

Delegated Report

Telecoms

Planning Application No: 20260391

Location: Land At Laburnum Grove, Northfleet, Gravesend DA11 9PY

Description: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of proposed replacement telecommunications cell site of 20m mast and 7 ground based cabinets.

Applicant: Beacon Communications Ltd

Site Visit Date: Desktop

Submitted Documents/Plans

Covering letter
Site location plan
General arrangement plans

Relevant Planning History

None relevant

Site Description

The application site is an area of grass verge adjacent to a residential property on the corner of Laburnum Grove and Lime Avenue. The site is located within the urban area inset from the Green Belt and outside of any designations.

Proposed Development

This is a 28-day notice application for the installation of fixed line broadband electronic communications apparatus. The mast will be approx. 20m in height and will be accompanied by seven cabinets on the corner of Laburnum Grove and Lime Avenue. The exact location is shown below:



Analysis

A telegraph pole could 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), specifically paragraph A.1 (1). This paragraph states that ground-based apparatus would not be permitted if:

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 is a mast and therefore this is not applicable.

(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 proposal is a mast and therefore this is not applicable.

(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 proposed mast will be 20.2m high and therefore does not exceed these limits.

(d) in the case of the alteration or replacement of a mast, 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 mast does not replace an existing mast.

(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 mast does not replace an existing mast.

A.1 (2) is not applicable as the equipment is not located on a building.

A.1 (3) is not applicable as no apparatus (other than an antenna) is proposed on the mast.

A.1 (4) is not applicable as the site is not within article 2 (3) land.

A.1 (5) is not applicable as the site is not a dwellinghouse.

A.1 (6) is not applicable as the site is not a building.

A.1 (7) is not applicable as the base area of the structure will not exceed 1.5sqm

A.1 (8) is not applicable as it does not relate to driver information systems.

A.1 (9) is not applicable as it does not consist of the installation, alteration or replacement of radio equipment housing.

A.1 (10) is not applicable as it is not a public call box.

A.2 lists conditions that could trigger the need for a prior approval assessment. The Local Planning Authority must determine whether the siting and appearance of the development is acceptable under A.2 (1) (a) and whether they wish to determine whether the prior approval of these matters is required.

The installation of a 20m high mast and seven ground based cabinets are proposed on a grass verge, currently devoid of development, adjacent to a dwelling in a highly visible location on the corner of two roads. It is the Council's view that the siting and appearance of the development in this location would have a detrimental impact on the character and appearance of the area and so an objection is raised on that basis.

Conclusion

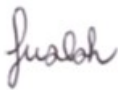
Based on an objection to the siting, the proposed development is not considered to comply with the parameters set out in Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore requires an application for prior approval or a planning application.

Recommendation

OBTW – Objection (TWORK)

Case Officer:	Mrs Alison Webster	Team Leader:	Mrs Faye Walsh
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Signed:		Signed:	
Dated:	5 May 2026	Dated:	05 May 2026