



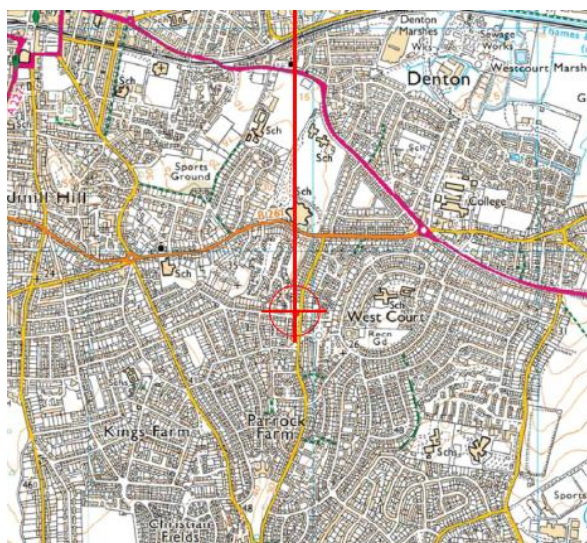
Delegated Report

Telecommunication Works Application

Application No:	20251034
Location:	Communication Station The Parade, Valley Drive, Gravesend, Kent, DA12 5RT
Description:	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of upgrade of existing telecommunications base station.
Applicant:	WHP Telecoms Ltd

Site Description

The application site is located on the western side of Valley Drive, adjacent to the Parade.



Submitted Documents/Plans

- Covering Letter by WHP Telecoms Ltd (dated 10 October 2025);
- Drawing no. 002 – Site Location Plan;
- Drawing no. 100 – Existing Site Plan;
- Drawing no. 150 – Proposed Site Plan;
- Drawing no. 200 – Existing Site Elevation;
- Drawing no. 250 – Proposed Site Elevation.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210048	Determination as to whether prior approval is required for the installation of a new 20.0m column supporting 6 no antennas, together with ground-based equipment cabinets and ancillary development thereto.		11.03.2021
20150704	Replacement of the existing 10 metre high Phase 3 monopole for a 10 metre high Phase 4 monopole with wrap around diplexor cabinet at base, installation of a Pogona cabinet measuring 1230 x 400 x 1032mm located at ground level, and associated development.	Permitted	10.09.2015
20040607	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 9.7 metre high slim monopole with three antennae, one 0.3 metre diameter microwave dish, radio equipment housing and ancillary development.	Telecomm - Prior Approval not required	18.08.2004

Proposed Development

This application proposes the removal and replacement of 3no. antennas, internal cabinet works and ancillary development.

Relevant Definitions

The communications Act 2003 interprets the following terms as laid out below:

Apparatus

includes any equipment, machinery or device and any wire or cable and the casing or coating for any wire or cable;

Electronic Communication Apparatus

- (a) *apparatus designed or adapted for use in connection with the provision of an electronic communications network,*
- (b) *apparatus designed or adapted for a use which consists of or includes the sending or receiving of communications or other signals that are transmitted by means of an electronic communications network,*
- (c) *lines, and*

- (d) *other structures or things designed or adapted for use in connection with the provision of an electronic communications network.*

Officer's Analysis

Whether prior approval is required for the works would be assessed under the legislation within The Town and Country Planning (General Permitted Development) (England) Order 2015. Part 16, Schedule 2 of details the requirements for Communications. Class A specifically addresses electronic communications code operators, which is applicable to this case. The requirements specific to this case are laid out in the table(s) below:

Class A - electronic communication code operates

The development has been submitted under the terms of the Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended.). It is not an application for planning permission. Development is permitted under 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 or in accordance with the electronic communications code, consisting of -

- (a) *The installation, alteration or replacement of any electronic communications apparatus,*
- (b) *The use of land in an emergency for a period not exceeding 18 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for the purposes of that use, or*
- (c) *Development ancillary to radio equipment housing.*

Paragraph A.1 (1) (a) requires that for permitted development to apply for ground-based apparatus all electronic communication apparatus should not exceed a height of 15 above ground level. There is a limit of 30 metres above ground level on unprotected land for the installation of a mast (excluding antenna) under Paragraph A.1 (1) (c), a mast being interpreted as a radio mast or radio tower (paragraph A.4).

Under paragraph A.1 (7) there is a limitation on the ground base area of 1.5m² for masts, antenna or radio equipment housing.

Condition A.2 (3) (c) indicates that development on unprotected land that consists of the installation of a mast (of any size) is subject to a requirement for prior approval under paragraph A.3.

Under paragraph A.3 (4) there is a requirement that a determination should be sought as to whether prior approval of the Local Planning Authority is required as to the siting and appearance of the development.

Under paragraph A.3 (7) the Local Planning Authority must take into account any representations as a result of consultations or notices.

It is acknowledged that the development as proposed would fall within the permitted development provisions under Class A of Part 16 of the GPDO in meeting the height limitations on unprotected land and ground base area limitations.

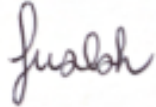
Assessment

The proposed development would not trigger the need for a prior approval assessment under paragraph A.2 (conditions) and the proposed works to the site are considered acceptable, as the development will not

significantly alter the siting of the area and the impact on character is minimized.

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:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	30 th October 2025	Dated:	30 October 2025