



Delegated Report

Telecommunications Works

Application No:	20250408
Location:	Standhill Farm, Northumberland Bottom, Wrotham Road, Gravesend, Kent, DA13 9RE
Description:	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of Removal of 3no. RRUs, 3no. active routers and 1 no. GPS module, to be replaced with 3no. active antennas, 9no. RRUs and 1no. GPS node. Removal of 2no. cabinets, to be replaced with 1no. cabinet. Ancillary development thereto.
Applicant:	WHP Telecoms Limited

Site Description

The application site is located to the west of Wrotham Road, adjacent to the A2 trunk road and within the Metropolitan Green Belt.



The telecommunication station and lattice tower has been in situ since the 1980s.

Submitted Documents/Plans

- Covering Letter from Cornerstone – dated 23 April 2025;
- ICNIRP Public Exposure Guidelines Letter from Cornerstone – dated 23 April 2025;
- Supplementary Information – General Background Information for Telecommunications Development by Cornerstone;
- Drawing no. 100 – Rev. 1B – Site Location Plans;
- Drawing no. 200 – Rev. 1B – Site Plan as Existing;
- Drawing no. 201 – Rev. 1B – Site Plan as Proposed;
- Drawing no. 300 – Rev. 1B – Elevation as Existing;
- Drawing no. 301 – Rev. 1B – Elevation as Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240066	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of the removal of 3no. existing antennas and the installation of 6no. antennas alongside ancillary works to the existing structure.	NOTW	13.02.2024
20020356	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 the installation of 6 replacement antenna and 4 no. 0.6 microwave dishes on headframe of existing tower and installation of equipment cabin and associated works.	ATEL	02.07.2002
20010573	Application for approval of details of construction arrangements in relation to highway works associated with the CTRL within the Borough of Gravesham including earthworks, structures and highway access.	PER	22.01.2002
19970338	Erection of equipment cabinet at existing telecommunications site.	PER	24.07.1997
19940277	Installation of 12no. antenna on a new headframe on existing tower.	ATEL	26.07.1994
19881106	Use of land as a cellnet station incorporating a 35m high lattice tower and single storey equipment cabin enclosed by security fence.	PER	20.04.1989

Proposed Development

This application proposes the removal of:

- 3x Remote Radio Units (RRUs)
- 3x Active Routers
- 1x GPS Module
- 2x cabinets

To be replaced with:

- 3x Active Antennas
- 9x Remote Radio Units (RRUs)
- 1x GPS Node
- 1x Cabinet

With 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

To determine whether planning permission is required for the works, the proposals should be assessed under the legislation within The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Part 16 within Schedule 2 of this 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 below:

Class A – Electronic Communications Code Operators

Permitted development

A. 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.**

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

A.1. (3) Development not permitted: apparatus on masts

Section of Legislation	Requirement	(Y/N)
A.1 (3)	Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than an antenna) on a mast is not permitted by Class A(a) if the height of the mast (including the apparatus installed, altered or replaced) would exceed any relevant height limit specified in paragraph A.1(1)(c) or (d) or A.1(2)(a) or (b). For the purposes of applying the limit specified in paragraph A.1(2)(a), the words “taken by itself” in that paragraph are omitted.	N

A.1. (9) Development not permitted: radio equipment housing

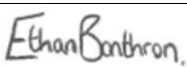
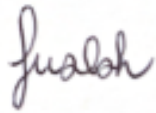
Section of Legislation	Requirement	(Y/N)
A.1 (9)	Development consisting of the installation, alteration or replacement of radio equipment housing is not permitted by Class A(a) if—	(see assessment below)
(a)	the development is not ancillary to the use of any other electronic communications apparatus;	N
(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
(c)	on any article 2(3) land, or 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.	N/A
(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))	N/A

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 April 2025	Dated:	01 May 2025