



Delegated Report

Telecommunication Works Application

Application No:	20230388
Location:	Communication Station, 76 Vale Road, Northfleet, DA11 8DA
Description:	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of Intention to upgrade Base Station.
Applicant:	Mr Craig Horn, Maxema Ltd

Submitted Documents/Plans

- Drawing No: 100 (Site Location Map)
- Drawing No: 301 (Proposed Site Elevation)
- Drawing No: 201 (Proposed Site Plan)
- Drawing No: 200 (Existing Site Plan)
- Drawing No: 300 (Existing Site Elevation)

Relevant Planning History

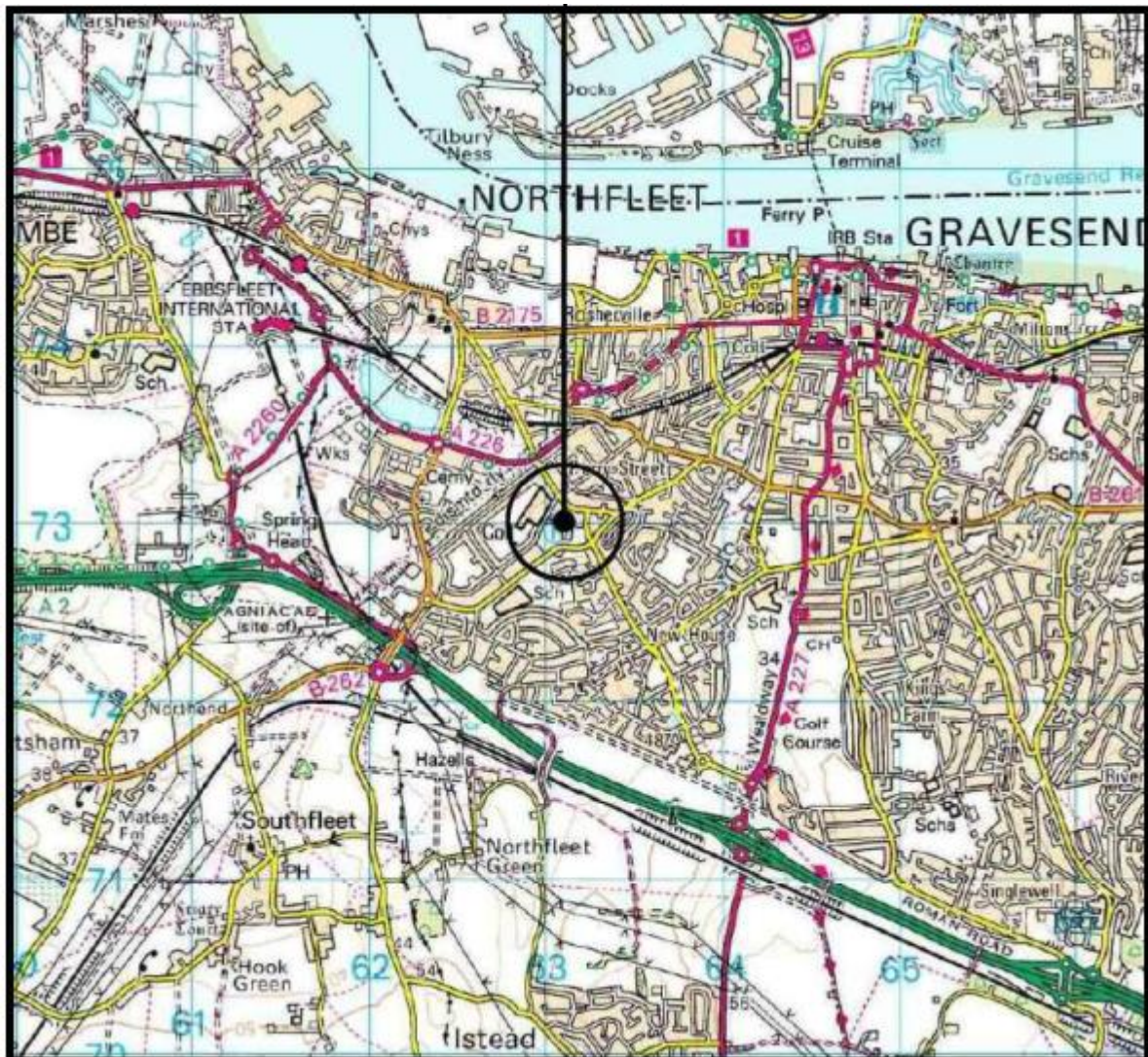
Reference	Description	Outcome	Decision Date
20020728	Application for determination pursuant to Part 24 Class A of the Town and Country Planning (General Permitted Development) Order 1995 as to whether prior approval is required for a replacement 15m high non-standard monopole mast with 6 no. antennae and 2 no. microwave dishes.	ATEL	11.10.2002

Site Description

The application site is located within the urban area of Northfleet and is next to an industrial estate.

Proposed Development

The works required to the site include: The replacement of the existing 17.5m monopole with a new 22.5m monopole with headframe accommodating 9no. antennas, 2no. microwave dishes and RRU's, the installation of the equipment within the existing equipment cabin, along with ancillary works



Analysis

The alteration of a monopole could be permitted development under Schedule 2, Part 16, Class A(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), specifically paragraph A.1 (1). This paragraph states that an altered monopole would not be permitted if:

In the case of the alteration or replacement of a mast, the height of the mast, excluding any antenna, would when altered or replaced exceed the greater of the height of the existing mast or a height of—

(i) 30 metres above ground level on unprotected land; or

(ii) 25 metres above ground level on article 2(3) land or land which is on a highway; or

(e) in the case of the alteration or replacement of a mast—

(i) the mast is on any land which is, or is within, a site of special scientific interest; and

(ii) the mast would, when altered or replaced, exceed the original width of the mast by more than one third.]

The site is not located on a highway.

~~(a) in the case of the alteration or replacement of a mast, the mast, excluding any antenna, would when altered or replaced—~~
~~(i) exceed the greater of the height of the existing mast or a height of—~~

~~(aa) 25 metres above ground level on unprotected land; or~~

~~(bb) 20 metres above ground level on article 2(3) land or land which is on a highway; or~~

~~(ii) together with any antenna support structures on the mast, exceed the width of the existing mast and any antenna support structures on it by more than one third, at any given height~~

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 alteration and subsequent increase in height to the existing monopole in this location is considered acceptable. The application site is adjacent to an industrial estate and next to a leisure centre and so there would not be any significant detriment to the character of the area.



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).

Case Officer:	Mrs Sharon Sahota	Team Leader:	
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Signed:		Signed:	
Dated:	26 th April 2023	Dated:	