



Delegated Report

Telecommunications Works Application

Application No: 20250729

Location: Cedar Avenue, Kings Farm, Gravesend, Kent, DA12 5LF

Description: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of replacement and relocation of 15m pole supporting 6no. antennas with 20m pole supporting 12no. antennas, replacement and relocation of 3no. equipment cabinets and development ancillary thereto.

Applicant: WHP Telecoms Ltd

Site Description

The application site is a grass verge set-behind the footpath on Cedar Avenue, to the north of the junction with Hawthorn Cl. It is located within the urban area of Gravesend.



The telecommunications station has been in situ since approximately 2010.



Submitted Documents/Plans

- Covering Letter by Cornerstone – dated 17 July 2025;
- ICNIRP Declaration and Clarification Statement – dated 17 July 2025;
- Drawing no. 100 – Rev. A – Site Location Plans;
- Drawing no. 200 – Rev. A – Existing Site Plan;
- Drawing no. 201 – Rev. A – Proposed Site Plan;
- Drawing no. 300 – Rev. A – Existing Elevation;
- Drawing no. 301 – Rev. A – Proposed Elevation.

Relevant Planning History

Reference	Description	Decision	Decision Date
20160060	Application for determination pursuant to Part 16 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 as to whether prior approval is required for the replacement of the existing 15m mast with a dual user 15m mast, allowing for installation of six multiband antennas and an additional radio equipment cabinet with ancillary works.	Telecomm - Prior Approval not required	15.03.2016
20140943	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 siting and design of a 12.2m Streetworks tower and associated works.	Telecomm - Prior Approval not required	20.11.2014
20130477	Application for prior notification of proposed 15 metre high streetworks column supporting 3 antenna and two additional ground level cabinets	Telecomm - Prior Approval not required	16.07.2013
20100562	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 siting and design of a 15m high mobile phone telegraph pole, one equipment cabinet and ancillary development.	Telecomm - Prior Approval not required	23.08.2010

Proposed Development

This application proposes the replacement of the existing 15m 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:	7 th August 2025	Dated:	07 August 2025