



Town Planning

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Cornerstone
C/o Mr Andy Lewis
Maxema Ltd
Unit 2 - Charnwood House
Marsh Road
Ashton
Bristol
BS3 2NA

DC/24/00380/TELCOM

7th February 2024

Dear Sir / Madam,

Reference No : DC/24/00380/TELCOM

Proposal : The installation of a 20m high FLI Pine Tree Tower mast (painted green) accommodating 3no. antennas, 2no. microwave dishes & RRUs, and the installation of 3no. equipment cabinets with ancillary works. (56 DAY CONSULTATION BY TELEFONICA UK LTD REGARDING THE NEED FOR APPROVAL OF SITING AND APPEARANCE OF TELECOMMUNICATIONS DEVELOPMENT)

Location : Cackets Farm Cackets Lane Cudham Sevenoaks TN14 7QG

Thank you for your application for prior approval and fee of £578 which was received on 31st January 2024.

This letter confirms that the prior approval of the Council is required for this proposal, and you will receive a further decision as to whether prior approval has been granted or refused once the details have been fully considered.

Planning Officers are also receiving a significant volume of correspondence and contact requesting progress updates on applications. To ensure that your case officer is able to focus their attention on the assessment of your application, please check the website for updates on progress rather than contacting the case officer directly to request this. In the event that further information is needed to allow your application to be considered, the case officer will contact you or your agent directly to request this.

To assist in the determination of your application, please provide a current set of date stamped photographs as soon as you are able to. If we do not have adequate information to be able to assess the impacts of your development proposal it may not be possible to determine the application within the statutory timeframe. Thank you for your patience and understanding at this time.

If the fee cheque has been dishonoured, or the details submitted do not comply with the statutory requirements, the statutory period will not start until these matters are resolved. We will write to you again as soon as we can if this is the case.

Please be aware the revised local information requirements have now been adopted and can be viewed here - [Validation guidance and local information requirements for planning applications | London Borough of Bromley](#)

Please note that the Council may have amended the description of the proposal and if you have any queries regarding this or any other matter please email the Planning Team at planning@bromley.gov.uk.

Yours faithfully

Planning Support Team

Information about the determination of planning applications

Please note that due to the volume of correspondence we receive, the Council is unable to inform any parties of planning meeting or decision dates, however you can view dates and track applications by registering on our website www.bromley.gov.uk/planningaccess, or you can call or email us to check if a meeting date has been scheduled.

There are two main methods of determination for planning applications. These are under the Assistant Director's delegated authority, or at a planning committee. We aim to meet the government target of determining 90% of applications under delegated powers and most cases will be decided this way. The planning committee is a public meeting and agendas are available up to five working days prior to the meeting on our website at www.bromley.gov.uk/meetings. There are no agendas available for decisions made under delegated powers, and the public are not able to be present when such decisions are made, however a summary report is made public after a decision is made and can be viewed on our website.

If you wish to contact your local Ward Councillors; their details are available on our website www.bromley.gov.uk/councillors, or by calling us. If the application is likely to be decided under delegated powers, a Councillor can request that it be considered by the planning committee, so that the councillor, you, or someone on your behalf, can speak at the meeting. If an application is to be considered by a committee and you wish to speak at the meeting in support of the proposal you will need to register ***no later than 10am the day before the meeting*** by telephoning 020 8313 4316.

Issues which can be considered in the determination of an application

Material planning considerations include such issues as: relevant planning policies; siting, design and external appearance of the development; impact on lighting, privacy or outlook; and impact on highway safety.

The following types of concerns are **not** generally planning considerations and cannot be taken into account: loss of property value or commercial competition; loss of a view; disturbances during building work; land ownership disputes and private deeds or covenants; building regulations matters; the fact that development has already started; and matters covered by other legislation including licensing or gambling.

Useful information

Please note that following the introduction of our chargeable pre-application advice service, in order to ensure that the advice service is properly administered, it will not be possible to negotiate or provide advice on the merits of proposals once planning applications have been received and validated. The Council is not normally able to accept revised plans on current applications except by specific agreement.

If you do have any queries regarding the timescale or method for determination of your application, please contact planning@bromley.gov.uk or telephone 020 8313 4956.

