



Application: 20240709

**TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **MBNL**
C/O Miss Helen Bolam, Beacon Comms
10 Sovereign Park
Cleveland Way
Hemel Hempstead HP2 7DA

TAKE NOTICE that **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **DETERMINED THAT PRIOR APPROVAL** of the details of the siting and appearance of telecommunications development **IS REQUIRED AND REFUSED** at

Land At
Vale Road
Northfleet
Gravesend
Kent DA11 9RE

And being **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 telecommunications Installation; Installation of an 18m monopole, 9 no. antenna apertures, 2 no. 300mm transmission dishes, 6 no. equipment cabinets and development ancillary thereto.**

Referred to in your application dated 1st August 2024.

The following additional information should be submitted for consideration:-

- 1 The proposed development by virtue of its scale, appearance and location on an open and highly prominent site located at the top of a sloping grass verge adjacent to the highway and also immediately adjacent to the Northfleet Urban Country Park and opposite modest two storey terraced dwellings, would introduce an incongruous form of development which would have a detrimental impact the character of the area and the visual amenity of the streetscene along with a detrimental impact on the residential dwellings opposite in terms of the visual impact. The proposal would therefore not accord with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2023).

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the decision to refuse this application was taken in relation to the following plans and documents:

- Application form;

NO RIGHT OF APPEAL

- Location Plan;
- Drawing no. 1707938_GVM091_30702_DA1149_M007 Issue D - 002 Location Plan;
- Drawing no. 1707938_GVM091_30702_DA1149_M007 Issue D - 100 Existing Site Plan;
- Drawing no. 1707938_GVM091_30702_DA1149_M007 Issue D - 150 Existing Elevation A;
- Drawing no. 1707938_GVM091_30702_DA1149_M007 Issue D - 215 Proposed Site Plan;
- Drawing no. 1707938_GVM091_30702_DA1149_M007 Issue D - 265 Proposed Elevation;
- 5G and Future Technology - Delivering the UK's Telecoms Future;
- Collaborating for digital connectivity Letter;
- Connected Growth: A manual for places working to boost their digital, cultural and social connectivity;
- Council's & Connectivity How local government can help to build mobile Britain;
- 5G and Health: Questions and Answers;
- Cover Letter;
- Supplementary Information sheet;
- E-mail sending Developer's Notice to KCC Highways;
- Developer's Notice to KCC Highways;
- Letter from KCC Highways;
- Plan showing Highways Land accompanying KCC Highways Letter;
- Developer's Notice Letter;
- Declaration of Conformity with ICNIRP Public Exposure Guidelines.

2 **STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING**

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2023, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area. In this instance the application is not in accordance with the Development Plan for the area and cannot be supported.

Dated: 24 September 2024

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