

Officer	Mr Ethan Bonthron		
Proposal	Application for variation of condition 2 attached to planning permission reference no. 20200819 for replacement of existing 25m height mast with a new 30m high mast, together with development ancillary there to at the telecommunications facility to allow amendment to the proposed equipment.		
Address	Northfleet Wastewater Treatment Works Thames Way Northfleet Kent		
Valid	26 th August 2021		
Expiry Date	21 st October 2021	EOT	

Keep File	N
Reason	Enforcement/Complex/Major/Appeal

Pre-Commencement Prior to First Occupation Conditions Prior to Above Works	Y/N (If 'Y' copy to Enforcement)
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Works of Construction Informative: **Y**

Recommendation

PER - Permitted

Conditions

1. The development to which this permission relates must be begun not later than 13 October 2023

Reason In pursuance of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Application Form - dated 25/08/21;
- Cover Letter - dated 18/08/21;
- Supplementary Information - ICNIRP Declaration - dated 25/10/2021 (received 26/10/2021);
- Drawing no. 100 - Rev. C - Site Location and Block Plans (dated 03/12/20);
- Drawing no. 101 - Rev G - Existing Site Plan - Ground Level;
- Drawing no. 102 - Rev. C - Proposed Site Plan - Ground Level (dated 03/12/20);
- Drawing no. 103 - Rev G - Existing Site Elevation;
- Drawing no. 104 - Rev. C - Proposed Site Elevation (dated 03/12/20);
- Drawing no. 105 - Rev. C - Proposed Equipment Cabinet Plan (dated 03/12/20).

Reason For the avoidance of doubt and in the interests of proper planning.

3. The existing 15m monopole and cabinet marked to be removed on approved drawing numbers 100 and 104 shall be removed from the site no later than 6 months following the first use of the development hereby approved.

Reason In order to prevent the unnecessary and visually harmful accumulation of street furniture, in accordance with Local Plan: Core Strategy Policy CS19.

4. The development hereby approved shall be removed from the site in its entirety within 6 months of no longer being required for telecommunication purposes.

Reason In order to prevent the unnecessary and visually harmful accumulation of street furniture, in accordance with Local Plan: Core Strategy Policy CS19.

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND CREATIVE APPROACH TO DECISION-TAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF 2021), the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

2 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

3 FOR THE AVOIDANCE OF DOUBT

The ICNIRP Declaration has an error on the drawing list regarding the revision numbers on existing drawing nos. 101 and 103, as these are existing drawings this is not an issue for determining this application.

Case Officer: Mr Ethan Bonthron

Signed: 

Dated: 26th October 2021

Team Leader: Richard Hart

Signed: R Hart

Dated: 27th October 2021