



Delegated Report

Telecommunication Works Application

Planning Application No: 20250857

Location: Green Lane Meopham Gravesend Kent

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

- Openreach Covering Letter (ref: MEOPHAM SHE NMCWCX) including un-numbered plan showing pole location (no scale) – dated 27th August 2025.

Relevant Planning History

No relevant planning history.

Site Description

The application site is Land Outside Green Lane, Meopham, Gravesend, DA13 0ET.

Proposed Development

This is a 28day notice application for the installation of subtended headend sidepod onto existing BT cabinet outside telephone exchange on Green Lane, which would enable fixed line broadband electronic communications.



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 installation of subtended headend sidepod onto existing BT cabinet, as proposed, would have a height of 990mm. 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 proposed development is for the installation of a subtended headend sidepod onto existing BT cabinet would have a height of 990mm. 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 installation of a subtended headend sidepod onto existing BT cabinet and does not include the installation of a 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 installation of a subtended headend sidepod onto existing BT cabinet 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 installation of subtended headend sidepod onto existing BT cabinet, as proposed, would have an area of 0.157m². Therefore, this falls below the maximum height requirement 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 installation of subtended headend sidepod onto existing BT cabinet in this location is considered acceptable. Green Lane is located on a residential road with an existing cabinet. Therefore, it is considered that the proposed pole will have no detrimental impact on the character or appearance of the street scene.

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:		Signed:	
Dated:	8th September 2025	Dated:	8 th September 2025