

Delegated Report

Telecommunication Works Application

Planning Application No: 20251192

Location: Opposite 126 Wrotham Road Gravesend Kent DA11 7LF

Description: The Electronic Communications Code (Conditions and restrictions) Regulations 2017 (as amended) - Regulation 5 Notice of intention to install above-ground cabinets.

Applicant: Virgin Media/O2

Submitted Documents/Plans

Consultation Email
Consultation Letter (Updated to be coloured green)

Superseded Documents:

~~Consultation Letter~~

Relevant Planning History

No relevant planning history

Proposed Development

This application proposes to; install 2no. cabinets.

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.*

Class A – electronic communications code operators

Part 16, Class A of the GPDO, provides legislation which covers the following types of development within the electronic communication type:

A.1 (1) Ground Based apparatus

A.1 (2) Building-based apparatus other than small antenna and small cell systems

A.1 (3) Apparatus on Masts

A.1 (4) Antennas and supporting structures installed, replaced or altered on article 2(3) land or land which is a site of special scientific interest

A.1 (5) Electronic communications apparatus installed, replaced or altered on a dwellinghouse

A.1 (6) Small antennas installed, replaced or altered on a building which is not a dwellinghouse

A.1 (7) Ground or Base Area

A.1 (8) Driver Information Systems

A.1 (9) Radio Equipment Housing

A.1 (10) Public Call Box

This application is not covered by article 2(3) land. The sections of legislation which would most appropriately cover this proposal would be A.1 (1) Ground Based apparatus and A.1 (7) Ground or Base Area and A.1 (9) Radio Equipment Housing.

A.1(1) Development not permitted: ground-based apparatus

Section of Legislation	Requirement	(Y/N)
A.1 (1)	Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than on a building) is not permitted by Class A(a) if—	(see assessment below)
(a)	in the case of the installation of electronic communications apparatus (other than a mast), the apparatus, excluding any antenna, would exceed a height of 15 metres above ground level;	N/A Less than 15 metres high.
(b)	in the case of the alteration or replacement of electronic communications apparatus (other than a mast) that is already installed, the apparatus, excluding any antenna, would when altered or replaced exceed the height of the existing apparatus or a height of 15 metres above ground level, whichever is the greater;	N/A Not alteration or replacement.
(c)	in the case of the installation of a mast, the mast, excluding any antenna, would exceed 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;	N/A Not a mast
(d)	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;	N/A Not a mast

	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.	N Not a mast

A.1 (7) Development Not Permitted: Ground or Base Area

Section of Legislation	Requirement	(Y/N)
A.1 (7)	Development consisting of the installation, alteration or replacement of any electronic communications apparatus other than— (a)a mast; (b)an antenna; (c). (d)any apparatus which does not project above the level of the surface of the ground; or (e)radio equipment housing, is not permitted by Class A(a) if the ground or base area of the structure would exceed 1.5 square metres.	N Radio Equipment Housing

A.1 (9) Development Not Permitted: Radio Equipment Housing

Section of Legislation	Requirement	(Y/N)
A.1 (9)	Development consisting of the installation, alteration or replacement of radio equipment housing is not permitted by Class A(a) if— (a)the development is not ancillary to the use of any other electronic communications apparatus; (b)the cumulative volume of such development would exceed 90 cubic metres or, if located on the roof of a building, the cumulative volume of such development would exceed 30 cubic metres; or	N Approximately 1.9m ³ cumulatively

	(c) on any land which is, or is within, a site of special scientific interest, any single development would exceed 2.5 cubic metres, unless the development is carried out in an emergency. (9A) Sub-paragraph (9)(b) and (c) does not apply where the development is carried out within a permitted compound (and accordingly the development described in that sub-paragraph is permitted by Class A(a)).	
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Conclusion

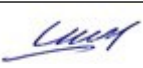
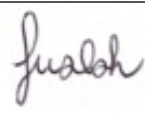
The proposed development would not trigger the need for a prior approval assessment under paragraph A.2 (conditions). However, the Local Planning Authority must determine whether the siting and appearance of the development is acceptable under A.2 (1) (a) and whether they wish to determine whether the prior approval of these matters is required.

It is considered that that the additional cabinets would not result in a significant detrimental impact relating to siting and appearance of the development. The cabinets would be similar in appearance to the existing nearby cabinet, appropriately spaced and not result in a significant number. Therefore, the works would not result in significant harm to the overall appearance of the area.

Recommendation

The proposed development is considered to comply with the parameters set out in Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The recommendation is No Objection.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	18th December 2025	Dated:	18 December 2025