



Delegated Report

Telecommunication Works Application

Application No:	20240422
Location:	Northfleet Wastewater Treatment Works, Thames Way, Northfleet, Gravesend, Kent
Description:	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of the proposed upgrade to the 30m High Lattice Tower. The existing 3No. Antennas and 2No. Cabinets to be removed and replaced with proposed 6No. Antennas, 1No. Cabinet and associated ancillary works.
Applicant:	Shell Kelly, WHP Telecoms Ltd

Site Description

The application site is located on the southern side of the A226 (Thames Way) bypass within the grounds of the Northfleet Water Treatment Works. It is located approximately 200m from the nearest residential properties at Springhead Estate and is approximately 800m from Ebbsfleet International Rail Station. The uses in the immediate vicinity are predominantly industrial with the treatment works and Springhead Enterprise Park.



Submitted Documents/Plans

- Covering Letter by Cornerstone – dated 08 May 2024;
- INCIRP Certificate – dated 08 May 2024;
- Supplementary Information – General Background Information for Telecommunications Development;
- Drawing no. 100 – Rev. 2A – Site Location Maps;
- Drawing no. 200 – Rev. 2A – Existing Site Plan;
- Drawing no. 201 – Rev. 2A – Proposed Site Plan;
- Drawing no. 300 – Rev. 2A – Existing Elevation;
- Drawing no. 301 – Rev. 2A – Proposed Elevation.

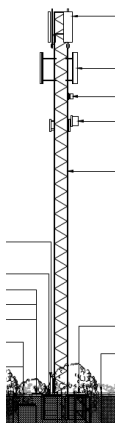
Relevant Planning History

Reference	Description	Decision	Decision Date
20211067	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.	PERMITTED	27.10.2021
20200819	Replacement of existing 25m height mast with a new 30m high mast, together with development ancillary there to at the existing telecommunications facility.	PERMITTED	20.10.2020
20140528	Extension of existing telecommunications tower by 1 metre, installation of 3 no. replacement antennas, 2 no. equipment cabinets and associated ancillary development.	PERMITTED	23.07.2014
20080653	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 siting and design of three antennas and two 600mm diameter dish antennas on the existing Vodafone mast with four radio equipment cabinets and ancillary development thereto.	TELECOMMS APPROVAL	03.09.2008
20040376	Erection of 25 metre high slimline lattice mast with four antennae, two 300mm dishes, radio equipment housing and ancillary development.	PERMITTED	02.06.2004

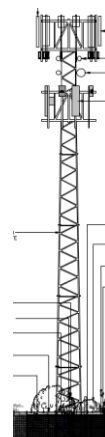
Proposed Development

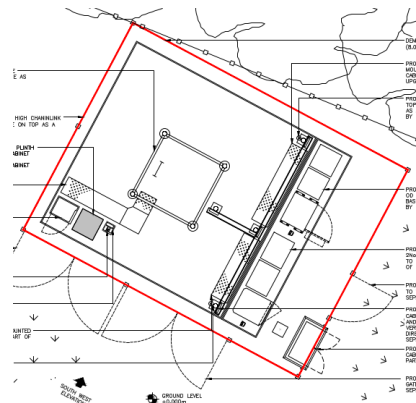
This application seeks to upgrade the existing 30m High Lattice Tower, approved in 2020 (ref. 20200819). The existing 3No. Antennas and 2No. Cabinets to be removed and replaced with 6No. Antennas, 1No. Cabinet and associated ancillary works.

Existing



Proposed





(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
(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

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

Development not permitted: ground or base area

Section of Legislation	Requirement
A.1 (7)	Development consisting of the installation, alteration or replacement of any electronic communications apparatus other than—
(a)	a mast;
(b)	an antenna;
(d)	any apparatus which does not project above the level of the surface of the ground;
(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.	
Comment - No ground based area exceeds 1.5 square meters	

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 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 not on SSI land

Assessment

The proposed development is for the replacement of no.3 antenna and the installation of no.6 new antenna on the mast, as well as the replacement of ground-based cabinets. The proposed development would not trigger the need for a prior approval assessment under paragraph A.2 (conditions) and the proposed works to the existing site are considered acceptable, as the development will not significantly alter the siting of the existing development and the impact on the character is minimised.

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) and would be permitted development.

Recommendation

NOTW - No Objection

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	3 rd June 2024	Dated:	03 June 2024