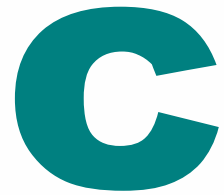




HILLINGDON
LONDON



North Planning Committee

To Councillors on the Committee

Date: THURSDAY, 3 FEBRUARY
2011

Time: 7.00 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE UB8
1UW

Eddie Lavery (Chairman)
Alan Kauffman (Vice-Chairman)
David Allam
Jazz Dhillon
Michael Markham
Carol Melvin
David Payne

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

**This agenda and associated
reports can be made available
in other languages, in braille,
large print or on audio tape on
request. Please contact us for
further information.**

Published: Wednesday, 26 January 2011

Contact: Nav jahal
Tel: 01895 250692
Fax: 01895 277373
njahal@hillingsdon.gov.uk

This Agenda is available online at:
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=123&Year=2009>

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk



INVESTOR IN PEOPLE

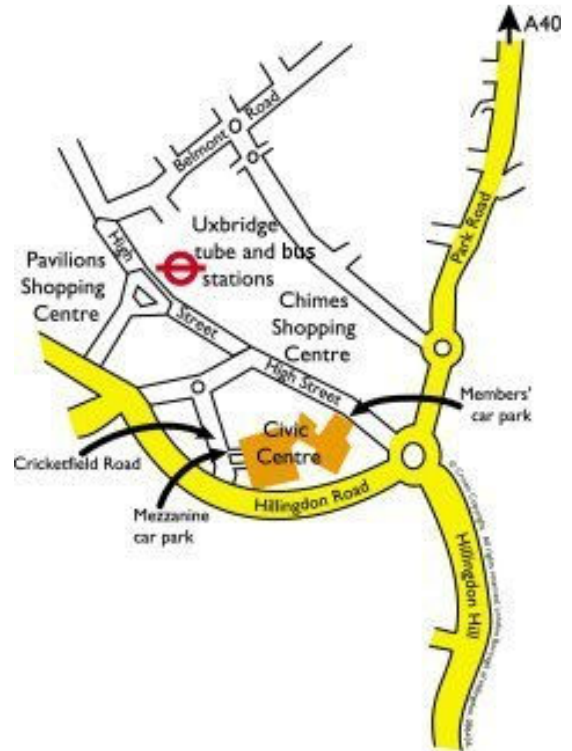
Useful information

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services

Please enter from the Council's main reception where you will be directed to the Committee Room. An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

Please switch off any mobile telephones and BlackBerries™ before the meeting. Any recording of the meeting is not allowed, either using electronic, mobile or visual devices.

If there is a FIRE in the building the alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.



A useful guide for those attending Planning Committee meetings

Security and Safety information

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

Ward Councillors - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

Committee Members - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant

followed by any Ward Councillors;

4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

	Address	Ward	Description & Recommendation	Page
13	LAND O/S SORTING OFFICE, JUNCTION OF EAST WAY AND PARK WAY, RUISLIP			1 - 12

Report of the Head of Planning & Enforcement Services

Address LAND O/S SORTING OFFICE, JUNCTION OF EAST WAY AND PARK WAY
RUISLIP

Development: Replacement of existing 12.5 metre high monopole mobile phone mast with a 15 metre high monopole mobile phone mast, replacement equipment cabinet and ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

LBH Ref Nos: 59076/APP/2010/2931

Drawing Nos: 100
200 Rev. A
300 Rev. A
301 Rev. A
400 Rev. A
500 Rev. A
Site Specific Supplementary Information
Cornerstone: Supporting Technical Information
Health and Mobile Phone Base Stations

Date Plans Received: 14/12/2010 **Date(s) of Amendment(s):**

Date Application Valid: 14/12/2010

Reason for Urgency

A decision is required on the application before the 8th February 2011 which is before the next available North Committee of the 22nd February 2011.

1. SUMMARY

It is proposed to replace the existing 12.5m high monopole mobile phone mast with a 15m high (including antennas) monopole mobile phone mast incorporating six antennas. An existing equipment cabinet would also be replaced with a larger equipment cabinet.

The proposed telecommunications mast by virtue of its size and location would detract from the street scene as it would be a readily apparent and incongruous element. The mast would not harmonise with the existing street scene and as such is contrary to Policies BE13, BE37 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2. RECOMMENDATION

RECOMMENDATION (A) That prior approval of siting and design is required.

RECOMMENDATION (B) The details of siting and design are refused for the following reason:

1 NON2 **Non Standard reason for refusal**

The proposed replacement telecommunications mast installation, by virtue of the

increase in height and the significantly bulkier appearance, would result in an incongruous and visually obtrusive form of development which would be out of keeping with the visual character of the surrounding street scene. Furthermore, other potential solutions have not been fully investigated. The proposal is therefore contrary to Policies Pt.1.8, Pt1.11, BE13, BE37 and OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

INFORMATIVES

1 I52 **Compulsory Informative (1)**

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 **Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
OE1	Protection of the character and amenities of surrounding properties and the local area

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The site comprises an existing 12.5m high monopole mobile phone mast and two ancillary equipment cabinets at the rear of the footway adjacent to the Royal Mail sorting office at the junction of East Way and Park Way in Ruislip Manor. Residential properties are located to the north and east of the site behind the sorting office. Commercial properties, some with flats above, are located to the west and south west of the site along Park Way. The Elm Park Club is located within a grassed amenity area to the south of the site on the opposite side of Park Way. The site falls within Ruislip Manor Town Centre, as designated in the adopted Hillingdon Unitary Development Saved Policies (September 2007).

3.2 **Proposed Scheme**

It is proposed to replace the existing 12.5m high monopole mobile phone mast with a 15m high (including antennas) monopole mobile phone mast incorporating six antennas. An existing equipment cabinet would also be replaced with a larger 1.9m by 0.75m by 1.65m high equipment cabinet. The mast would be coloured grey and the cabinets would be coloured green.

3.3 **Relevant Planning History**

Comment on Relevant Planning History

The planning history can be summarised as follows:

* 59076/APP/2003/2909 - Installation of 12.5m high street furniture column with 3 antennas and two equipment cabinets (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 2001) - Prior approval not required 02/02/04.

* 59076/APP/2005/2429 - Replacement of existing 12.5m high telecommunications mast with new 12.5m high monopole mobile phone mast and additional equipment cabinet (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) - Withdrawn 19/09/05.

59076/APP/2005/2584 - Replacement of existing 12.5m high telecommunication mast with new 12.5m high monopole mobile phone mast and additional equipment cabinet (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) - Refused 16/11/05 due to concerns over its visual impact. This proposal was subsequently dismissed at appeal (ref: APP/R5510/A/06/2008179/NWF) on 25/05/06. The appeal Inspector concluded that the proposal would have an unacceptable visual impact on the surrounding area and that an insufficient site search had been carried out by the appellant.

4. Planning Policies and Standards

Not applicable to this application.

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

OE1 Protection of the character and amenities of surrounding properties and the local area

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 14th January 2011

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultations were sent to 92 local residents including schools close to the site. A total of 3 objections have been received. The objections are on the following grounds:

- i) Health implications to residents
- ii) The mast should be located elsewhere.

iii) Increase in height will make the mast more visible and noticeable.

Ministry Of Defence: No safeguarding objection.

Internal Consultees

Highways: no objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed installation does not exceed the limits set out in Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). It would not be located in an environmentally sensitive area, such as a conservation area, where more restrictive criteria are applicable. Accordingly, the proposal constitutes permitted development.

In accordance with Part 24 of the Town and Country planning (General Permitted Development) Order 1995 (as amended) Vodafone is required to apply to the Local Planning Authority for a determination as to whether prior approval of the details of siting and design is required and, if so, for the Local Planning Authority to either approve or refuse those details.

7.02 Density of the proposed development

Not applicable to this type of development.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

The site is not located with an archaeological priority area, the green belt or within a conservation area.

7.04 Airport safeguarding

The proposed mast will have no impact on airport safeguarding.

7.05 Impact on the green belt

The proposed mast is not located within and will not be visible from the Green Belt.

7.06 Environmental Impact

No environmental impact resulting from the proposals.

7.07 Impact on the character & appearance of the area

The existing mast is already highly visible when viewed by motorists and pedestrians along Park Way and East Way, and from surrounding properties. The mast appears as a prominent and incongruous structure within the streetscene. At 12.5m high the mast is already considerably taller than the adjacent 8.6m high Royal Mail Sorting Office. The proposed mast would be significantly higher and bulkier in design than the nearby street lights and it is considered that the proposed 'top heavy' design would be significantly more visually obtrusive. This would draw attention to it within the streetscene. The additional cabinet would add to the overall visual impact of the proposal. The site location, on a busy footway near residential properties, is considered undesirable for the installation as proposed.

The applicant has not considered alternative sites (they argue that they don't need to as they are site sharing). This is not considered to be an acceptable argument for not carrying out a proper search of alternative sites, especially given the appeal history.

7.08 Impact on neighbours

Residents have expressed concerns about the possible health risks from the development. PPG8 indicates that the planning system is not the place for determining

health issues. It goes on to state that if a proposed mobile phone base station meets the ICNIRP guidelines, it should not be necessary to consider further the health aspects of the development and concerns about them. The applicant has confirmed that the proposed equipment would comply with ICNIRP guidelines. There is nothing to indicate that there is a risk to health, nor is there evidence to outweigh advice in PPG8 on health considerations. As such it is considered that the health fears of residents do not weigh significantly against the development. As such a reason for refusal on health grounds cannot be substantiated. The visual impact on adjoining residents is discussed above.

7.09 Living conditions for future occupiers

Not applicable to this type of application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Not applicable to this type of application.

7.11 Urban design, access and security

Not applicable to this type of application.

7.12 Disabled access

Not applicable to this type of application.

7.13 Provision of affordable & special needs housing

Not applicable to this type of application.

7.14 Trees, Landscaping and Ecology

The proposed replacement mast and associated equipment would be located on a public pavement. There are no landscaping issues.

7.15 Sustainable waste management

Not applicable to this type of application.

7.16 Renewable energy / Sustainability

Not applicable to this type of application.

7.17 Flooding or Drainage Issues

Not applicable to this type of application.

7.18 Noise or Air Quality Issues

Not applicable to this type of application.

7.19 Comments on Public Consultations

Concerns raised by residents have been addressed within the report.

7.20 Planning Obligations

None.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the

Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

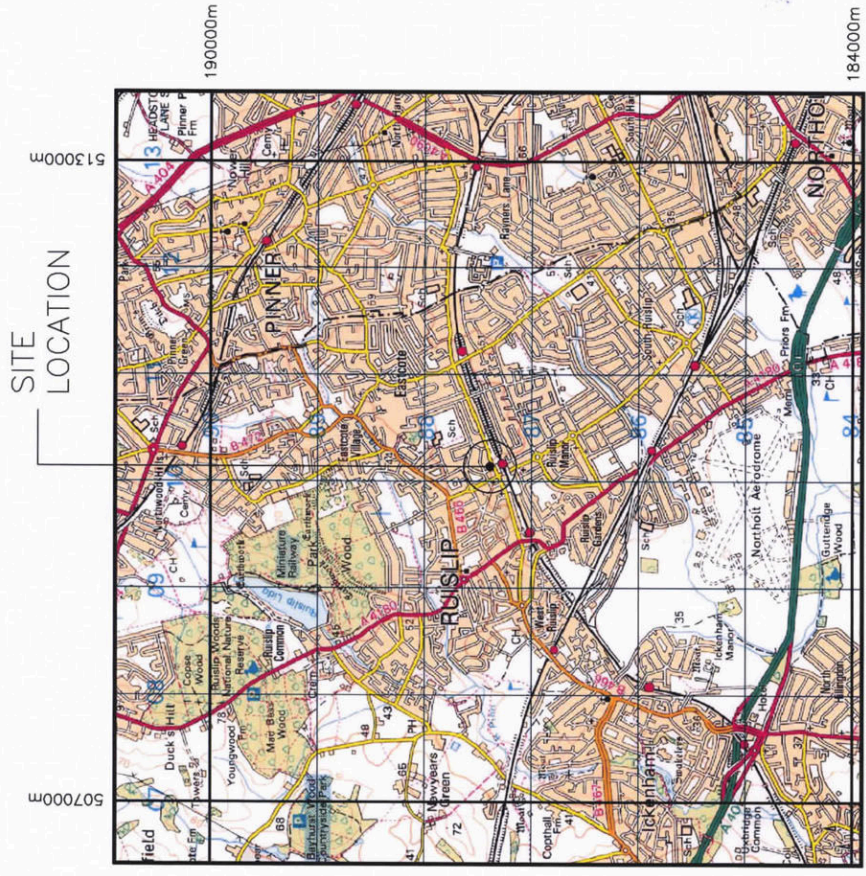
The proposed telecommunications mast would detract from the street scene, because it would be a readily apparent, incongruous element. The mast would not harmonise with the existing street scene and as such is contrary to Policy BE13, BE37 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007).
PPG 8

Contact Officer: Matt Kolaszewski

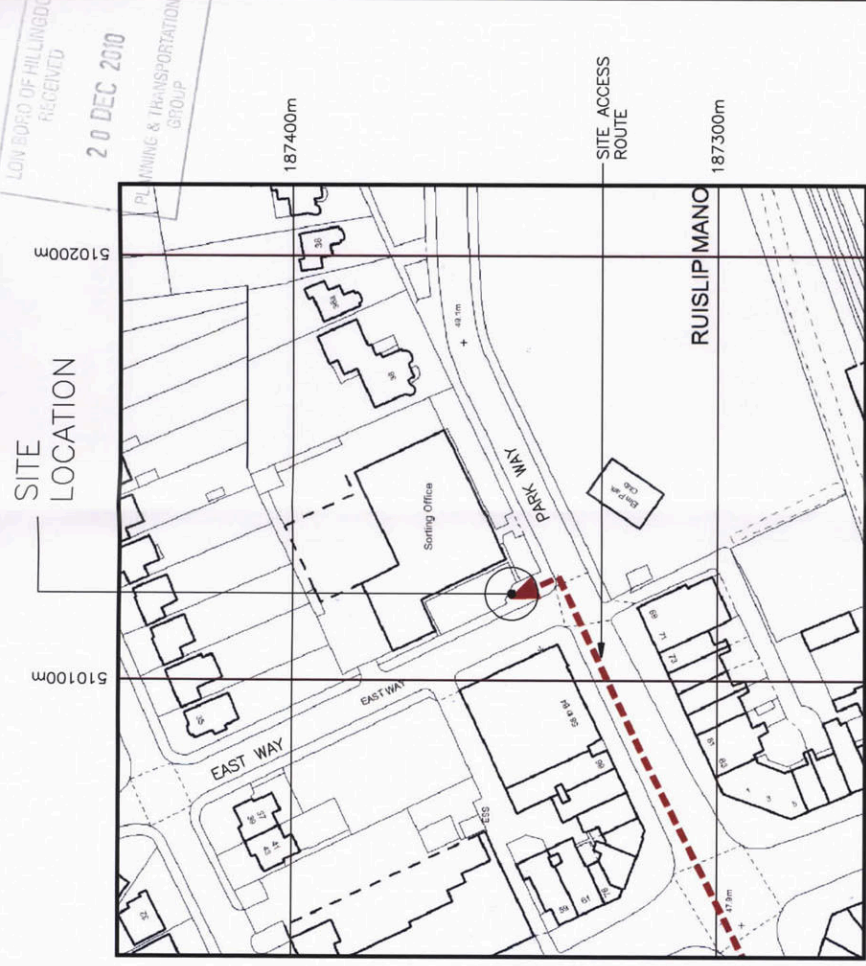
Telephone No: 01895 250230



SITE GRID REFERENCE 510123E 187358N
SCALE 1:50000



SITE PHOTOGRAPH



SITE GRID REFERENCE 510123E 187358N
SCALE 1:1250

NOTES:
1. EXIT THE M25 AT JUNCTION 16 AND PROCEED EAST ON THE M40 ONTO THE A40. EXIT THE A40 NORTH ON THE A4180 AND CONTINUE TO RUISLIP TUBE STATION. GO RIGHT INTO PEMBROKE ROAD AND CONTINUE INTO PARK WAY. THE SITE IS ON THE LEFT HAND SIDE OUTSIDE THE ROYAL MAIL SORTING OFFICE.
2. SURROUNDING AREA IS RESIDENTIAL
3. DISTANCE TO PUBLIC HIGHWAY IS 2.0m APPROX.

REPRODUCED FROM ORDINANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE.
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CELL NAME	RUISLIP MANOR		OPTION	A	DRAWN	SPD	CHECKED	AC	APPROVED	NDS	DATE	SCALE
SITE ADDRESS	PARK WAY RUISLIP HA4 8NZ		CORNERSTONE ID	CS - 10427	HOST ID	02	-	033696	SHARER ID	VF - 78945	15.02.10	AS SHOWN
DRAWING TITLE	SITE LOCATION MAPS		CONSULTANT REF No.	1293/011		DRAWING No.	100		REVISION	-		

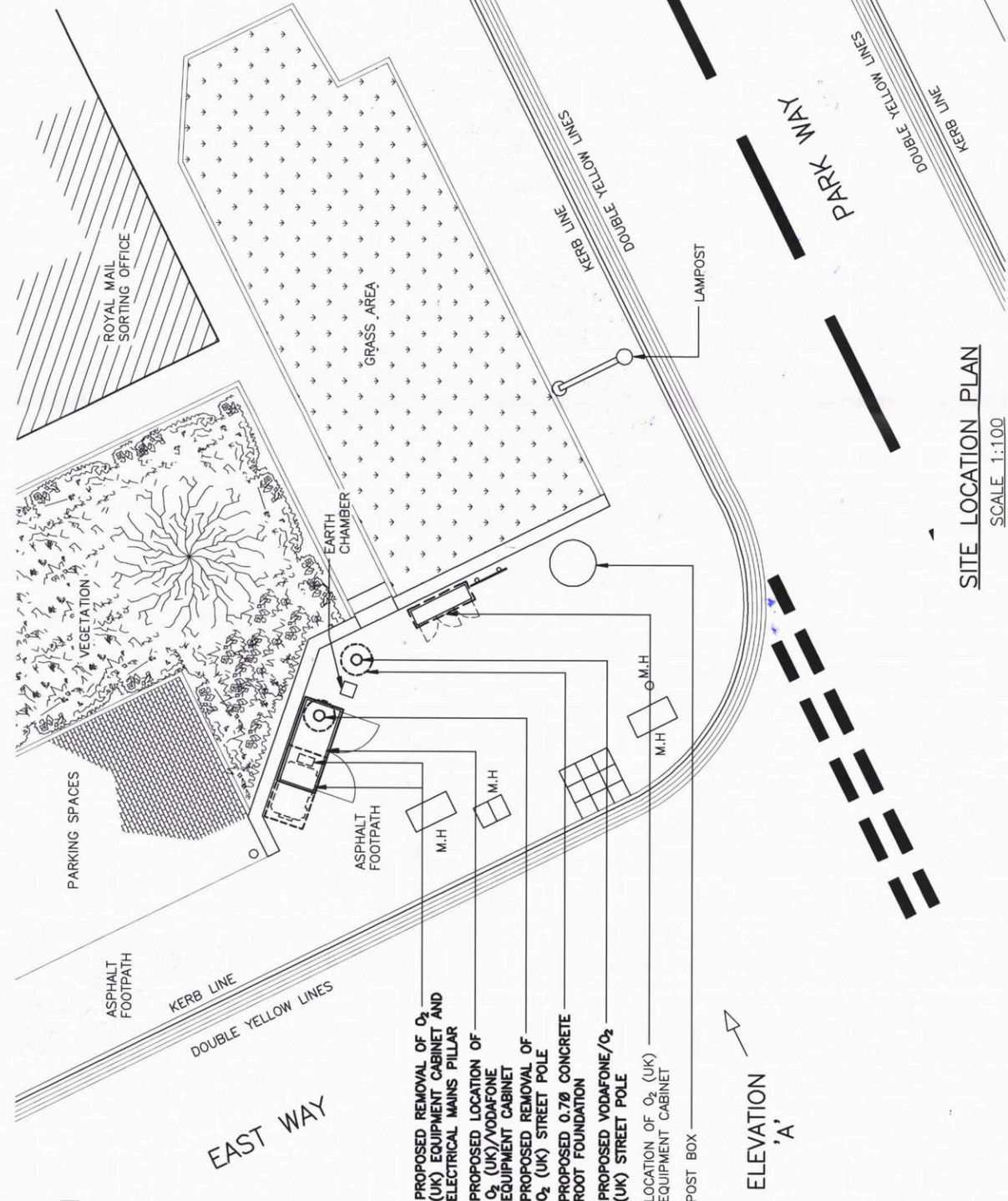
Tyco Electronics
Tyco Electronics UK Manufacturing Ltd.
Head Office
Head Road
Chesham, Bucks
MK45 6DT
Telephone 01295 875 900 Fax 01295 875 801



CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.

LOW BURY OF HILLINGDON
RECEIVED
20 DEC 2010
PLANNING & TRANSPORTATION
GROUP



NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED
2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.
3. THE DRAWINGS COMPLY WITH O₂ (UK) & VODAFONE NON-STANDARD ICNIRP GUIDELINES.

SITE LOCATION PLAN
SCALE 1:100

DRAWN	SPD	CHECKED	AC	APPROVED	NDS	DATE	SCALE
						15.02.10	AS SHOWN
CORNERSTONE ID	HOST ID	SHARER ID					
CS - 10427	O2 - 033696	VF - 78945					
CONSULTANT REF No. 1293/011							
PURPOSE OF ISSUE PLANNING							REVISION 200
							A

CELL NAME	RUISLIP MANOR
SITE ADDRESS	PARK WAY RUISLIP HA4 8NZ
DRAWING TITLE	LOCATION PLAN

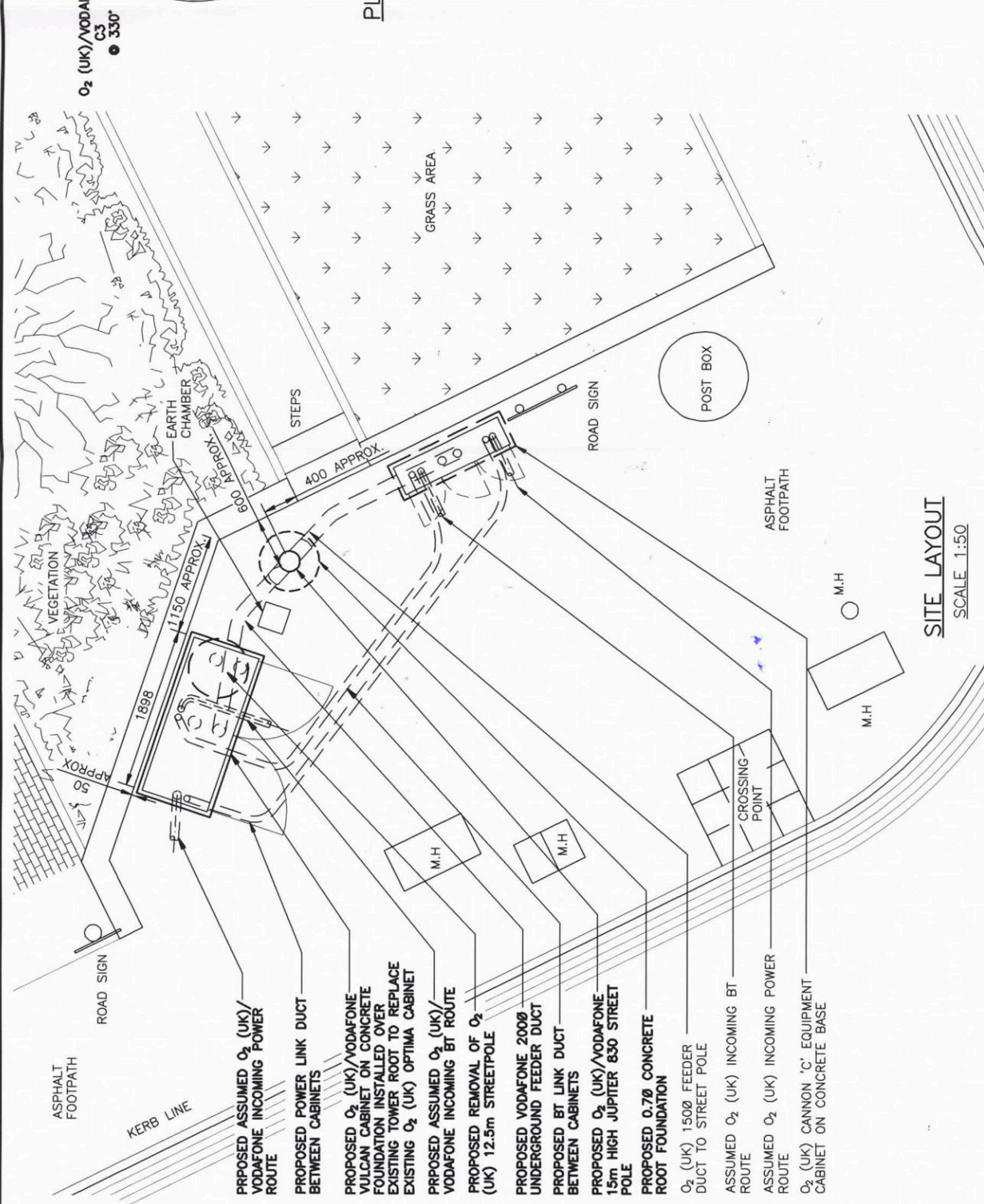
Tyco Electronics
Tyco Electronics UK Infrastructure Ltd.
Heddes House
Heddes Road
Chesham, Bucks
MK45 6DT
Telephone 01292 875 900 Fax 01292 875 801

O₂
CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.
A	12.07.10	CABINET & NOTES AMENDED	GW	NDS

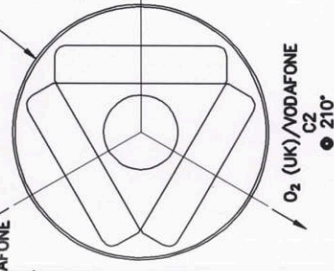


NORTH



SITE LAYOUT
SCALE 1:50

PLAN OF EQUIPMENT ON STREET POLE
Scale 1:10



LOW LEVEL OF POLLUTION
PROPOSED
20 DEC 2010
PLANNING & REGISTRATION
enr.uk

NOTES:
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DRAWN	SPD	CHECKED	AC	APPROVED	NDS	DATE	SCALE
						15.02.10	AS SHOWN
CORNERSTONE ID		HOST ID		SHARER ID			
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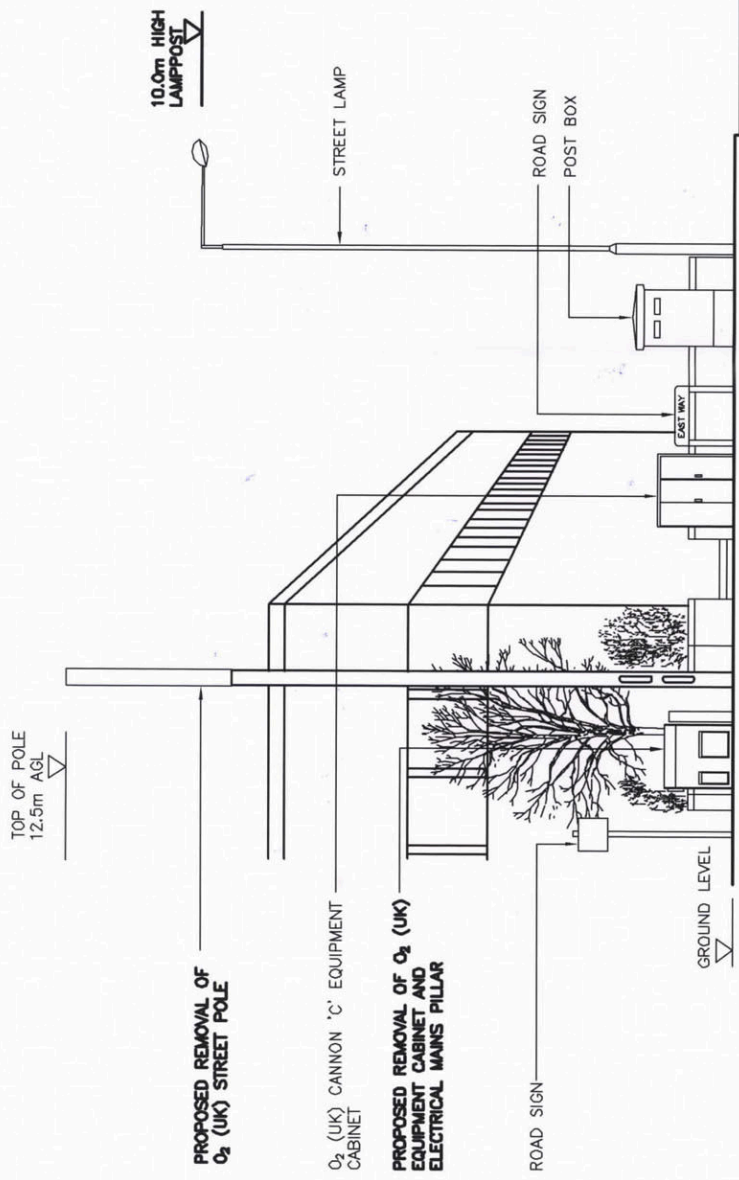
CELL NAME	RUISLIP MANOR	OPTION	A
SITE ADDRESS RUISLIP HA4 8NZ			
DRAWING TITLE SITE LAYOUT & EQUIPMENT PLAN			

Tyco Electronics
Tyco Electronics UK Infrastructure Ltd.
Heddes House
Heddes Road
Cherry, Surrey
KT14 6BT
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O₂
CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.
A	12.07.10	CABINET & NOTES AMENDED	GW	NDS

UNIVERSITY OF BIRMINGHAM
SCHOOL OF CIVIL ENGINEERING
20 DEC 2010
PLANNING & TRANSPORTATION
GROUP



EXISTING ELEVATION 'A'
SCALE 1:100

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED
2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.
3. THE DRAWINGS COMPLY WITH O₂ (UK) & VODAFONE NON-STANDARD ICNIRP GUIDELINES.

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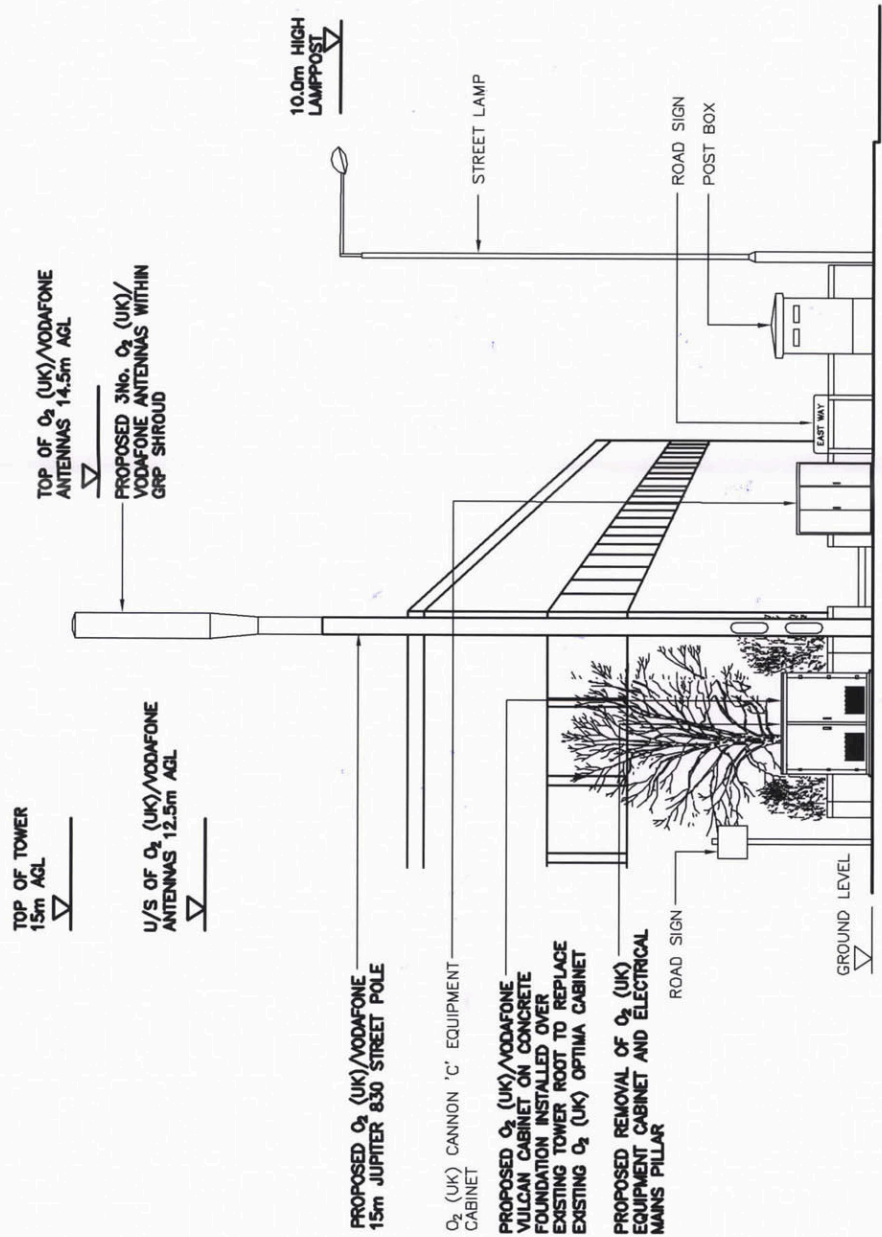
CELL NAME	RUISLIP MANOR	OPTION	A
SITE ADDRESS	PARK WAY RUISLIP HA4 8NZ		
DRAWING TITLE	EXISTING ELEVATION		

Tyco Electronics
Tyco Electronics UK Infrastructure Ltd.
Hobbit House
Hobbit Road
Charley, Surrey
KT16 9DT
Telephone 01832 375 800 Fax 01832 375 901

O₂
CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.
A	12.07.10	CABINET & NOTES AMENDED	GW	NDS

LON BORO OF HILLINGDON
RECEIVED
20 DEC 2010
PLANNING & REGISTRATION
GROUP



PROPOSED ELEVATION 'A'
SCALE 1:100

- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED
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1293/011				
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PLANNING		301	A	

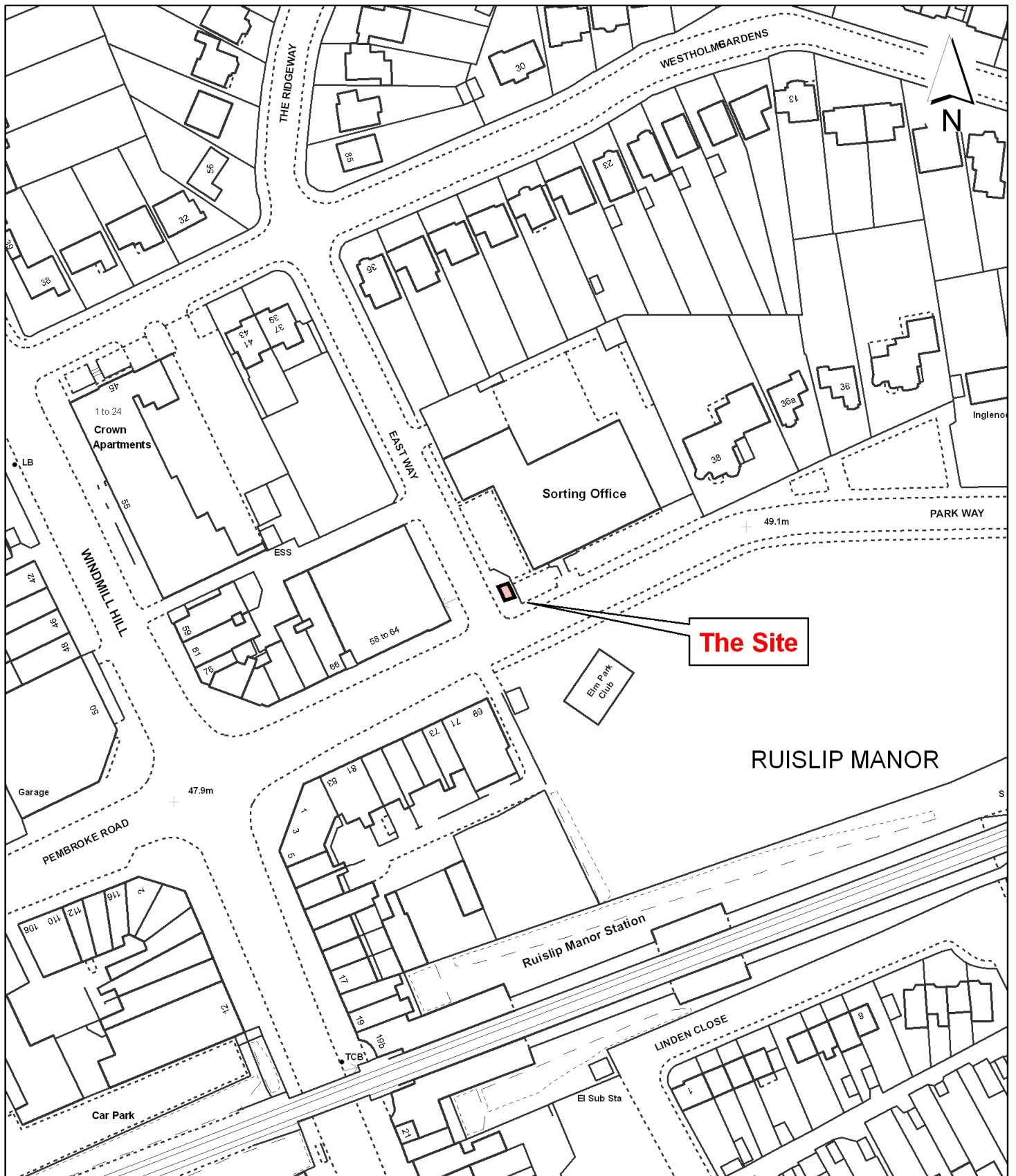
CELL NAME	OPTION
RUI SLIP MANOR	A
SITE ADDRESS	
PARK WAY	
RUI SLIP	
HA4 8NZ	
DRAWING TITLE	
PROPOSED SITE ELEVATION	

Tyco Electronics
Tyco Electronics UK Infrastructure Ltd.
Hortol House
Hortol Road
Chertsey, Surrey
KT16 9DT
Telephone: 01932 575 800 Fax: 01932 575 901




CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.
A	12.07.10	CABINET & NOTES AMENDED	CW	NDS



Notes

 Site boundary
For identification purposes only.

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London Borough of Hillingdon
100019283 2011

Site Address	
Land outside Sorting Office junction of East Way and Park Way, Ruislip	
Planning Application Ref:	Scale
59076/APP/2010/2931	1:1,250
Planning Committee	Date
North Page 12	February 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

