

Delegated Report

Telecommunications Works Application

Application No:	20250538
Location:	Communication Tower Gravesend Road, Higham, Rochester, ME3 7NU
Description:	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of removal and replacement of the existing 17.68 metre high monopole with a 20 metre high monopole supporting 6 no. antennas, the relocation of 2 no. existing dishes onto the upgraded monopole, the installation of 3 no. equipment cabinets and 1 no. GPS module within the existing fenced compound, and ancillary development thereto.
Applicant:	United Living Connected

Site Description

The application site is located on Gravesend Road, Higham.



The existing telecommunication apparatus are set back from the edge of the highway by approx. 21m and the compound is accessed via a track off Gravesend Road.



Submitted Documents/Plans

- Covering Letter by Cornerstone – dated 27 May 2025;
- ICNIRP Declaration and Clarification Statement – dated 27 May 2025;
- Supplementary Information – General Background Information for Telecommunications Development;
- 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
20000715	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 erection of an equipment cabin.	APPROVED TELECOM	27.11.2000
20000674	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 upgrade of existing telecommunications equipment consisting of erection of new equipment cabin, installation of new Cellnet cable gantry and extended feeders.	APPROVED TELECOM	18.10.2000
19940065	Determination as to whether prior approval is required for the siting and appearance of a 15m. high mono pole radio mast mounted with 12 no. 2.3m. high aerials, equipment cabin and meter cabinet.	APPROVED TELECOM	10.03.1994
19930661	Radio Mast	REFUSED TELECOM	14.12.1993

Proposed Development

This application proposes the replacement of the existing 17.68m monopole, with a new 20m monopole, 6no. new antenna, 1no. GPS module and 3no. associated cabinets within the existing compound.

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

A.1. (3) Development not permitted: apparatus on masts

Section of Legislation	Requirement	(Y/N)
A.1 (3)	Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than an antenna) on a mast is not permitted by Class A(a) if the height of the mast (including the apparatus installed, altered or replaced) would exceed any relevant height limit specified in paragraph A.1(1)(c) or (d) or A.1(2)(a) or (b). For the purposes of applying the limit specified in paragraph A.1(2)(a), the words “taken by itself” in that paragraph are omitted.	N

A.1. (9) Development not permitted: radio equipment housing

Section of Legislation	Requirement	(Y/N)
A.1 (9)	Development consisting of the installation, alteration or replacement of radio equipment housing is not permitted by Class A(a) if—	(see assessment below)
(a)	the development is not ancillary to the use of any other electronic communications apparatus;	N
(b)	the cumulative volume of such development would exceed 90 cubic metres or, if located on the roof of a building, the cumulative volume of such development would exceed 30 cubic metres; or	N

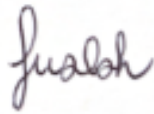
(c)	on any article 2(3) land, or on any land which is, or is within, a site of special scientific interest, any single development would exceed 2.5 cubic metres, unless the development is carried out in an emergency.	N/A
(9A)	Sub-paragraph (9)(b) and (c) does not apply where the development is carried out within a permitted compound (and accordingly the development described in that sub-paragraph is permitted by Class A(a))	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:	9 th June 2025	Dated:	12 June 2025