



ATTELZ

Application: 20220475

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

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **CK Hutchison Networks (UK) Ltd
C/O Mr James Reilly, Dot Surveying
14 Inverleith Place
Edinburgh
Scotland
EH6 5NP**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the **Local Planning Authority** under the Town and Country Planning Acts, has **DETERMINED THAT PRIOR APPROVAL** of the details of siting and appearance of telecommunications development **IS NOT REQUIRED**

at **Telecommunications Mast
Stonebridge Road
Northfleet
Gravesend
Kent
DA11 9BJ**

and being **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 for a 20m high slim line phase 8 monopole c/w wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works.**

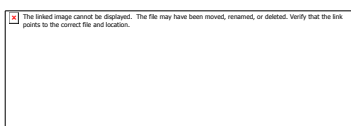
Referred to in your application dated 29th April 2022 for the following reason:

1. The proposed installation of telecommunication mast and apparatus on the grass verge fronting Stonebridge Road has been considered against the criteria set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and it is not considered that the Prior Approval of the Local Planning Authority in regard to siting and appearance of the development is required in this instance. Therefore Prior Approval is not required.

INFORMATIVES:-

Dated: 22 June 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



NO RIGHT OF APPEAL

1 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

- Application Form;
- KCC Highways Covering Letter (ref DFD20843), dated 29/04/2022;
- 5g Site Specific Supplementary Information and Planning Justification Statement, Prepared by Dot Surveying;
- 002 Site Location Plan, Drawing no. DFD20843_DFD100_TBC_DA0565_GA_REV A;
- 005 Crane Location, Drawing no. DFD20843_DFD100_TBC_DA0565_GA_REV A;
- 006 Underground Services Plan, Drawing no. DFD20843_DFD100_TBC_DA0565_GA_REV A;
- 100 Existing Site Plan, Drawing no. DFD20843_DFD100_TBC_DA0565_GA_REV A;
- 150 Existing Site Elevation, Drawing no. DFD20843_DFD100_TBC_DA0565_GA_REV A;
- 215 Proposed Site Plan, Drawing no. DFD20843_DFD100_TBC_DA0565_GA_REV A;
- 265 Proposed Site Elevation, Drawing no. DFD20843_DFD100_TBC_DA0565_GA_REV A;
- 304 Proposed Configuration Antenna Schedule, Drawing no. DFD20843_DFD100_TBC_DA0565_GA_REV A;
- 307 Equipment Schedules & Dependencies, Drawing no. DFD20843_DFD100_TBC_DA0565_GA_REV A.

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) 2021, 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.

3 KENT COUNTY COUNCIL HIGHWAYS

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>

4 CONSULTATION OUTCOMES

Paragraph 117(a) of the NPPF (2021) requires the applicant to provide the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college. The application states that the email was sent to the nearest educational facility at Snowden Hill Nursery which is approximately 182metres from the application site.

INTERNATIONAL COMMISSION GUIDELINES

Paragraph 117(c) of the NPPF (2021) also requires that for a new mast or base station a statement that self-certifies that, when operational, International Commission guidelines will be met. The applicant is, therefore, reminded to comply with the relevant ICNIRP guidance.

Gravesham Borough Council