

ATTELZ

Application: 20220873

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

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **C K Hutchison Networks (UK) Ltd
C/O Ms Hannah Gibson, Dot Surveying
The Bonds
2 Anderson Place
Edinburggh
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
Thames Way
Northfleet
Gravesend
Kent**

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 of 15m high street pole and 3 additional ancillary equipment cabinets and associated ancillary works.**

Referred to in your application dated 8th August 2022.

1. The proposed installation of telecommunication mast and apparatus fronting Thames Way 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.

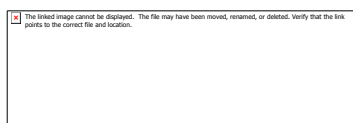
INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the developer provided the following information to the Local Planning Authority and the application for Prior Approval was assessed on this basis:

Dated: 28 September 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



NO RIGHT OF APPEAL

- Application Form - dated 08/08/2022;
- Supplementary Information - Developers Notice (served to GBC) (dated 08/08/2022);
- Supplementary Information - Developers Notice (served to KCC Highways) (dated 08/08/2022);
- Supplementary Information - ICNIRP Declaration (dated 02/08/2022);
- Supplementary Information - Department for Digital, Culture, Media & Sport - Collaborating for Digital Connectivity;
- Supplementary Information - Mobile UK 5G Briefing;
- Supplementary Information - Site Specific Supplementary Information and Planning Justification;
- Drawing no. GVM21541_GVM081_86239_FS0582_GA_REV_B - 001 - Drawing Register;
- Drawing no. GVM21541_GVM081_86239_FS0582_GA_REV_B - 002 - Site Location Plan;
- Drawing no. GVM21541_GVM081_86239_FS0582_GA_REV_B - 215 - Proposed Site Plan;
- Drawing no. GVM21541_GVM081_86239_FS0582_GA_REV_B - 265 - Proposed Site Elevation.

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 FOR THE AVOIDANCE OF DOUBT

The monopole and ancillary cabinets are to be painted 'RAL6009' (green) to mitigate the impact on the appearance of the street scene in accordance with the details shown in drawing nos. 'GVM21541_GVM081_86239_FS0582_GA_REV_B - 215 - Proposed Site Plan' / GVM21541_GVM081_86239_FS0582_GA_REV_B - 265'.

4 KENT COUNTY COUNCIL HIGHWAYS AND TRANSPORTATION

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such 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.