

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

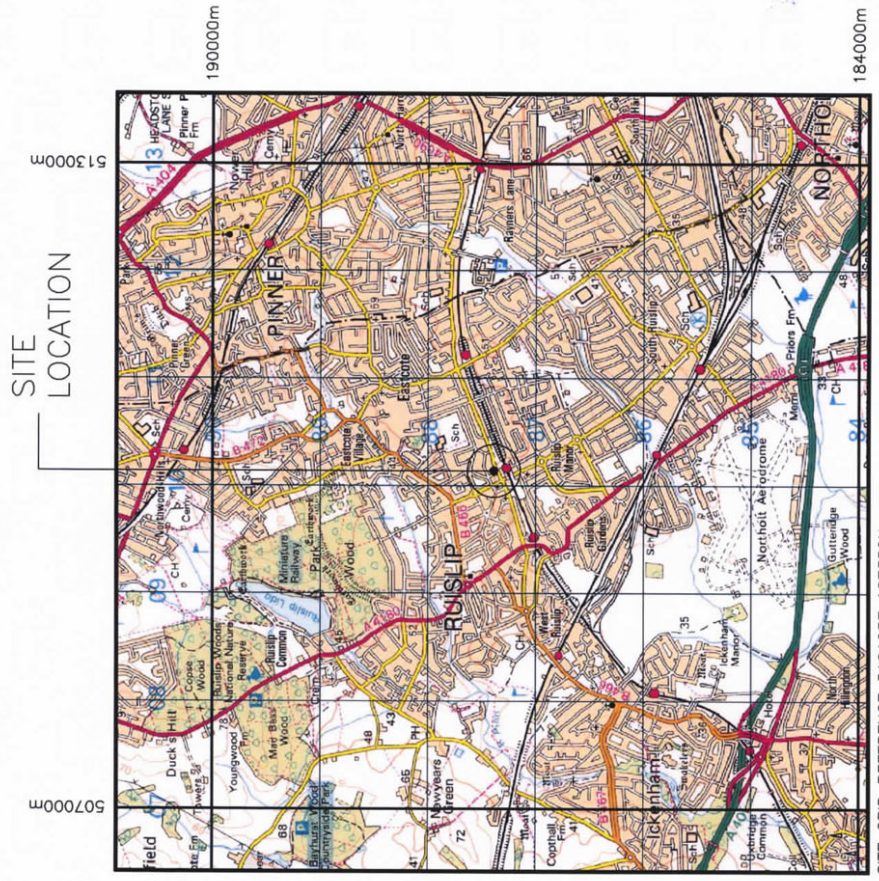
The proposed telecommunications mast would detract from the street scene, because it would be a readily apparent, incongruous element. The mast would not harmonise with the existing street scene and as such is contrary to Policy BE13, BE37 and OE1 of the Hillingdon Unitary Development Plan Saved Policies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

11. Reference Documents

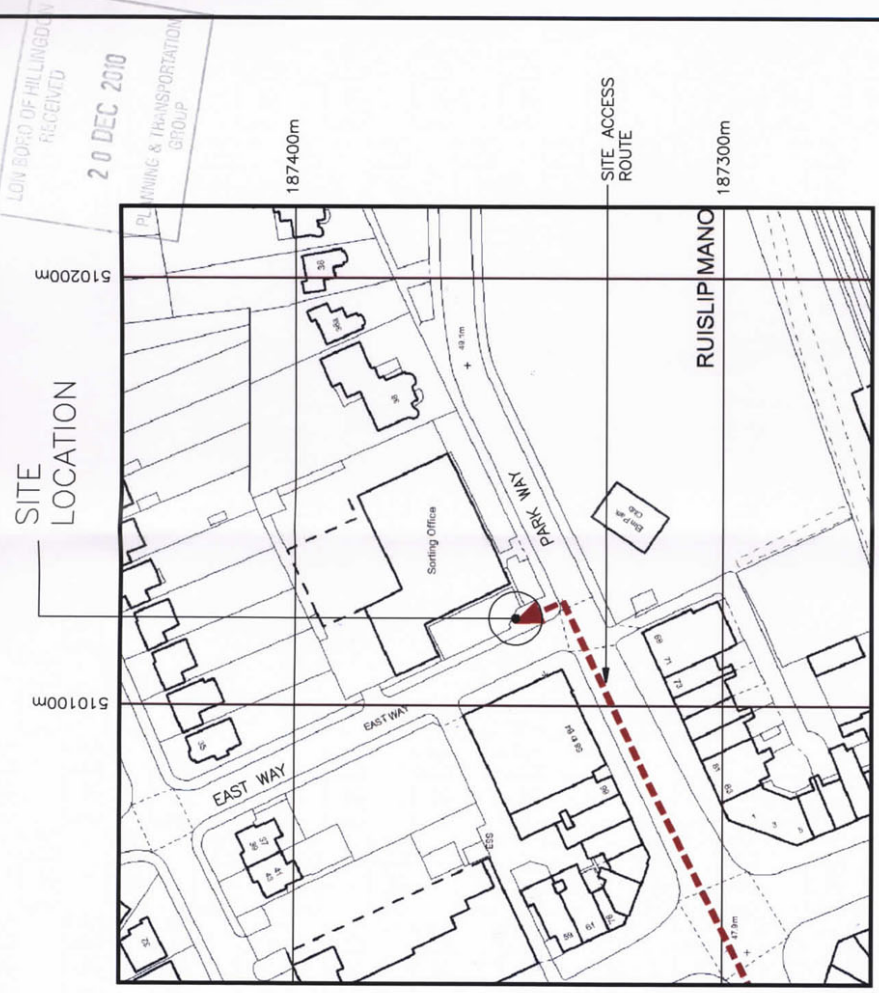
Hillingdon Unitary Development Plan Saved Policies (September 2007).
PPG 8

Contact Officer: Matt Kolaszewski

Telephone No: 01895 250230



SITE GRID REFERENCE 510123E 187358N
SCALE 1:50000



SITE GRID REFERENCE 510123E 187358N
SCALE 1:1250



SITE PHOTOGRAPH

- NOTES:
- 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.
 - SURROUNDING AREA IS RESIDENTIAL
 - DISTANCE TO PUBLIC HIGHWAY IS 2.0m APPROX.

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

Tyco Electronics
Tyco Electronics UK Manufacturing Ltd.
Heddes House
Heddes Road
Cherry, Sunny
KTY4 8DT
Telephone 01622 879 000 Fax 01622 879 801

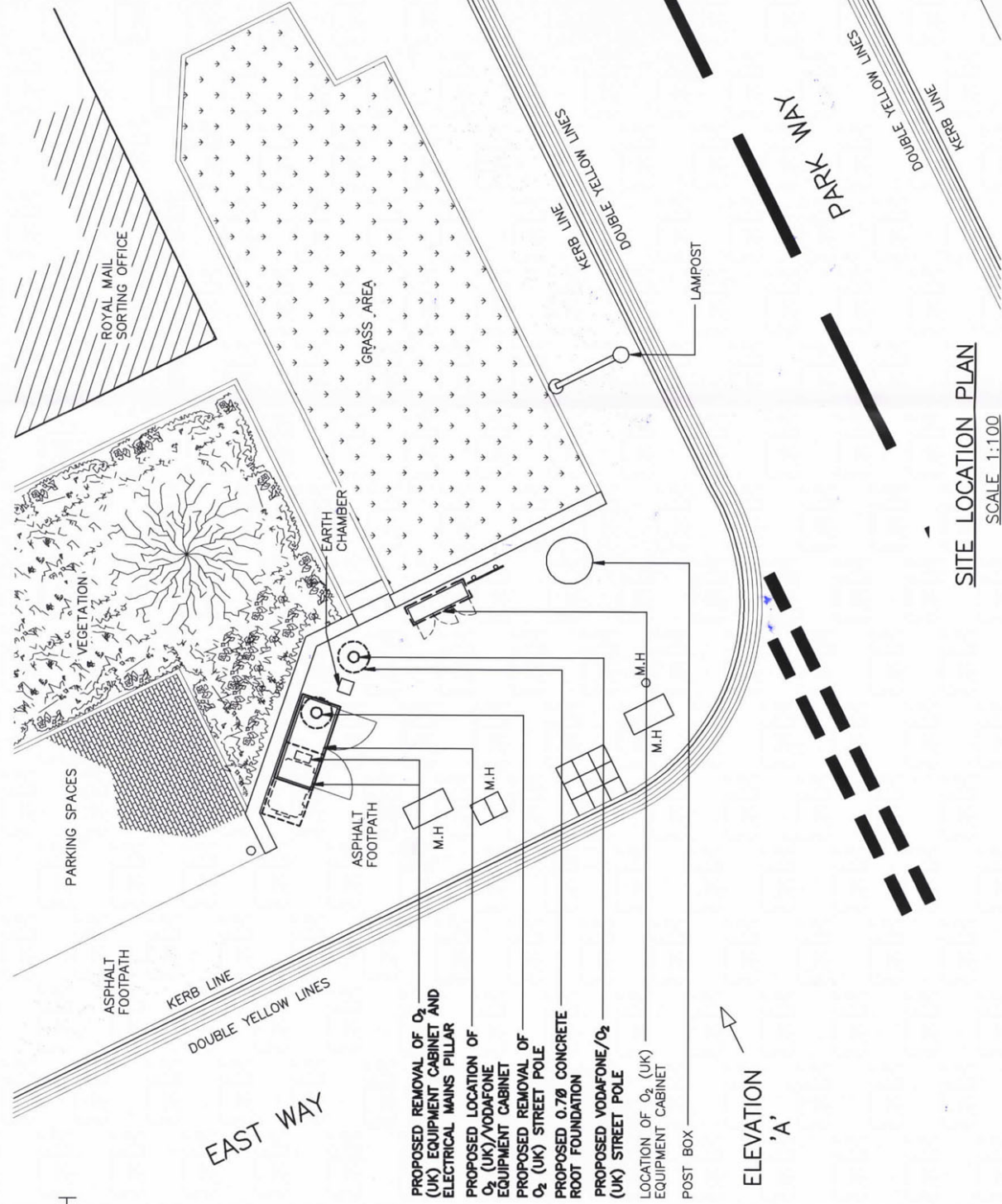


CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.



NORTH



- PROPOSED REMOVAL OF O₂ (UK) EQUIPMENT CABINET AND ELECTRICAL MAINS PILLAR
- PROPOSED LOCATION OF O₂ (UK)/VODAFONE EQUIPMENT CABINET
- PROPOSED REMOVAL OF O₂ (UK) STREET POLE
- PROPOSED 0.7Ø CONCRETE ROOT FOUNDATION
- PROPOSED VODAFONE/O₂ (UK) STREET POLE
- LOCATION OF O₂ (UK) EQUIPMENT CABINET
- POST BOX

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.

UNIVERSITY OF HILLINGDON
 RECEIVED
 20 DEC 2010
 PLANNING & TRANSPORTATION
 GROUP

SITE LOCATION PLAN
 SCALE 1:100

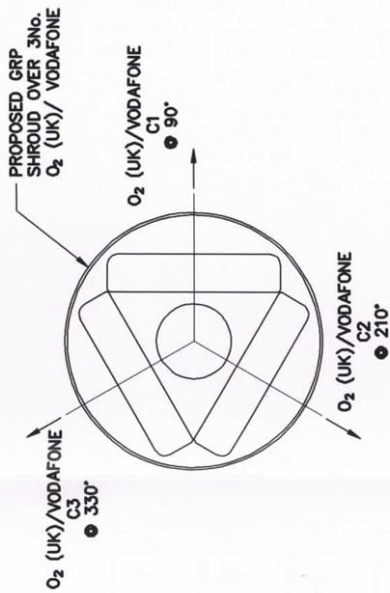
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NORTH

PLAN OF EQUIPMENT ON STREET POLE
Scale 1:10

Scale 1:10

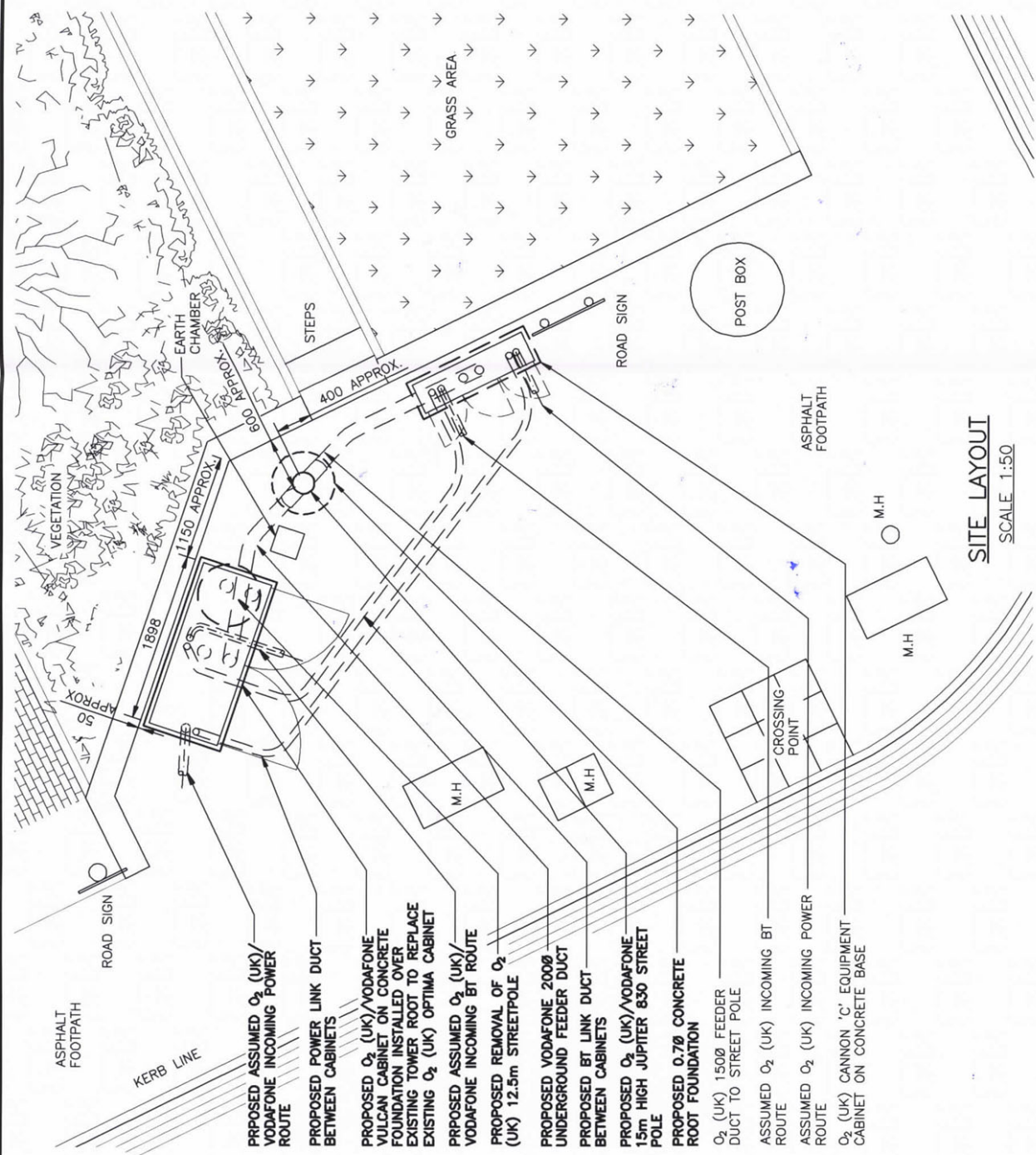


LOU LLOYD OF HILLIERSON
RECEIVED
20 DEC 2010
PLANNING & REGISTRATION
UNIT

- 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.

DRAWN	CHECKED	APPROVED	DATE	SCALE
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CORNERSTONE ID	HOST ID	SHARER ID		
CS - 10427	O2 - 035696	VF - 78945		
CONSULTANT REF No.	1293/011			
PURPOSE OF ISSUE	DRAWING No.	REVISION		
PLANNING	400	A		

SITE LAYOUT
SCALE 1:50



- PROPOSED ASSUMED O₂ (UK)/VODAFONE INCOMING POWER ROUTE
- PROPOSED POWER LINK DUCT BETWEEN CABINETS
- PROPOSED O₂ (UK)/VODAFONE VULCAN CABINET ON CONCRETE FOUNDATION INSTALLED OVER EXISTING TOWER ROOT TO REPLACE EXISTING O₂ (UK) OPTIMA CABINET
- PROPOSED ASSUMED O₂ (UK)/VODAFONE INCOMING BT ROUTE
- PROPOSED REMOVAL OF O₂ (UK) 12.5m STREETPOLE
- PROPOSED VODAFONE 2000 UNDERGROUND FEEDER DUCT BETWEEN CABINETS
- PROPOSED BT LINK DUCT BETWEEN CABINETS
- PROPOSED O₂ (UK)/VODAFONE 15m HIGH JUPITER 830 STREET POLE
- PROPOSED 0.7Ø CONCRETE ROOT FOUNDATION
- O₂ (UK) 150Ø FEEDER DUCT TO STREET POLE
- ASSUMED O₂ (UK) INCOMING BT ROUTE
- ASSUMED O₂ (UK) INCOMING POWER ROUTE
- O₂ (UK) CANNON 'C' EQUIPMENT CABINET ON CONCRETE BASE

CELL NAME	OPTION	RUI SLIP MANOR	
SITE ADDRESS	A	PARK WAY RUI SLIP HA4 8NZ	
DRAWING TITLE	SITE LAYOUT & EQUIPMENT PLAN		

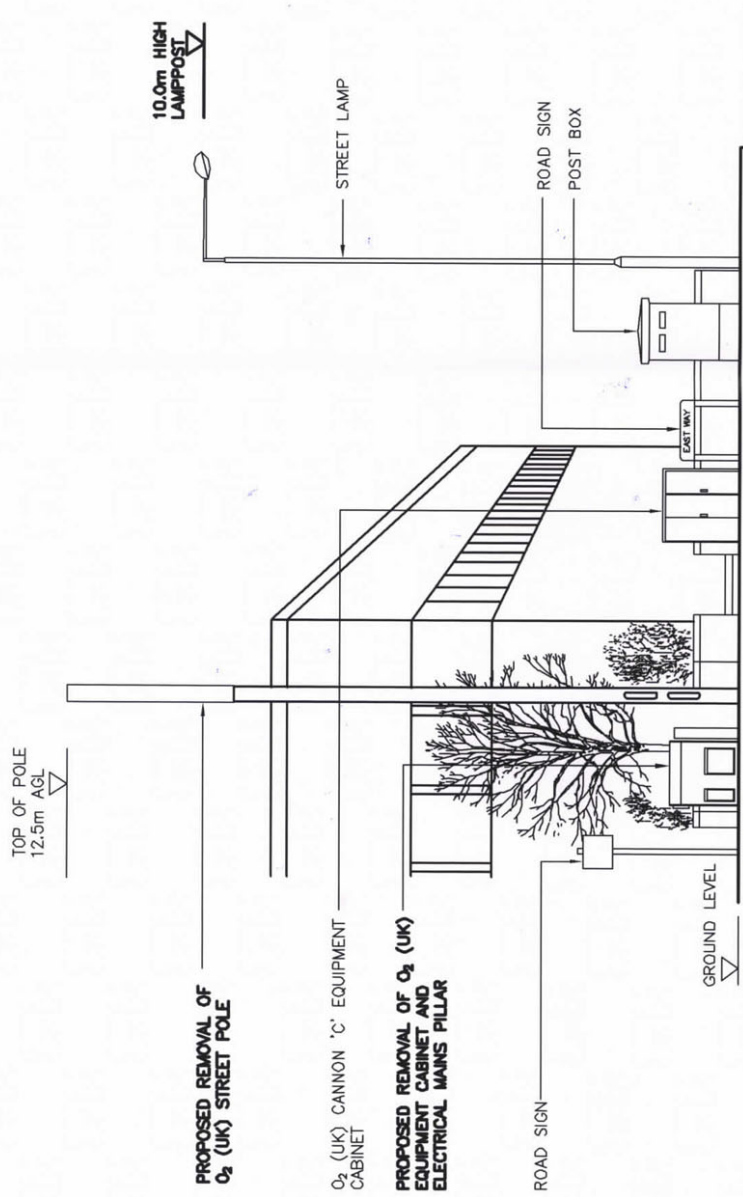
Tycos Electronics
Tycos Electronics UK, Telesystems Ltd.
Heddes House
Heddes Road
Cherrybury, Surrey
KT14 8BT
Telephone 01882 875 000 Fax 01882 875 001



CORNERSTONE PROJECT

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

UNSATISFACTORY OF BILKINGTON
 RECEIVED
 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.

DRAWN	SPD	CHECKED	AC	APPROVED	NDS	DATE	15.02.10	SCALE	AS SHOWN
CORNERSTONE ID	HOST ID	O2 - 033696		SHARER ID		VF - 78945			
CS - 10427		CONSULTANT REF No.		1293/011					
PURPOSE OF ISSUE		DRAWING No.		REVISION		A			
PLANNING		300							

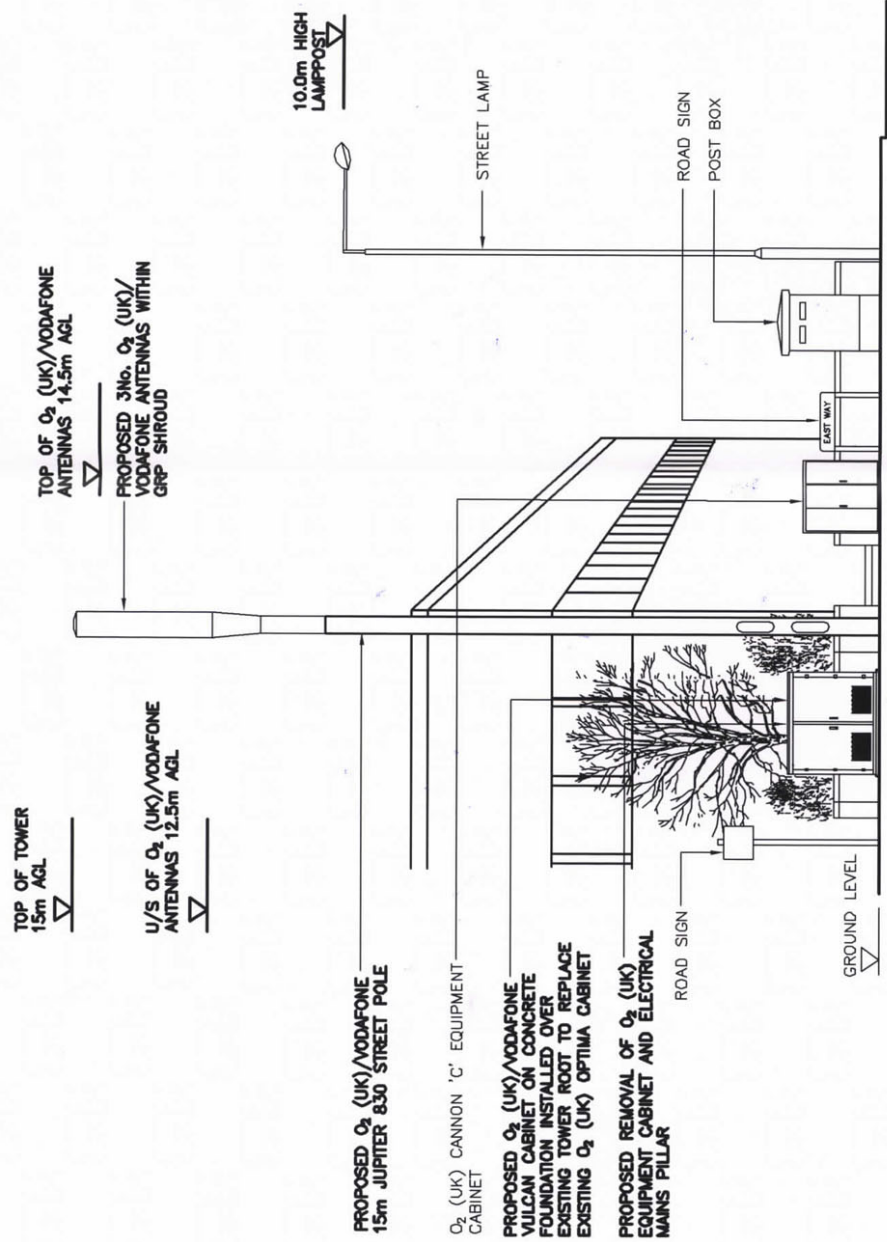
CELL NAME	RUISLIP MANOR
SITE ADDRESS	PARK WAY RUISLIP HA4 8NZ
DRAWING TITLE	EXISTING ELEVATION

Tyco Electronics
 Tyco Electronics UK Infrastructure Ltd.
 Hollet House
 Hollet Road
 Chorley, Sarney
 KT16 9DT
 Telephone 01932 575 800 Fax 01932 575 901

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
2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.
3. THE DRAWINGS COMPLY WITH O₂ (UK) & VODAFONE NON-STANDARD ICNIRP GUIDELINES.

DRAWN	CHECKED	APPROVED	DATE	SCALE
SPD	AC	NDS	15.02.10	AS SHOWN
CORNERSTONE ID	HOST ID	HOST ID	SHARER ID	
CS - 10427	O2 - 033696	O2 - 033696	VF - 78845	
CONSULTANT REF No. 1293/011				
PURPOSE OF ISSUE PLANNING			DRAWING No. 301	REVISION A

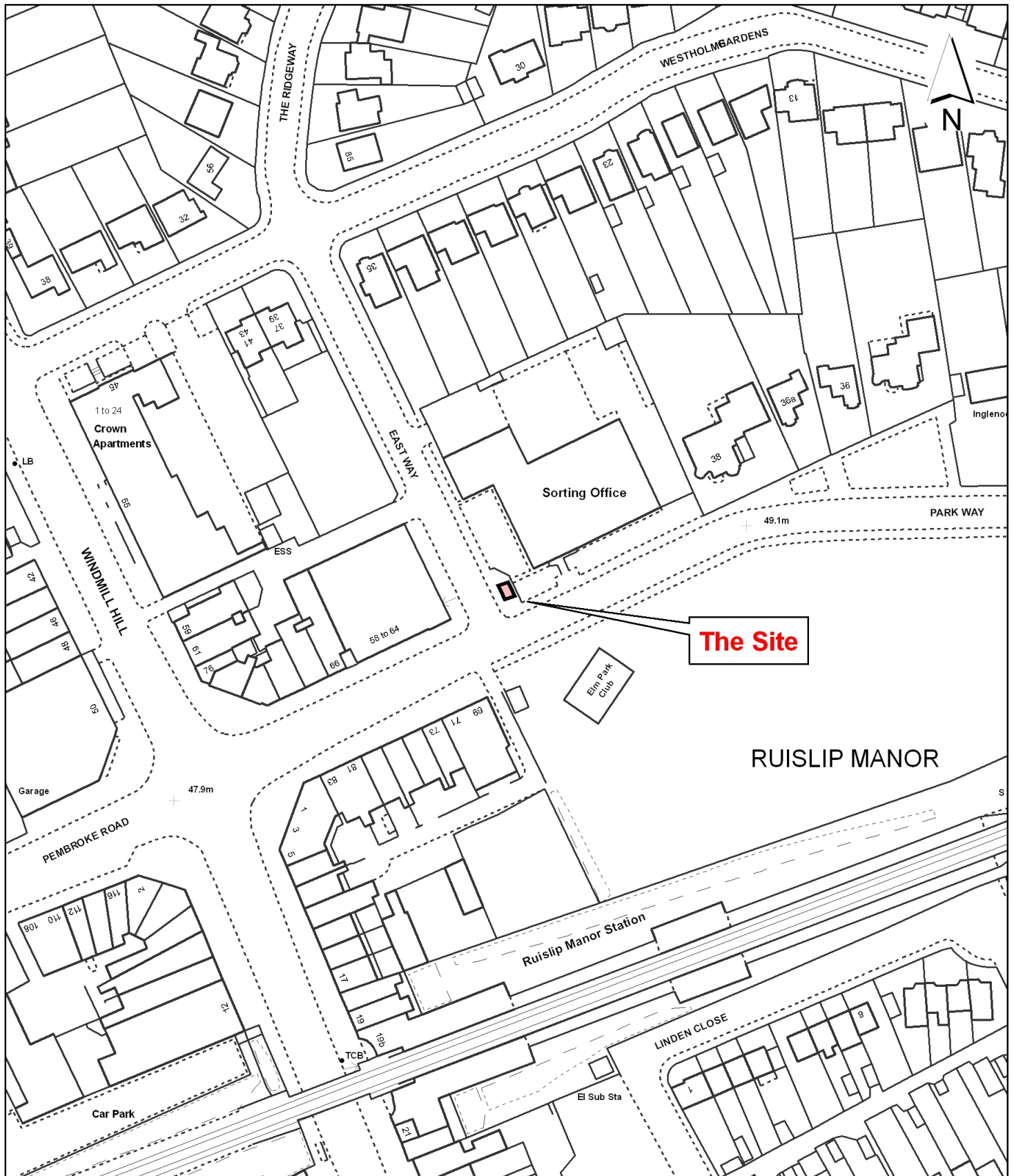
CELL NAME	OPTION
RUISLIP MANOR	A
SITE ADDRESS PARK WAY RUISLIP HA4 8NZ	
DRAWING TITLE PROPOSED SITE ELEVATION	

Tyco Electronics
Tyco Electronics UK Infrastructure Ltd.
Heddes House
Heddes Road
Chorley, Surrey
KT16 9DT
Telephone: 01932 575 900 Fax: 01932 575 901




CORNERSTONE PROJECT

REV.	DATE	CABINET & NOTES AMENDED	BY	CHK.
A	12.07.10			



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	February 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



HILLINGDON
LONDON