



Delegated Report

Telecommunications Works Application

Application No:	20250240
Location:	Telecommunication Station Meopham, Gravesend, Kent, DA13 0LU
Description:	The Electronic Communications Code (Conditions and restrictions) Regulations 2017 (as amended) - Regulation 5 Notice of intention Removal of 1no existing 20m monopole, 6no existing antennas and 2no existing cabinets to be replaced with 1no new 20m monopole accommodating 6no new antennas and 1no new 300mm dish, installation of 3no new cabinets and other associated ancillary works thereto.
Applicant:	Cornerstone

Site Description

The application site is located in the Meopham station carpark. The telecommunications station has been in situ since approx. 1994.



Submitted Documents/Plans

- Covering Letter by Avison Young – dated 13 March 2025;

- ICNIRP Declaration and Clarification Statement – dated 28 February 2025;
- Supplementary Information – General Background Information for Telecommunications Development;
- Drawing no. 100 – Rev. 1A – Site Location Plans;
- Drawing no. 200 – Rev. 1A – Existing Site Plan;
- Drawing no. 201 – Rev. 1A – Proposed Site Plan;
- Drawing no. 300 – Rev. 1A – Existing Elevation;
- Drawing no. 301 – Rev. 1A – Proposed Elevation.

Relevant Planning History

Reference	Description	Decision	Decision Date
20150348	Application for determination pursuant to Part 24 of the Town & Country Planning (General Permitted Development) Order 1995 (now superseded by Part 16 the Town & Country Planning (General Permitted Development) (England) Order 2015) as to whether prior approval is required for the siting and appearance of a replacement 20m high tower mast and installation of 2no. cabinets with associated works.	TELECOM APPROVAL	03.06.2015
20130550	Application for prior notification for the proposed replacement of existing 15 metre high monopole with new 15 metre high monopole supporting 6 antennas, replacement of existing radio equipment cabinets with three new cabinets and development works ancillary thereto.	TELECOM APPROVAL	20.08.2013
20031055	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 replacement 15 metre K3 monopole installation and six panel antennae, without headframe and existing equipment cabinet to be replaced by three outdoor cabinets.	TELECOM APPROVAL	19.01.2004
19940730	Notice under section 7 of the Telecommunications Act 1984 for installation of an equipment cabinet and erection of a free standing tubular telecommunications mast 15m high with 2 no. directional antennae and 1 no. dish antennae.	TELECOM APPROVAL	13.12.1994
19940549	Notice under Section 7 of the Telecommunications Act 1984 for the erection of a freestanding 15 metre high tubular telecommunications mast/ pole supporting 2 no. directional antennae and 1 no. dish antenna and erection of an equipment cabinet.	TELECOM APPROVAL	28.09.1994

Proposed Development

This application proposes the replacement of the existing 20m monopole, antennas and cabinets, with a new 20m monopole, new antenna and associated cabinets.

Relevant Definitions

The communications Act 2003 interprets the following terms as laid out below:

Apparatus

includes any equipment, machinery or device and any wire or cable and the casing or coating for any wire or cable;

Electronic Communication Apparatus

- (a) apparatus designed or adapted for use in connection with the provision of an electronic communications network,*
- (b) apparatus designed or adapted for a use which consists of or includes the sending or receiving of communications or other signals that are transmitted by means of an electronic communications network,*
- (c) lines, and*
- (d) other structures or things designed or adapted for use in connection with the provision of an electronic communications network.*

Officer's Analysis

Whether prior approval is required for the works would be assessed under the legislation within The Town and Country Planning (General Permitted Development) (England) Order 2015. Part 16, Schedule 2 of this details the requirements for Communications. Class A specifically addresses electronic communications code operators, which is applicable to this case. The requirements specific to this case are laid out in the table(s) below:

Class A - electronic communication code operates

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—

- (a) the installation, alteration or replacement of any electronic communications apparatus,**
- (b) 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**
- (c) development ancillary to radio equipment housing.**

A.1. Development not permitted: ground-based apparatus

Section of Legislation	Requirement	(Y/N)
A.1 (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—	(see assessment below)

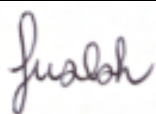
(a)	in the case of the installation of electronic communications apparatus (other than a mast), the apparatus, excluding any antenna, would exceed a height of 15 metres above ground level;	N
(b)	in the case of the alteration or replacement of electronic communications apparatus (other than a mast) that 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;	N
(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;	N/A
(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	N/A N (20m)
(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.	N/A

Assessment

The proposed development would not trigger the need for a prior approval assessment under paragraph A.2 (conditions) and the proposed works to the site are considered acceptable, as the development will not significantly alter the siting of the area and the impact on character is minimized.

Conclusion

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

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	17 th March 2025	Dated:	18 March 2025