

Delegated Report

Telecommunication Works Application

Planning Application No: 20250996

Location: Stanhill Farm Northumberland Bottom Wrotham Road Gravesend

Description: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of the upgrade of the existing telecommunications base station to provide improved network coverage, including 5G.

Applicant: United Infrastructure Connected

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Cornerstone Covering Letter and Regulation 5 Notice – dated 3rd October 2025;
- Cornerstone General Background Information for Telecommunications Development;
- Cornerstone ICNIR Compliance Declaration – dated 3rd October 2025;
- Drawing No. 100 Rev A - Site Location Maps;
- Drawing No. 200 Rev A – Existing Site Plan;
- Drawing No. 300 Rev A – Existing South West Site Elevation; and
- Drawing No. 301 Rev A – Proposed South West Site Elevation.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250408	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	No Objection	02.05.2025

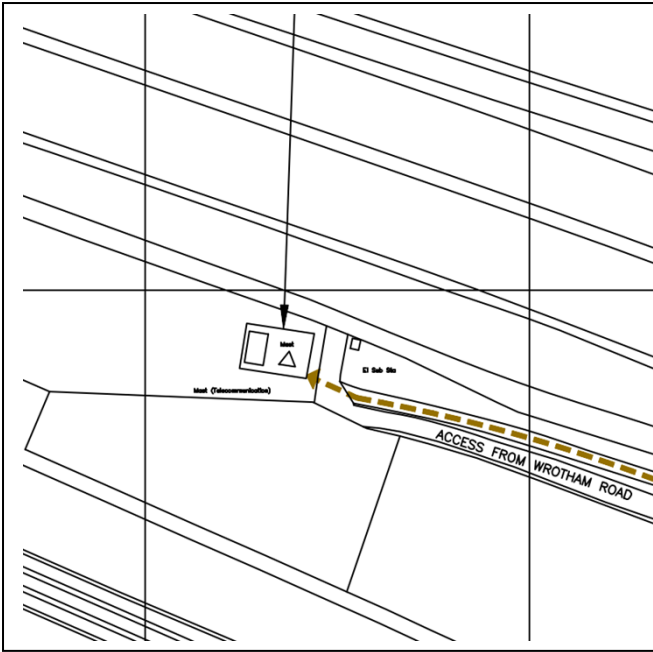
	antennas, 9no. RRUs and 1no. GPS node. Removal of 2no. cabinets, to be replaced with 1no. cabinet. Ancillary development thereto.		
20240066	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of the removal of 3no. existing antennas and the installation of 6no. antennas alongside ancillary works to the existing structure.	No Objection	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.	Telecomm - Prior Approval not required	02.07.2002
19970338	Erection of equipment cabinet at existing telecommunications site.	Permitted	24.07.1997
19940277	Installation of 12no. antenna on a new headframe on existing tower	Telecomm - Prior Approval not required	26.07.1994
19940194	Determination as to whether prior approval is required for the siting and appearance of 12 no. antenna on a new headframe on existing tower.	Application Refused	19.04.1994
19881106	Use of land as a cellnet station incorporating a 35m high lattice tower and single storey equipment cabin enclosed by security fence.	Permitted	20.04.1989

Site Description

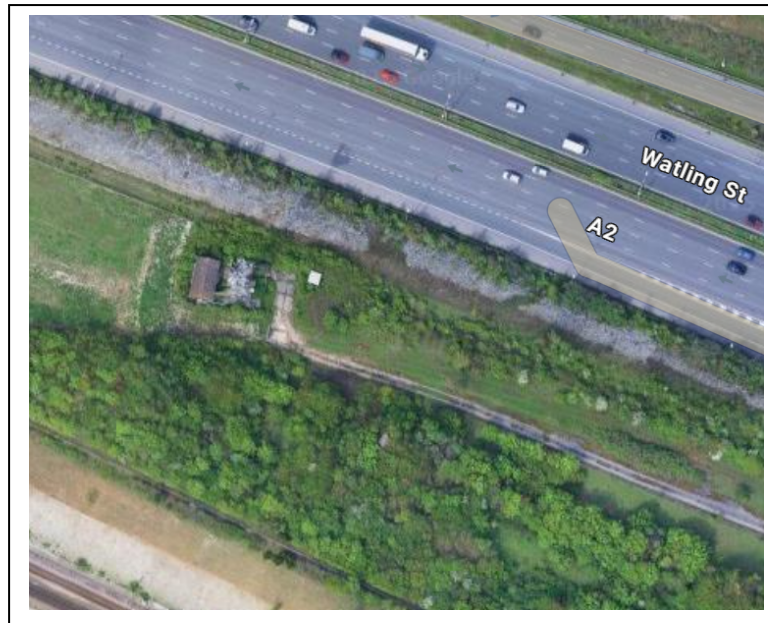
The application site is Stanhill Farm Northumberland Bottom Wrotham Road Gravesend.

Proposed Development

This is a 28day Regulation 5 Notice of the upgrade of the existing telecommunications base station at Stanhill Farm, Northumberland Bottom, Wrotham Road, to provide improved network coverage, including 5G.



Google Earth Satellite Image



Analysis

Ground-based apparatus could 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), specifically paragraph A.1 (1). This paragraph states that ground-based apparatus would not be permitted if:

(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 is for the upgrade of existing telecommunications base station comprising the removal of 3no. antennas and replacement with 3no. antennas, associated radio units and other ancillary works. The antennas are located on the existing mast and therefore not applicable. The associated radio units and ancillary works are located within the existing building which is 5m in height. Therefore, this falls below the maximum height requirement of A.1 (1) (a) of the GPDO.

(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 is for the upgrade of existing telecommunications base station comprising the removal of 3no. antennas and replacement with 3no. antennas, associated radio units and other ancillary works. The antennas are located on the existing mast and therefore not applicable. The associated radio units and ancillary works are located within the existing building which is 5m in height. Therefore, this falls below the maximum height requirement of A.1 (1) (b) of the GPDO.

(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 proposed development is for the replacement with 3no. antennas which are located on the mast which does not the installation of a new mast. Therefore A.1 (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

(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 proposed development is for the 3no. antennas and does not include the installation of a mast. Therefore A.1 (1) (d) and (e) are not relevant.

(7) Development consisting of the installation, alteration or replacement of any electronic communications apparatus other than—

(a) a mast;

(b) an antenna;

(c) any apparatus which does not project above the level of the surface of the ground; or

(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.

The proposal is for the upgrade of the existing telecommunications base station and replacement of 3no. existing antenna and therefore falls within the parameters of A.1 (7) (a) of the GPDO.

The conditions set out in paragraph A.3 (prior approval) do not apply to a proposal seeking to install a fixed line broadband telegraph pole (A.2(5)). However, the Local Planning Authority must determine whether the siting and appearance of the development is acceptable under A.2 (1) (a) and whether they wish to determine whether the prior approval of these matters is required.

The upgrade of the existing telecommunications base station and replacement of 3no. existing antenna in this location is considered acceptable. The application site is located to the south of the A2 Watling Street, within an existing cabinet and mast. Therefore, it is considered that the proposed replacement with 3no. antennas, associated radio units and other ancillary works will have no detrimental impact on the character or appearance of the area.

Conclusion

The proposed development is considered to comply with the parameters set out in Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation

No Objection

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	A Cue	Signed:	R Hart
Dated:	17 th October 2025	Dated:	20 th October 2025

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