

Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY
planning@folkestone-hythe.gov.uk
01303 853538



Application to determine if prior approval is required for a proposed: 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

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 16, Class A

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Highways Land
Address Line 1	Hill Road
Address Line 2	
Address Line 3	
Town/city	Folkestone
Postcode	CT19 6LY

Description of site location must be completed if postcode is not known:

Easting (x)

623511

Northing (y)

137363

Description

Applicant Details

Name/Company

Title

First name

Surname

CK Hutchison Networks (UK) Ltd.

Company Name

Address

Address line 1

450 Longwater Avenue

Address line 2

Green Park

Address line 3

Town/City

Reading

County

Country

UK

Postcode

RG2 6GF

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Keith

Surname

Wright

Company Name

Gillan Consulting

Address

Address line 1

Cul Na Saithe

Address line 2

Leny Feus

Address line 3

Town/City

Callander

Country

United Kingdom

Postcode

FK178AS

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Electronic communications apparatus

Please specify the type of apparatus to be installed or altered (e.g. call box, mast)

Installation of 17m pole inc. antennas, ground based apparatus and ancillary development.

Please provide further details of the apparatus (e.g. height, size, colour etc)

Full details of dimensions on submitted drawings. Colour - grey.

Are you replacing an existing installation?

- ☐ Yes
☒ No

Additional information

Are you submitting a declaration confirming that the apparatus is in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP)? The emissions from all mobile phone network operators' equipment on the site must be taken into account when determining compliance.

- ☒ Yes
☐ No

Are you also providing a completed Supplementary Information Template (as set out in Appendix D of the [Code of Best Practice on Mobile Phone Network Development in England](#))?

- ☒ Yes
☐ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

Pre-application consultation letters and a set of plans were sent on 12/01/23 to the local ward councillors for Folkestone Harbour (Councillors R Field and N Keen), Folkestone Town Council and to the Manager of Little Acorns Pre-School

No responses received to date

Site Visit

Site visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

A pre-application consultation letter and copy of the site location plan were sent to the Local Planning Authority by email on 12/01/2023.

The LPA has given a detailed response stating:

"The site subject of this pre-application submission lies immediately south of the Little Acorns Pre-School building and east of the Baptist Church and located in a visually prominent position, visible on approach to and from surrounding streets and would be in close proximity to residential development along Hill Road and Wear Bay Road. The site fronts a public foot path/Highway – it would therefore be advisable to seek the opinion of the Highways Authority in this instance to ensure that the works do not preclude highway and pedestrian safety.

The site is within the defined settlement boundary of Folkestone and no other constraints apply.

Comments regarding the site being the most sequentially preferable are noted, as are the reasons behind the proposal. However, paragraph 115 of the NPPF states that "the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate."

In this case, there are no relevant constraints at the site, such as the AONB, that would require further consideration. Nevertheless, the proposed height of the mast (17m) may give rise to visual amenity concerns, especially from the surrounding residential streets and as a result of the site's prominent position. The additional cabinets and ancillary development may give rise to visual clutter. Whilst the colour of the cabinets and mast (in green) is an attempt to reduce visual prominence, further consideration of this impact, including additional mitigation measures, should be provided and addressed with any forthcoming planning application. Further justification as to the chosen site would be advisable given the visual amenity concerns. Alternative, less conspicuous sites may be preferable.

As it stands, it is considered that the proposed base station may give rise to visual amenity concerns, and without further information having been provided with regard to the appropriateness of the location, and without additional supporting information regarding design and mitigation against the visual impact of the mast and associated equipment, it is my informal view that the proposal may not be supported by the Local Planning Authority, in accordance with the provisions set out within the NPPF."

Declaration

I / We hereby apply for Prior Approval: Development for electronic communications network as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Keith Wright

Date

26/01/2023