



Delegated Report

Telecommunication Works Application

Planning Application No: 20240587

Location: Telecommunication Base Station, Opposite Graveney Lodge,
Wrotham Road, Meopham, Gravesend

Description: The Electronic Communications Code (Conditions and restrictions)
Regulations 2017 Regulation 5 Notice relating to permitted development at
existing telecoms mast site, lamppost opposite Graveney Lodge, Wrotham
Road, Gravesend, Kent, DA13 0AH

Applicant: Waldon Telecom Ltd

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Covering letter dated 17 June 2024

002 Site Location Plan

100 Existing Site Plan

150 Proposed Site Plan

200 Existing Site Elevation A

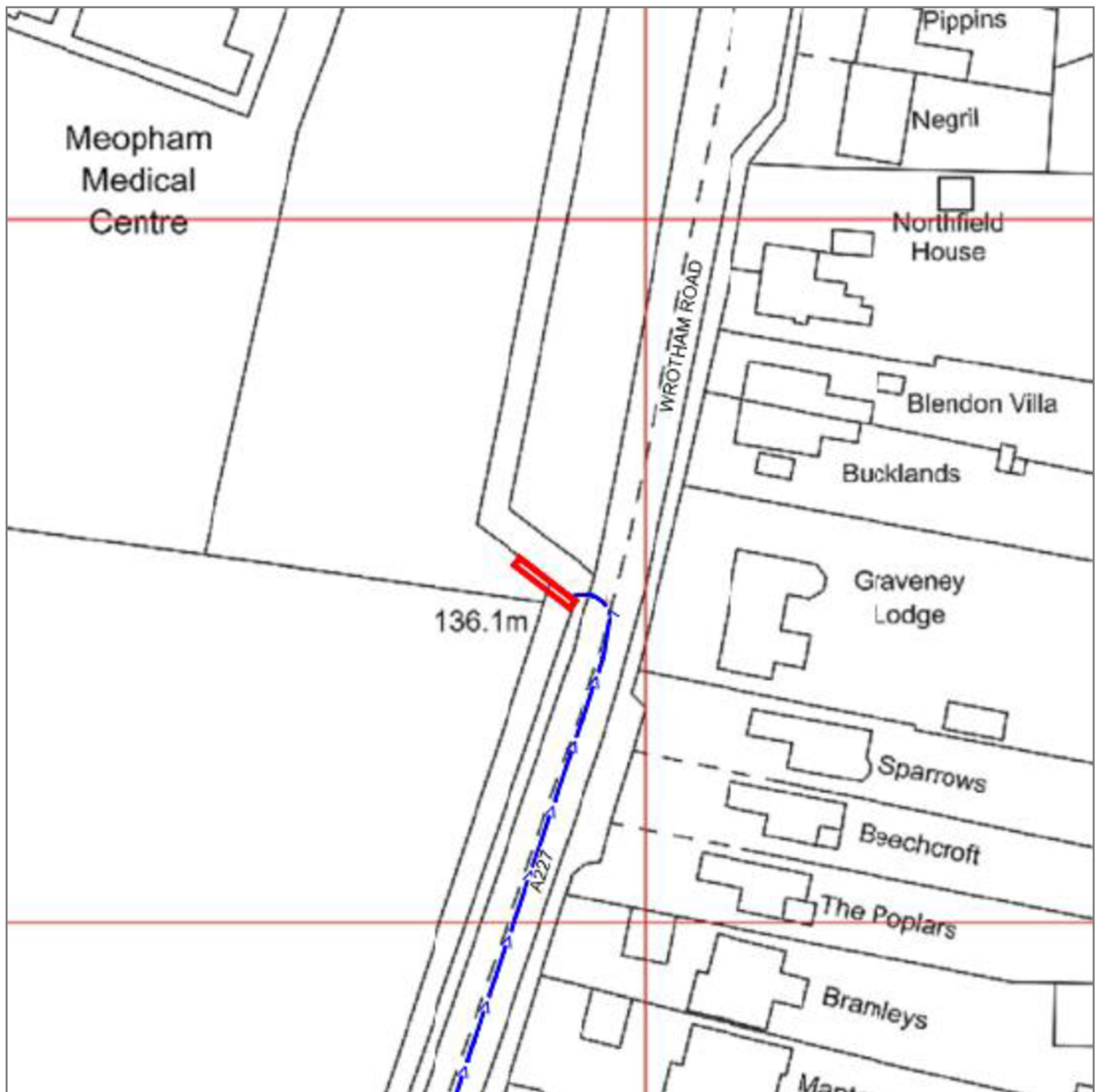
250 Proposed Site Elevation A

Relevant Planning History

Reference	Description	Decision	Decision Date
20221256	Application for determination pursuant to Part 16 Class A of the Town and Country Planning (General Permitted Development) Order 2015, as amended, as to whether prior approval is required for proposed +18.0m AGL telecommunications installation upgrade and associated ancillary works. Existing +8.0m AGL mast to be removed.	Prior approval not required	13.01.2023
20000016	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 1 no. 8m high lamp-post, 3 no. dual polar antennae integral with 'lamp-post', 1 no. future possible 150mm diameter microwave dish antennae and equipment cabinet.	Prior approval not required	21.02.2000

Site Description

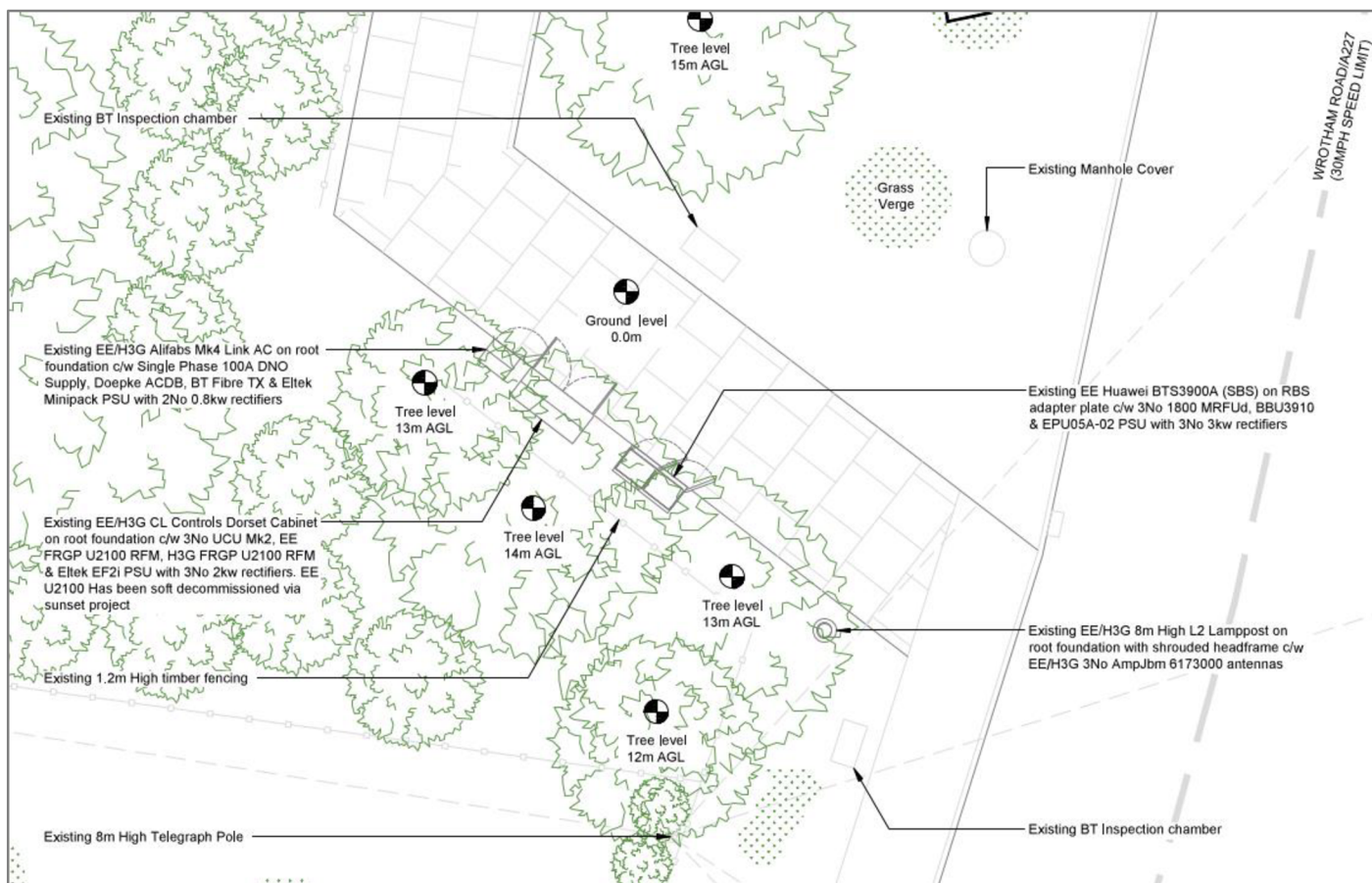
The application site is located outside the rural settlement Meopham, opposite residential properties on the eastern side of Wrotham Road.



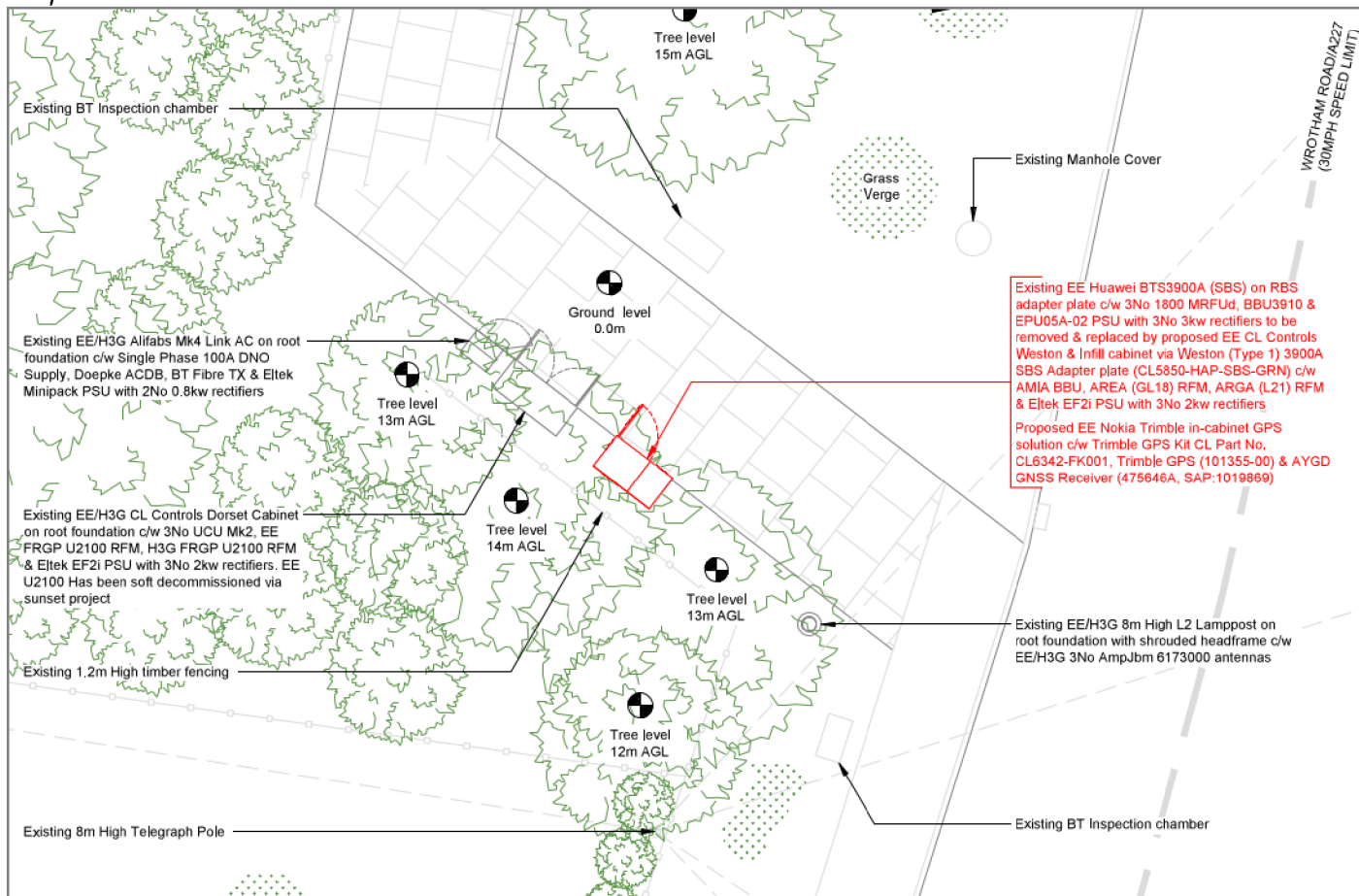
Proposed Development

This is a 28 day notice application for the intention to install electric communications apparatus involving removing one cabinet and installing a new one at an existing telecommunications installation.

Existing Site Plan:



Proposed Site Plan



Officer's Analysis

A cabinet 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;

This relates to new apparatus; therefore A.1 (1) (a) is not relevant. Regardless, the proposal 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 replacement of an existing cabinet that, whilst it is higher than the existing cabinet, is below 15m.

- (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; 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

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 installation of a mast; therefore A.1 (1) (e) 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
Signed:		Signed:	
Dated:	9th July 2024	Dated:	09 July 2024