



Delegated Report

Planning Application

Application no:	20211391
Location:	Communication Station Adj Petrol Station Lower Higham Road Gravesend Kent
Description:	Removal of existing 17.5m monopole and installation of a 20m monopole supporting 6 no antennas together with the addition of 2 cabinets and ancillary development thereto.
Applicant:	Cornerstone
Site Visit Date:	Desktop Assessment

Submitted Documents/Plans

Planning Application Form received 10th November 2021;
Covering Letter received 10th November 2021;
Supplementary Information – Cornerstone WHP Telecoms Ltd received 10th November 2021;
Supplementary Information – Upwardly Mobile Report received 10th November 2021;
Supplementary Information – Cornerstone Community Information Sheet - cabinets for mobile phone base stations received 10th November 2021;
Supplementary Information – Cornerstone Radio Planning and Propagation Report received 10th November 2021;
Supplementary Information – Article 13 Notice received 10th November 2021;
Supplementary Information – Ofcom Connection Nations 2020 UK Report received 10th November 2021;
Supplementary Information – Cornerstone Community Information Sheet – Coverage and Capacity received 10th November 2021;
Supplementary Information – Cornerstone Community Information Sheet – 5G Services received 10th November 2021;
Supplementary Information – Mobile UK Response to joint DCMS / MHCLG Technical Consultation received 10th November 2021;
Supplementary Information – Cornerstone The importance of local authority collaboration to deliver mobile connectivity report received 10th November 2021;
Supplementary Information – Appeal Decision APP/P4606/W/19/3241791 – MBNL (EE Ltd and Hutchinson of 3G UK LTD) v Birmingham City Council received 10th November 2021;
Supplementary Information – Cornerstone General Background Information for Telecommunications Development Report received 10th November 2021;
Supplementary Information – Cornerstone The public benefit of mobile connectivity report received 10th November 2021;
Supplementary Information – 5G Masts & Health Report received 10th November 2021;
Supplementary Information – Cornerstone Health and Mobile Phone Base Stations Report received 10th November 2021;
Drawing No. 100 Rev A – Site Location Maps received 10th November 2021;
Drawing No. 200 Rev A – Existing Site Plan received 10th November 2021;
Drawing No. 201 Rev A – Proposed Site Plan received 10th November 2021;
Drawing No. 300 Rev A – Existing Site Elevation received 10th November 2021;
Drawing No. 301 Rev A – Proposed Site Elevation received 10th November 2021; and

Relevant Planning History

Application Ref. No.	Description	Status	Date
20130464	Application for the prior notification of the upgrade of existing base station comprising the removal of existing 15 metre high column with replacement 15 metre high column (with minor relocation), two additional radio equipment cabinets and ancillary development.	Telecomm – Prior Approval not required	10.07.2013
20080722	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 a 15m high mobile phone monopole with 3 X 3G antennae and associated equipment cabinet.	Telecomm – Prior Approval not required	22.09.2008
20040164	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 a 15 metre high slimline monopole with associated equipment cabinets.	Telecomm – Prior Approval not required	16.04.2004

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS07 - Economy, Employment and Skills
- CS10 - Physical & Social Infrastructure
- CS12 - Green Infrastructure
- CS18 - Climate Change
- CS19 - Development & Design Principles

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 - Achieving sustainable development
- Section 10 - Supporting high quality communications
- Section 12 - Achieving well-designed places

Consultations, Publicity and Representations

KCC - Heritage

The site lies in an area of multi-period archaeological potential. However, I consider it unlikely that the proposed works will have a significant below-ground archaeological impact at this location and have no further comments to make in this case.

Neighbouring properties

A site notice was displayed on 11th November 2021 and six surrounding properties were consulted with an overall consultation expiry date of 10th December 2021. No letters of representation have been received.

The Local Ward Councillor was also consulted with no representations received.

Site Description

This site lies within the urban area of Gravesend adjacent to the petrol station on the Lower Higham Road. The proposed site itself has an existing mast with 3no. cabinets/equipment that is screened with mature hedging along the roadside.

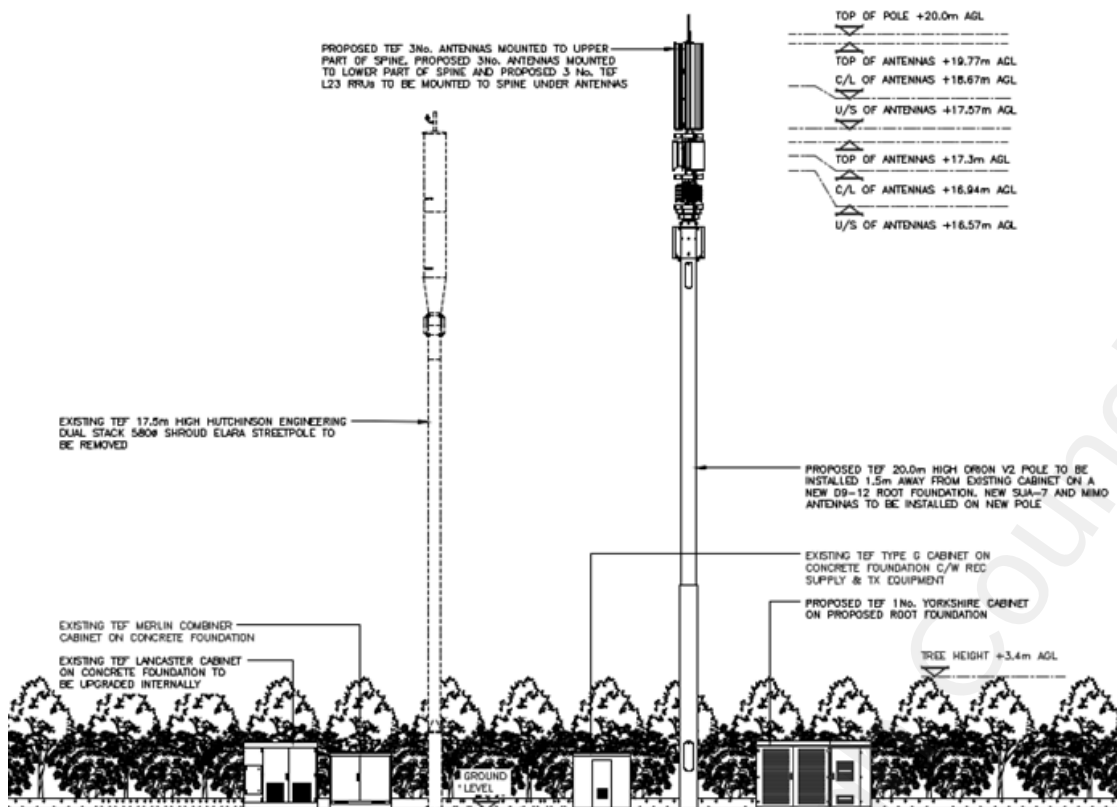


As shown in the above image of Lower Higham Road there is an existing monopole and 3no. equipment cabinets. The site is adjacent to the Shell petrol station with mature hedging located behind. On the opposite side of the road is The Maltings Enterprise Centre.

Proposal

The proposal is for the removal of existing 17.5m monopole and installation of a 20m monopole supporting 6 no antennas together with the addition of 2 cabinets and ancillary development thereto.

Existing and Proposed Plan



The proposal would result in an increase in height of the monopole of 2.5m and an addition 2no. equipment cabinets. The existing cabinets will be retained.

Analysis

Background

As the planning history shows, prior approval was not required for the mast and ancillary equipment cabinets and there is an existing monopole and equipment cabinets in the same location. Therefore it not necessary to assess the need or benefit for mobile phone reception as this has already been established previously.

The main issues with this application is to assess the impact of the replacement mast and additional cabinets.

Character and Appearance

The application site is located within the urban area of Gravesend in a built up mixed use area and the NPPF and Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) are relevant.

Policy CS19 (LPCS) states that new development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area. It also states that new development will be fit for purpose and adaptable to allow changes to be made to meet the needs of users.

Whilst the proposed replacement mast and cabinets would be visible from the surrounding area, the presence of the existing mast and cabinets would not result in an new feature. The additional 2.5m of the mast would not be highly noticeable to the surrounding area, especially on the ground and the existing mature hedging screens the existing cabinets and therefore subject to a condition of matching colour, the additional cabinets would not result in a detrimental impact on the streetscene. As such it is considered that the replacement monopole and additional cabinets would not result in a detrimental impact on the visual amenity of the streetscene or area and would be in accordance with Sections 10 and 12 of the NPPF (2021) and Policy CS19 (LPCS) (2014). A condition will be attached ensuring the existing mast is removed within a timely manner on the new mast being constructed.

Other Matters

Surrounding Amenity

The proposed development would not cause material harm to the amenity to any neighbouring properties.

Six surrounding properties were consulted and no representations have been received and no representations received from the Local Ward Councillors.

Conclusion and Balancing Exercise

The proposed mast replaces the existing monopole and whilst approx. 2.5m taller, it is not materially different. The existing cabinets/equipment are being reused with 2no. additional cabinets which subject to a condition of colour to match the existing, are not considered to result in detrimental impact. As such it is considered that the proposed replacement mast and additional cabinets would be acceptable and not result in detrimental harm to visual amenity of the streetscene or the character of the area.

As such, the Local Planning Authority are satisfied that the replacement mast would not result in further detrimental impact over the existing and it is therefore recommended that the application is approved. The application would accord with Sections 10 and 12 of the NPPF (2021) and Policy CS19 (LPCS) (2014).

Recommendation

Approval

See draft Decision

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	22 nd December 2021	Dated:	23 December 2021