



Delegated Report

Telecommunication Works Application

Planning Application No: 20250858

Location: Longfield Road, Junction of Wrotham Road, DA13 0JL

Description: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus.

Applicant: Ryan Carroll, Openreach

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Email sent with Regulation 5 Notice (dated 27/08/2024)
Regulation 5 Notice letter dated 27/08/2025

Relevant Planning History

There is no planning history.

Site Description

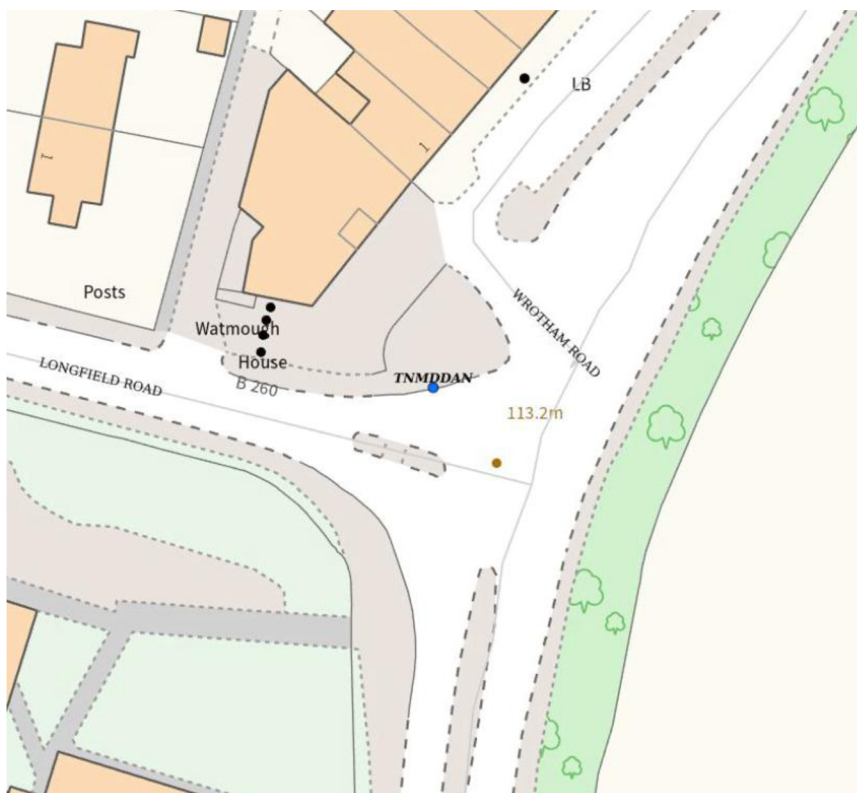
The application site is located within the urban boundary in Meopham, in a largely residential area. The site is on the junction of Longfield Road and Wrotham Road.



Proposed Development

This is a 28-day notice application for the intention to install fixed line broadband electronic communications apparatus involving the installation of a Subtended Headend Cabinet Extension.

Proposed Site Plan



Officer's Analysis

The installation of a cabinet can be permitted development under Schedule 2, Part 16, Class A(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO), which relates to the installation of any electronic communications apparatus. Development not permitted, specifically ground-based apparatus (as in this case), is set out at paragraph A.1 (1). This paragraph states as follows:

(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—

(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;

The proposal involves the installation of a Subtended Headend Cabinet Extension (450mm wide, 350mm deep and 990mm high) and therefore complies with A.1 (a).

(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;

The proposal involves the installation of a cabinet and not the alteration or replacement of apparatus; therefore A.1 (b) is not relevant.

- (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;*

The proposal involves the installation of a cabinet and not the installation of a mast and therefore A.1 (c) is not relevant.

- (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*

The proposal does not involve the alteration or replacement of a mast; therefore A.1 (1) (d) is not relevant.

- (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.*

The proposal does not involve the alteration or replacement of a mast; therefore A.1 (1) (e) is not relevant.

Class A(a) development is permitted subject to the conditions set out under A.2. This includes the circumstances where prior approval would be required. The proposed pole does not fall under any of these circumstances and therefore prior approval is not required.

Condition A.2 (1) (d) specifies that the siting of development should: not prevent pedestrians from passing along a footway; not prevent access to premises adjoining a footway; and have regard to the needs of disabled people and the guidance document “Inclusive Mobility” issued by the Department for Transport in December 2021. Condition A.2 (2) specifies further conditions relating to removal and restoration.

Conclusion and Recommendation

The proposed development of fixed line broadband electric communications apparatus involving the installation of a cabinet is considered to comply with the parameters set out in Schedule 2, Part 16, Class A.1 (1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal therefore constitutes permitted development, subject to the conditions set out at A.2.

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	15th September 2025	Dated:	15 September 2025