



Delegated Report

Telecommunication Works Application

Planning Application No:	20230386
Location:	Telecommunications Pole Valley Drive 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:	G. Rajeswara Reddy, Openreach
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Covering letter dated 14 April 2023
Work Location Plan

Relevant Planning History

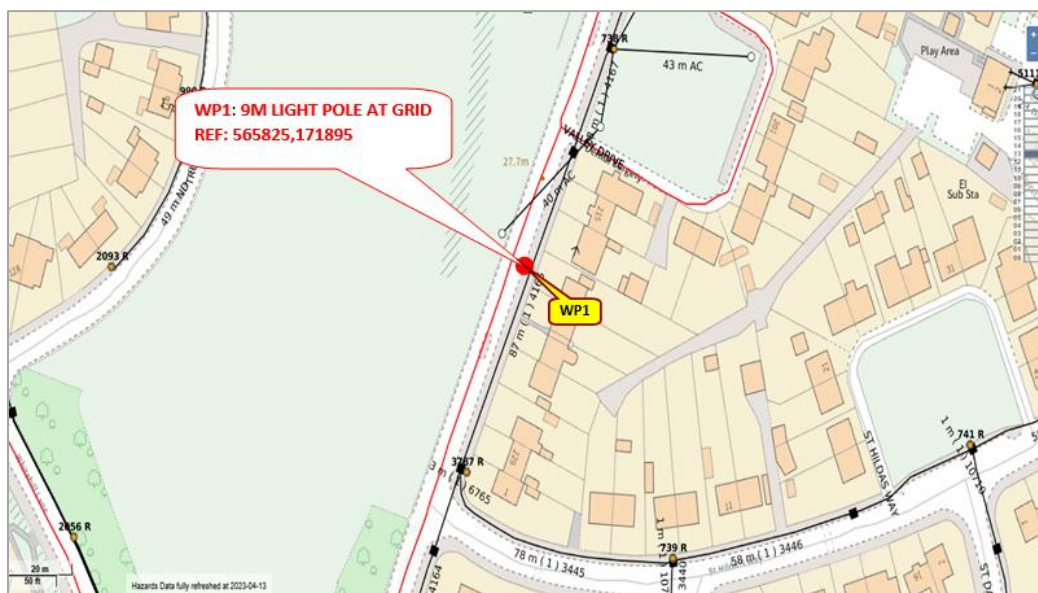
There is no planning history.

Site Description

The application site is located within the urban area of Gravesend and is on a residential street.

Proposed Development

This is a 28 day notice application for the intention to install fixed line broadband apparatus, involving a 9m high light wooden pole being placed outside 219/221 Valley Drive.



Officer's Analysis

A telegraph pole 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). Development not permitted, specifically ground-based apparatus, 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 installation of a pole as proposed would have a height of 9m. 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 new telegraph pole; therefore A.1 (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) *25 metres above ground level on unprotected land; or*
- (ii) *20 metres above ground level on article 2(3) land or land which is on a highway;*

The site is located on a highway; however, the telegraph pole would not exceed a height of 20m.

- (d) *in the case of the alteration or replacement of a mast, the mast, excluding any antenna, would when altered or replaced—*
- (i) *exceed the greater of the height of the existing mast or a height of—*
- (aa) *25 metres above ground level on unprotected land; or*
- (bb) *20 metres above ground level on article 2(3) land or land which is on a highway; or*
- (ii) *together with any antenna support structures on the mast, exceed the width of the existing mast and any antenna support structures on it by more than one third, at any given height*

The proposed development is for the installation of a new telegraph pole; therefore A.1 (1) (d) is not relevant.

Moreover, the proposed development would not trigger the need for a prior approval assessment under paragraph A.2 (conditions).

Conclusion and Recommendation

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). The proposal therefore constitutes permitted development.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
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Signed:	<i>K. Parkin</i>	Signed:	
Dated:	2nd May 2023	Dated:	02 May 2023