

Delegated Report

Telecommunication Works Application

Planning Application No: 20260513

Location: Telephone Exchange Green Lane Meopham Gravesend

Description: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of the intention to install 5G Electronic Communications Apparatus.

Applicant: Lisa Cosgrove

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Regulation 5 Notice letter dated 15 May 2026

Drawing no. 164008-02-100-MD010 Rev. 10 (Site Plan Proposed)

Drawing no. 164008-02-150-MD010 Rev. 10 (South Elevation)

Relevant Planning History

Reference	Description	Decision	Decision Date
20040592	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 six metre flagpole with tri-sector antenna on top of telephone exchange with ancillary cabinet at ground floor level.	Telecomm - Prior Approval not required	12.08.2004

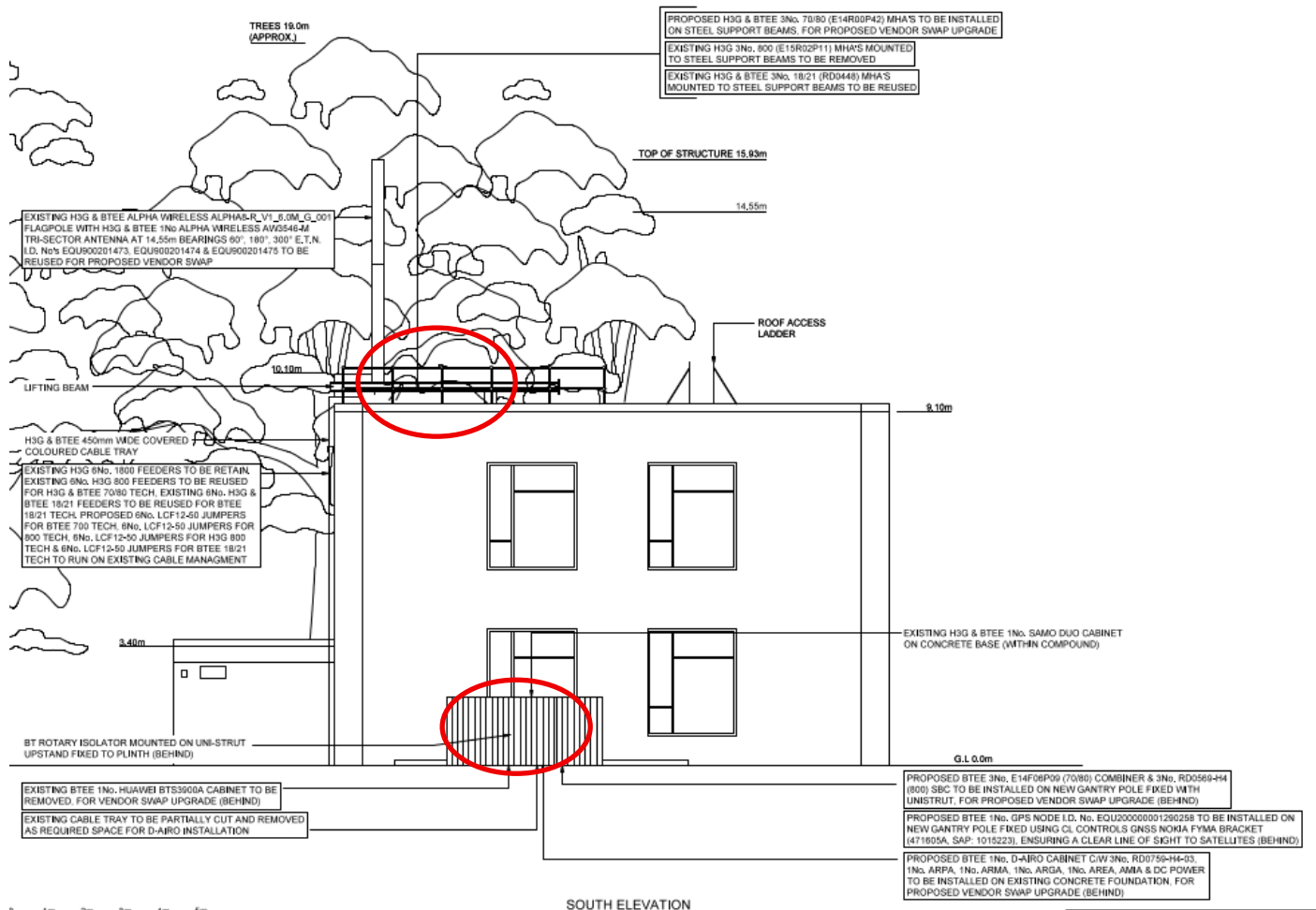
Site Description

The application site is located within the settlement boundary in Meopham. There are no relevant site constraints.

Position of Proposed Apparatus:



Proposed Apparatus:



Proposed Development

This is a 28-day notice application for the intention to install the following 5G electronic communications apparatus:

- Removal of 3 no. existing mast head amplifiers (MHAs) and the installation of 3 no. new MHAs on existing support beams;
- Installation of a GPS node;
- Removal of 1 no. existing cabinet and the installation of 1 no. new cabinet;
- Associated apparatus and ancillary works.

Officer's Analysis

The installation of this apparatus 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 and building-based apparatus (as in this case), is set out at paragraph A.1 (1) and (2). A.1 (1) states as follows:

Development not permitted: ground-based apparatus

(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;

The proposal involves the installation of a GPS node and replacement cabinet (approximately 750mm wide, 400mm deep) to be installed on an existing concrete foundation within an existing compound that is 1.8m high. Neither of these extend above the enclosure around the compound. The proposal therefore complies with A.1 (a).

- (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 replacement apparatus will not exceed the height of the existing apparatus and will be below 15m above ground level. The proposal therefore complies with A.1 (b).

- (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 and therefore A.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 alteration or replacement of a mast; therefore A.1 (1) (e) is not relevant.

A.1 (2) states as follows:

Development not permitted: building-based apparatus other than small antenna and small cell systems

(2) Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than small antenna and small cell systems) on a building is not permitted by Class A(a) if—

- (a) the height of the electronic communications apparatus (taken by itself) would exceed—*
(i) 15 metres, where it is installed on a building which is 30 metres or more in height; or
(ii) 10 metres in any other case;

The proposal involves the removal and installation of 3 MHAs mounted on existing support beams on the roof of the Telephone Exchange, which is approximately 9.5m high. The 3 new MHAs will be 9.9m high. The proposal therefore complies with A.2 (a).

- (b) the highest part of the electronic communications apparatus when installed, altered or replaced would exceed the height of the highest part of the building by more than—*
(i) 10 metres, in the case of a building which is 30 metres or more in height;
(ii) 8 metres, in the case of a building which is more than 15 metres but less than 30 metres in

height; or
(iii) 6 metres in any other case;

The height of the new installed MHAs will not exceed the height of the highest part of the building by more than 6m (they will be 0.4m above the height of the building). The proposal therefore complies with A.2 (b).

- (c) in the case of the installation, alteration or replacement of a mast on a building which is—*
(i) on article 2(3) land or land which is, or is within, a site of special scientific interest; and
(ii) less than 15 metres in height,
the mast would be within 20 metres of the highway (unless the siting remains the same and the dimensions of the altered or replaced mast are no greater);

The proposal does not involve the alteration or replacement of a mast on a building; therefore A.1 (2) (c) is not relevant.

- (d) in the case of the installation, alteration or replacement of an antenna on a building (other than a mast) which is less than 15 metres in height; on a mast located on such a building; or, where the antenna is to be located below a height of 15 metres above ground level, on a building (other than a mast) which is 15 metres or more in height—*
(i) the antenna is to be located on a wall or roof slope facing a highway which is within 20 metres of the building on which the antenna is to be located;
(ii) in the case of dish antennas, the size of any dish would exceed 0.9 metres or the aggregate size of all the dishes on the building would exceed 4.5 metres, when measured in any dimension;
(iii) in the case of antennas other than dish antennas, the development would result in the presence on the building of—
(aa) more than 3 antenna systems; or
(bb) any antenna system operated by more than 3 electronic communications code operators; or
(iv) the building is a listed building or a scheduled monument;

The proposal does not involve the installation, alteration or replacement of an antenna; therefore A.1 (2) (d) is not relevant.

- (e) in the case of the installation, alteration or replacement of an antenna on a building (other than a mast) which is 15 metres or more in height, or on a mast located on such a building, where the antenna is located at a height of 15 metres or above, measured from ground level—*
(i) in the case of dish antennas, the size of any dish would exceed 1.3 metres or the
(ii) aggregate size of all the dishes on the building would exceed 10 metres, when measured in any dimension;
(iii) in the case of antennas other than dish antennas, the development would be on a building which is less than 30 metres in height and would result in the presence on the building of—
(aa) more than 5 antenna systems; or
(bb) any antenna system operated by more than 3 electronic communications code operators; or
(iv) the building is a listed building or a scheduled monument; or

The proposal does not involve the installation, alteration or replacement of an antenna; therefore A.1 (2) (e) is not relevant.

- (f) in the case of the installation of an antenna on electronic communications apparatus on a building on article 2(3) land—*
(i) the size of any dish antenna to be installed would exceed 0.6 metres or the number of dish antenna which have been installed on the building since 21st August 2013 would exceed 3; or
(ii) the height of any antenna other than dish antenna to be installed would exceed 3 metres, or the number of such antennas which have been installed on the building since 21st August 2013 would exceed 3.

The proposal does not involve the installation of an antenna and is not on article 2(3) land; therefore A.1 (2)

(f) is not relevant.

A.1 (7) relates to any electronic communications apparatus:

Development not permitted: ground or base area

(7) Development consisting of the installation, alteration or replacement of any electronic communications apparatus other than—

(a) a mast;

(b) an antenna;

(c) a public call box;

(d) any apparatus which does not project above the level of the surface of the ground; or

(e) radio equipment housing,

is not permitted by Class A(a) if the ground or base area of the structure would exceed 1.5 square metres.

The other associated apparatus and ancillary works do not have a ground or base area of more than 1.5 square metres.

Class A(a) development is permitted subject to the conditions set out under A.2. This includes the circumstances where prior approval would be required. The proposal does not fall under any of these circumstances and therefore prior approval is not required.

Condition A.2 (1) (d) specifies that the siting of development should: not prevent pedestrians from passing along a footway; not prevent access to premises adjoining a footway; and have regard to the needs of disabled people and the guidance document “Inclusive Mobility” issued by the Department for Transport in December 2021. Condition A.2 (2) specifies further conditions relating to removal and restoration.

Conclusion and Recommendation

The proposed development of 5G Electronic Communications Apparatus is considered to comply with the parameters set out in Schedule 2, Part 16, Class A.1 (1), (2) and (7) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal therefore constitutes permitted development, subject to the conditions set out at A.2.

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	4th June 2026	Dated:	5th June 2026