

Our ref: CS 13666022

13 March 2025

The Chief Planning Officer
Gravesham Borough Council
Civic Centre
Gravesend
Kent
DA12 1AU

Avison Young
6th Floor
11 York Street
Manchester
M2 2AW

By Email: Planning.general@gravesham.gov.uk

BY RECORDED DELIVERY

Dear Sir/Madam,

NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT MEOPHAM STATION, STATION ROAD, MEOPHAM, KENT, DA13 0LU (NGRs: E 564219 / N 167900)

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Please accept this letter and its enclosures as formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended).

No fee is required for this notification.

Cornerstone intend to utilise their permitted development rights as defined in Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposals contained herein constitute permitted development under Class A of Part 16.

The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf of Cornerstone.

In the first instance, all correspondence should be directed to the agent.

Cornerstone LPA Reg 5 Notification Letter (England) V.5 04.04.2022

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Description of Development: Removal of 1no existing 20m monopole, 6no existing antennas and 2no existing cabinets to be replaced with 1no new 20m monopole accommodating 6no new antennas and 1no new 300mm dish, installation of 3no new cabinets and other associated ancillary works thereto.

For the avoidance of doubt this letter does not constitute:

- An application for a determination as to whether the prior approval of the Authority will be required to siting and appearance; or
- An application for planning permission

The proposed installation comprises:

- Removal of 1no existing 20m monopole
- Removal of 6no existing antennas
- Removal of 2no existing cabinets
- Installation of 1no new 20m monopole (RAL7035)
- Installation of 6no new antennas
- Installation of 1no new 300mm dish
- Installation of 1no Cheshire new cabinet measuring 1900x600x1722mm (RAL6009)
- Installation of 1no new Derby cabinet measuring 993x600x1722mm (RAL6009)
- Installation of 1no new PSC cabinet measuring 823x600x1722mm (RAL6009)
- Other associated ancillary development including:
 - Internal upgrade of existing cabinets
 - Installation of 3no new RRUs
 - Installation of 1no new GPS Node

As a licensed code operator, a minimalistic approach to design is adopted in every instance to ensure that the least impactful scheme is pursued to ensure the site's overall visual appearance is kept to a technical minimum whilst ensuring the technical objectives of the works remain achievable. Within the technical parameters of each site's requirements, the operator seeks to maintain the minimum level of equipment and scale of works as far as practicable.

Matters of siting and appearance are taken into consideration in the designing of the proposed works which are demonstrable in this instance given the minor scale of the development. In this instance a replacement mast is required to provide sufficient support for the required upgrade technologies. The proposed mast height will remain the same as existing and the overall number of antennas will also remain the same. The proposed monopole and replacement cabinets have been kept to a technical minimum to preserve existing visual amenity whilst also ensuring the necessary upgrade objectives remain achievable. It is essential for the site's functionality that the antennas can be positioned at an adequate height above surrounding natural and built form to ensure correct signal propagation and intervening features such as trees and buildings can block signals. Similarly, the proposed dish is required to ensure that the network is linked together ensuring seamless transmission of connectivity between each base station. The replacement monopole and cabinets will be sited conscientiously adjacent

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to existing apparatus to maintain highway safety and the overall site appearance. Taken as a whole the works are capable of assimilating into the surrounding environment.

Within the context of the immediate surroundings the extent of proposed changes would be nominally felt, thus preserving the existing character and setting of the surrounding area.

It will be located as marked on the attached drawings at:

Meopham Station, Station Road, Meopham, Kent, DA13 0LU

It will deliver public benefit in terms of the mobile services it will provide.

We also enclose an ICNIRP Declaration and drawing no's 100, 200, 201, 300, 301 – Rev 1A.

We trust that this information is useful in assisting you to maintain an accurate and up to date register of telecommunications installations. My clients are eager to initiate early development in order to integrate the radio base station at the above location. We would be grateful if you could provide your acknowledgement that the proposed electronic communications apparatus/development ancillary to radio equipment housing is permitted development at your earliest convenience. Consultation letters have also been issued to local ward councillors and the town/parish council as noted in the attached Consultation Plan. Any relevant comments received from these parties will be forwarded to the Council for consideration.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CS 13666022).

Yours faithfully,



Mandy Poon MRTPI

Associate Planner, Technology

+44 (0)1619564123 | Mobile +44 (0)7875934974

mandy.poon@avisonyoung.com | avisonyoung.com

6th Floor, 11 York Street, Manchester M2 2AW

(for and on behalf of Cornerstone)

Enc. Drawings

ICNIRP Declaration & Clarification Statement

General Background Information for Telecommunications Development

Consultation Plan

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