



Delegated Report

Telecommunication Works Application

Planning Application No: 20260544

Location: Homelea Green Farm Lane Shorne Gravesend

Description: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of the removal and replacement of 3 no. antennas and 1 no. equipment cabinet and associated ancillary works thereto.

Applicant: Ms Rebecca Skerrett, Avison Young (UK) Limited

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Regulation 5 Notice letter dated 22 May 2026
Drawing no. 002 Site Location Plan
Drawing no. 100 Existing Site Plan
Drawing no. 150 Proposed Site Plan
Drawing no. 200 Existing Site Elevation
Drawing no. 250 Proposed Site Elevation

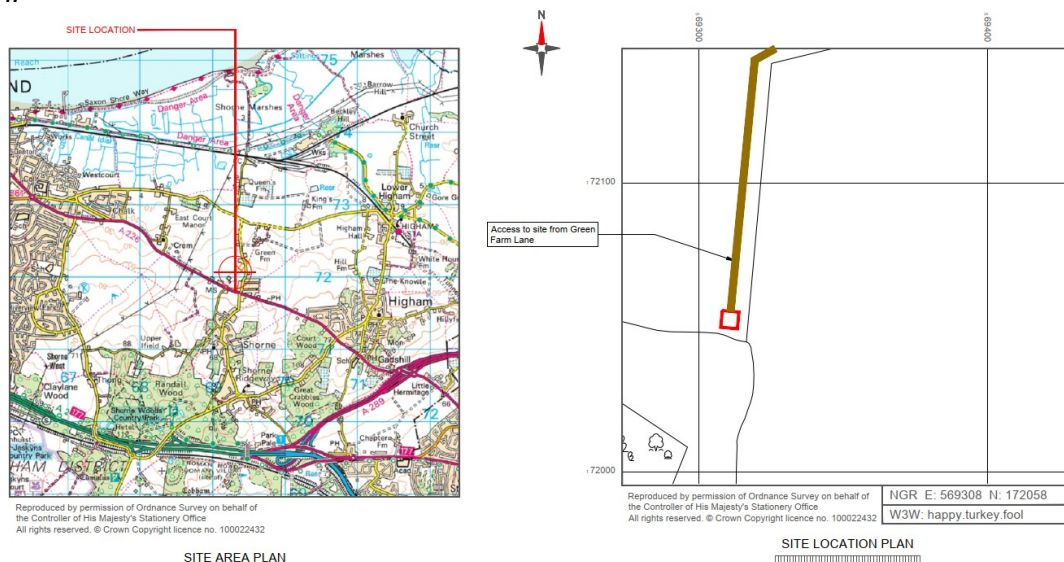
Relevant Planning History

There is no relevant planning history.

Site Description

The application site is located outside the settlement boundary of Shorne and lies within the Green Belt.

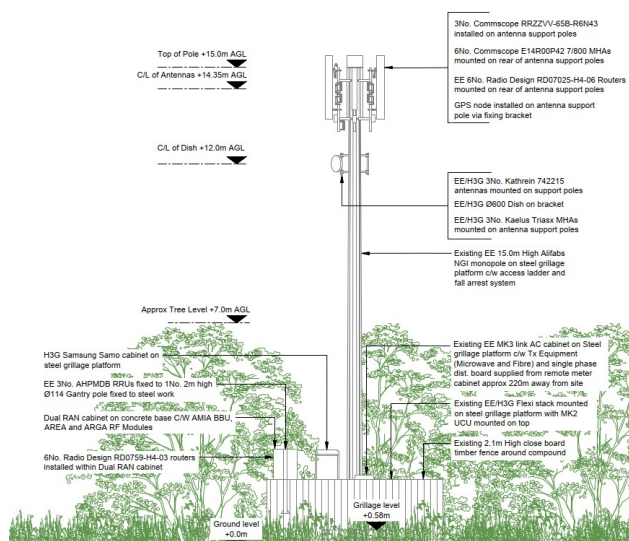
Site Location:



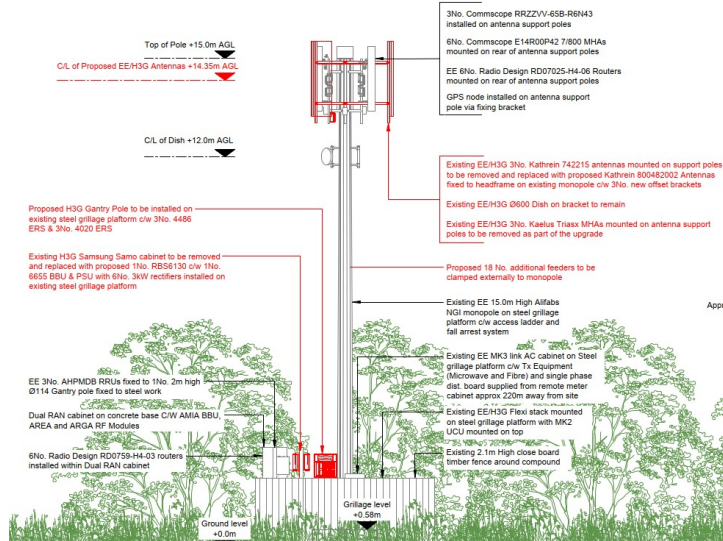




Existing Works:



Proposed Works:



Proposed Development

This is a 28-day notice application for the intention to install the following 5G electronic communications apparatus:

- Removal and replacement of 3 no. antennas and 1 no. equipment cabinet and associated ancillary works (including a gantry pole).

Officer's Analysis

The installation of this apparatus 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):

Permitted development

A. Development by or on behalf of an electronic communications code operator for the purpose of the operator's electronic communications network in, on, over or under land controlled by that operator or in accordance with the electronic communications code, consisting of—

- the installation, alteration or replacement of any electronic communications apparatus,
- the use of land in an emergency for a period not exceeding 18 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for the purposes of that use, or
- development ancillary to radio equipment housing.

The removal and replacement of 3 antennas on the existing mast falls under Class A (a); it does not fall under any of the development set out in Part 16 as not being permitted.

Development not permitted, specifically ground-based apparatus (as in this case which involves an equipment cabinet and a gantry pole), is set out at paragraph A.1 (1) and A.1 (7).

A.1 (1) states as follows:

Development not permitted: ground-based apparatus

(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 replacement of a cabinet (2.8m high) and a gantry pole (3.1m high) to be installed on an existing steel grillage platform within an existing compound that is enclosed by 2.1m high fencing. The proposal complies with A.1 (a) as neither would exceed 15m in height.

- (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 replacement apparatus will not exceed the height of the existing apparatus and will be below 15m above ground level. The proposal therefore complies with A.1 (b).

- (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 does not involve 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.

A.1 (7) relates to any electronic communications apparatus:

Development not permitted: ground or base area

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

- (a) a mast;*
(b) an antenna;
(c) a public call box;
(d) 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 equipment cabinet and ancillary works do not have a ground or base area of more than 1.5 square metres (0.47m² and 0.25m² respectively).

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 proposal 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 5G Electronic Communications Apparatus is considered to comply with the parameters set out in Schedule 2, Part 16, Class A (a), A.1 (1) and (7) 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.

No objection

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

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
Signed:	<i>K. Parkin</i>	Signed:	<i>F Walsh</i>
Dated:	10th June 2026	Dated:	10 June 2026