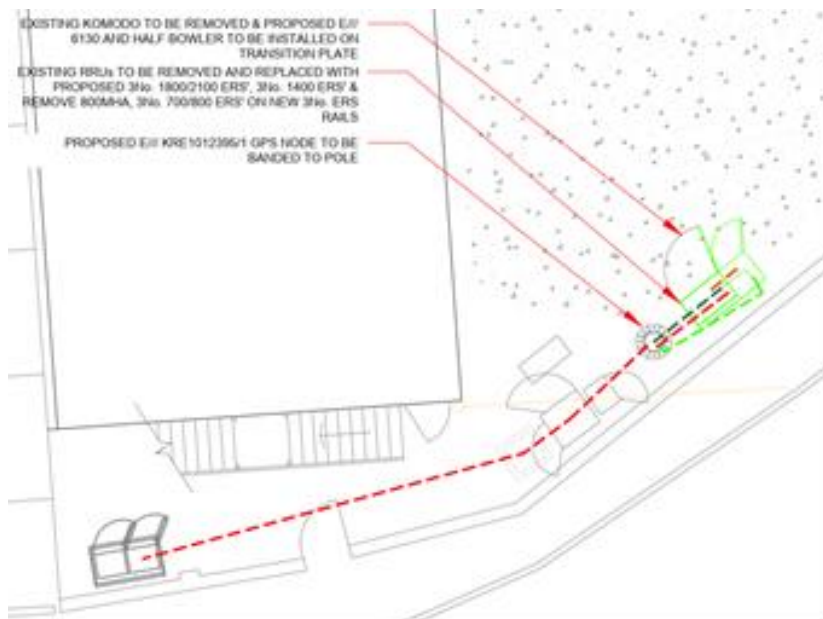
The application site is located within the urban area of Northfleet within an existing industrial estate. The existing mono pole and ancillary cabinets sit within the site boundary of Unit 1, May Avenue Industrial Estate and not located along the public footpath.





Proposed Development

This is a 28day notice application is for the removal of 1no. cabinet to be replaced with 2no. cabinets and ancillary works, at R B Hammond, May West Industrial Estate, May Avenue, Gravesend, DA11 8RU.



Officer's Analysis

Development has been submitted under the terms of the Schedule 2, Part 16, Class of the Town and Country Planning (General Permitted Development) Order 2015 (as amended.). It is not an application for planning permission. Therefore, development is permitted under the Class A for:

'Development by or on behalf of an electronic communications code operator for the purpose of the operator's electronic communications network in, on, over or under land controlled by that operator in accordance with the electronic Communications code, consisting of (a) the installation, alterations or replacement of any electronic communications apparatus.'

Paragraph A1.1 requires all apparatus should not exceed 15 metres A1.1(a) and should not exceed 30 metres above ground level on unprotected land.

Paragraph A.2.1(b)(i) and (iii) requires the siting and appearance of any mast or supporting apparatus which does not require prior approval under paragraph A.2(3) are such that the visual impact of the development on the surrounding area is minimised, so far as practicable.

Paragraph 4.2.4 of the 'Cabinet Siting and Mast Siting Code of Practice 2016' states:

"To minimise the visual impact, the cabinet should not be sited in a prominent position at a junction or on a bend of the public maintainable highway. Other prominent locations on grass verges or grassed amenity areas should be avoided unless there is a technical justification not to do so. Cabinets must not obstruct any existing means of entering or leaving land. Additional care is to be taken when siting cabinets in Conservation Areas and/or World Heritage Sites. For particularly sensitive parts of Conservation Areas and World Heritage Sites, identified in dialogue with the local planning authority, and where there is no alternative to siting a cabinet in a location deemed unacceptable by the local planning authority, then consideration should be given to using underground watertight cabinets"

The proposed development is for the removal of 1no. cabinet to be replaced with 2no. cabinets and ancillary works. The existing mono pole would remain and the replacement cabinets would be in a similar location to the existing and would sit behind the boundary wall of Unit 1 and would be of a standard design. Moreover, the proposed development would not trigger the need for a prior approval assessment under paragraph A.2 (conditions). However, the Local Planning Authority must determine whether the siting and appearance of the development is acceptable under A.2 (1) (a) and whether they wish to determine whether the prior approval of these matters is required.

The installation of 2no. equipment cabinets in this location is considered acceptable. The siting is obscured by the existing boundary wall of Unit 1, May Industrial Estate and there will be no detrimental impact on the character or appearance of the street scene.

Conclusion

The proposed development is considered to comply with the parameters set out in Schedule 2, Part 16, Class A(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation

Approval

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:	A Grout	Signed:	
Dated:	7 th March 2023	Dated:	07 March 2023