

Report of the Head of Planning, Transportation and Regeneration

Address TELECOMMUNICATIONS WINDMILL HILL RUISLIP

Development: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base, 3 cabinets and associated ancillary works (General Permitted Development Order 2015 for determination as to whether prior approval is required for siting and appearance)

LBH Ref Nos: 75613/APP/2021/1383

Drawing Nos: HGN10042 Covering letter dated 4th April 202
HGN10042 Site Specific Supplementary Information
HGN10042 Permitted development notice dated 3rd April 202
HGN10042 Permitted development notice
002 Site Location Plan Rev. E
100 Existing Site Plan Rev. E
150 Existing Elevation A Rev. E
210 Proposed H3G Site Plan Rev. E
260 Proposed H3G Elevation Rev. E
303 Proposed H3G Antenna Schedule & Line Configuration Rev. E
305 Equipment Schedule & Support Structure Details Rev. E
Declaration of Conformity with International Commission on Non-Ionizing Radiation Protection Public Exposure Guidelines
HGN10042 Consultation to MOC
HGN10042 Consultation to Northolt Jet Centre

Date Plans Received: 08/04/2021

Date(s) of Amendment(s):

Date Application Valid: 08/04/2021

1. SUMMARY

This planning application seeks Prior Approval for the installation of a 15m Phase 8 Monopole C/W with a wrapround Cabinet at base, 3 cabinets and associated ancillary works under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015. The purpose of the proposal is to upgrade the Hutchison 3G UK Limited (H3G) network to improve existing coverage and capacity as well as providing 5G to the surrounding area.

Given the location of the site, the proposal is considered to have limited impact on the adjacent residential properties in terms of visual amenity therefore it is considered to be in accordance with Policies DMHB 11 and DMHB 21 of the The Local Plan: Part 2 - Development Management Policies (2020).

This application is recommended for approval subject to no objections being raised by the Ministry of Defence and RAF Northolt.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years

from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

210 Proposed H3G Site Plan Rev. E

260 Proposed H3G Elevation Rev. E

303 Proposed H3G Antenna Schedule & Line Configuration Rev. E

305 Equipment Schedule & Support Structure Details Rev. E

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

HGN10042 Site Specific Supplementary Information

Declaration of Conformity with International Commission on Non-Ionizing Radiation Protection Public Exposure Guidelines

HGN10042 Covering letter dated 4th April 2021

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of Policies . Specify Hillingdon Local Plan Part 2 (2020)

4 NONSC Non Standard Condition

Any apparatus or structure provided in accordance with this permission shall be removed from the land, within 6 months of it no longer being required for electronic communications purposes, and such land, shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

REASON

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies DMHB 11 and DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

5 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020)

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT 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 GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 21	Telecommunications

DMT 2	Highways Impacts
NPPF- 10	NPPF-10 2018 - Supporting high quality communications
LPP SI6	(2021) Digital connectivity infrastructure

3 I70 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the landscaped area in the centre of the carriageway at the junction of Windmill Hill and West Hatch Manor / Old Hatch Manor. The proposed equipment is to be located on the grass area adjacent to the existing street light pole (which is approximately 8m high). To the rear of the equipment are trees and associated soft landscaped areas.

The streetscene is residential in character comprising of mainly two-storey, detached dwellings. The nearest residential properties are no. 28a Windmill Hill, which is approximately 20m to the south-west, and no. 25 Windmill Hill, which is approximately 25m to the south-east. The site is also approximately 62 metres away from the boundary of the Ruislip Manor Way Conservation Area.

3.2 Proposed Scheme

This application seeks prior approval for the installation of a 15m Phase 8 Monopole C/W with a wraparound Cabinet at base, 3 cabinets and associated ancillary works.

The proposed cabinet dimensions are:

- 1900mm (W) x 600mm (D) x 1752mm (H)
 - 650mm (W) x 700mm (D) x 950mm (H)
 - 600mm (W) x 520mm (D) x 1585mm (H)
 - 1800mm (W) x 750mm (D) x 1600mm (H) with 15m Phase 8 monopole
- (Total Volume of housing equipment = 5.08 cubic meters)

Material:

Monopole - Phase 8 pole, Galvanised with wraparound cabinet
Equipment Housing - Steel, Grey

3.3 Relevant Planning History

75613/APP/2020/1649 Telecommunications O/S 42 & 44 Windmill Hill Ruislip

Installation of 20m monopole, 4 equipment cabinets and ancillary equipment

Decision: 21-07-2020 Refused

Comment on Relevant Planning History

There is no planning history relevant to the application.

It should be noted that a recent application was refused under planning application ref: 75613/APP/2020/1649 for a 20m monopole, 4 equipment cabinets and ancillary equipment adjacent to no. 42 and 44 Windmill Hill. The reason for refusal was:

"The proposed development, by reason of the size and siting of the proposed monopole and the size, scale and siting of the equipment cabinets, would create an obtrusive form of development which would add visual clutter to the detriment of the character, appearance and visual amenities of the street scene. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)."

The current application is located approximately 188 metres to the north-east of the site of application ref: 75613/APP/2020/1649.

4. Planning Policies and Standards

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The West London Waste Plan (2015)

The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2020) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

The NPPF states that:

Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections....

Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 21 Telecommunications

DMT 2 Highways Impacts

NPPF- 10 NPPF-10 2018 - Supporting high quality communications

LPP SI6 (2021) Digital connectivity infrastructure

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th May 2021**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

PUBLIC CONSULTATION:

A total of 44 neighbouring owners/occupiers were consulted and 21 objections have been received to date. The current consultation expires on 12th May 2021.

Two valid petitions have been received with a total of 50 signatures. The desired outcome is to reject the application on the same basis as the previous application ie The proposed development, by reason of the size and siting of the proposed monopole and the size, scale and siting of the equipment cabinets, would create an obtrusive form of development which would add visual clutter to the detriment of the character, appearance and visual amenities of the street scene. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The concerns raised are summarised below:

Siting/Appearance

- We already have one phone mast very close to us in East Way, and if a second mast is allowed on Windmill Hill, we would be stuck in the middle of two masts that were very close to our property. One is bad enough, but having two is unacceptable.
- Too close to Warrender school
- Already has 5 cabinets and sub power station along the same side of the green, if this application were to be allowed, the site will be overcrowded with cabinets which will make it very unsightly, not in keeping with the surrounding area.
- The little green is intended for local children and youngsters to walk and explore. Any more obsolete and excessive cabinets like what are proposed will deprive local residents of their precious public space.
- Any more cabinets or anything similar will make the little island in the road resemble a dump site of

ugly cabinets and objects.

- It will be an eyesore.
- The proposed location of this Monopole is unbelievable with no thought or consideration being given to surrounding community.
- The proposed location is a central focal point for all that approach it by foot/car and for those that live around it. Having a 15m monopole stuck there is comparable to dumping rubbish in the middle of a bowling green for all to see. It does not blend in and dramatically erodes the quality of the surrounding area of outstanding natural beauty.
- It will leave a sour aftertaste for those visiting the area - not what we want for our neighbourhood. Common sense approach is to seek out a more discrete location - not a prime spot which attracts all eyes.
- This will completely ruin the attractive spot the green provides.
- There is no advantage to the locality
- Would it be a blight on the landscape, which is currently picturesque as you approach the roundabout, but it is also very close to residential properties and 2 schools.
- It would be more discrete if this pole was placed within the trees on the site. It feels like the applicant is favouring convenience over preserving this precious patch of green land.
- It is directly opposite our front door and some 20 metres away.
- This development faces all oncoming traffic travelling north from Ruislip Manor towards the island, a main road and bus route, making the development clearly visible to all passersby and detrimental to the general area and street scene.
- We would submit that this proposed development by reason of size and siting on the new location, would create an obtrusive form of development, which would add visual clutter to the detriment, character, appearance and visual amenities of the street scene. Particularly being on the edge of the Ruislip Conservation Area, an area of 1930's style detached housing.
- I believe that this would be visible above tree heights and roof tops from the nearby perimeter of Manor Conservation Area
- Why would you propose such a monstrosity on a top of the hill so it will be an eyesore visible for miles?
- This is a residential area unsuitable for such industrial architecture
- The scale of the mast is totally out of keeping with the surroundings, it is approximately twice as tall as the mature trees on the island and would be an overbearing landmark
- There will be a significant material impact on the area. It would result in demonstrable harm to the character of the area.
- The application is generic and does not address the significant visual impact that a 15m mast would have in this location as the mast overlooks a downhill road and as a result will appear significantly taller.
- I do not believe that the diagram (Proposed HGD Elevation) in the application plans gives a fair representation of the visual impact of the mast. Using a photo of another mast which I have sized to just under twice the height of the trees, I have superimposed this on a picture looking up Windmill Hill towards the island. The proposed mast/cabinets are hugely out of proportion to what should be permitted in a residential area and constitute a significant eyesore which would be visible from the retail parades of Ruislip Manor some 200m away. I do not believe that this is in any way acceptable.

Highways

- There is already an issue here with motorists not stopping, this is heavily used by many school children and will impact their view and the driver views.
- The roundabout you propose to do this on is already an incredibly dangerous one with regular incidents and near misses. This roundabout is also the site of the tragic death of baby Xixi late last year. This will obscure the view to drivers and make an already dangerous road even more dangerous.
- Cars, vans, lorries, buses etc. often travelling at high speed, fail to see pedestrians and stop or choose not to stop in this area endangering nursery, primary and secondary school aged children.
- This structure would impede visibility for both pedestrians and motorists, therefore significantly

increasing the risk of an accident. To approve these plans would be to deliberately and detrimentally increase the risk of an RTA, posed to a huge number of people, the majority of whom are children.

- Please do not increase the danger to our residents by approving this proposal.
- It will also create a blind spot for drivers coming around the corner and creates a hazard.
- the cabinets will cause a safety hazard for traffic and pedestrians who use this roundabout. This is especially the case because this roundabout is on the main road to Warrender School, thus making the children invisible to drivers and cars invisible to the children. The local authority has a 'duty of care' to these children, in allowing this to go ahead you would be failing in this.

Health

- Health risks
- Mast are known to cause medical issues to susceptible individuals.
- We would also question whether there are issues regarding the public's health and the placing of microwave masts with electromagnetic pulses near local residential areas.
- There are unknown health implications for those living close to mobile masts. Also there is a primary school close by and the potential health risks of these mobile masts particularly near children is extremely worrying.

Other:

- Current capacity on site is adequate for telecommunication services
- It will reduce the value of property in the area
- The application plan is deceptive as the height of the mast is not drawn to scale and is in fact almost twice the height of the lamppost and trees!
- We note that there are no measurements on the application to show the exact location of this development.
- Perhaps a far better location would be in the centre of the island amid the trees and undergrowth and alongside the footpath across the centre of the island, where it would be less visible and not be so detrimental to the residential area and the grassed or recently sown wildflower island.
- I believe that the island on Windmill Hill may be the site of the original windmill and would need further investigation before any development were to take place, as it may be an historical archaeological site of scientific interest.
- There is already a mast in East Way (erected some years ago after significant local opposition) which would be a more suitable (non-residential) location
- The comments in the Site Specific Supplementary Information under Pavement Width are clearly not applicable to this application and appear to be relevant only to the refused application. This lack of attention to detail suggests that other part of the application may be equally untrue eg Figure 4 purporting to show the proposed site of the mast is inaccurate by some 150 metres (when the cell search area is apparently a 50 metre radius)
- The main reason for this site being proposed appears to be because the search area is small and constrained. This is because it is a residential area within which such a mast is intrusive. Constraints in the area are not a good reason for the proposed location.
- My property suffered from subsidence some years ago, the cause of which was a tree on the verge which the Council subsequently removed; what are the implications for ground movement and the effect on nearby properties of a mast which must have significant footings due to its height and weight?

Case Officer:

In regards to the drawings, the monopole and cabinets are confirmed by the officer to be to scale, however the adjacent streetlight shown is above the prescribed 8m. The case officer has notified the applicant however, no revised elevations have been received.

RUISLIP RESIDENTS' ASSOCIATION:

I write on behalf of Ruislip Residents Association (RRA) regarding proposals for "15.0m Phase 8 Monopole C/W wrapround Cabinet at base, 3 cabinets and associated ancillary works". Whilst RRA

acknowledge the need to improve telecommunications, we believe that the siting of this latest proposal does not address the reasons for the refusal of plan Ref: 75613/APP/2020/1649.

LOCATION & SCALE

The approximate site location is shown in orange on the photo below at the southern tip of the elongated roundabout (split carriageway). The roof of no. 25 Windmill Hill is shown in the photo that will be just 19.2m away from the proposed monopole, and no. 28A Windmill Hill sited opposite no. 25 will be only 19.9 m away.

The plans do not clearly indicate the relative measurements of the existing tree and lamp post. In the photo above they appear to be about the same height. The 15m mast will loom up almost twice the height of the lamp post and trees!

In addition, the 15m monopole will be clearly visible from above the roof tops within the Ruislip Manor Conservation Area approximately just 62m away.

STREET SCENE

The monopole and three cabinets will be on a grassed very exposed position facing oncoming traffic travelling north from Ruislip Manor towards the top of the hill, and so will be clearly visible and detrimental to the general area and street scene.

The planning paperwork provides no explanation why this specific location has been chosen. Higher up in the centre of the traffic island where there are other examples of telecoms equipment and electricity substation with some good attempts using hedging to obscure them from public view to reduce the negative impact upon the street scene would appear to be preferable?

TRAFFIC & PEDESTRIAN OBSTRUCTION

The siting of the large monopole and associated equipment at this location will obstruct the advanced view across the island by traffic and pedestrians. For instance, pedestrians crossing from West Hatch Manor. Pupils and parents of Warrender and Bishop Ramsey Schools use this route multiple times daily. Drivers also regularly use the roundabout for driving south and then north back towards West Hatch Manor, particularly for the school run!.

The photograph above shows the bollards to avoid cars mounting onto the traffic island as there have been accidents over the years. The erection of a sizable monopole with chunky equipment close to the roadside would seem to add another hazard at this location.

In conclusion, we believe that these latest proposals by reason of size and siting would create an obtrusive form of development, which would add visual clutter to the detriment, character, appearance and visual amenities of the street scene and should be refused.

If these proposals are considered for approval, please may we ask that conditions be applied to request:

- An Arboricultural impact assessment to safeguard existing trees and landscaping.
- That when excavating care should be taken in case artefacts of archaeological interest are found because this is where a windmill stood (at Wyndmyllhyll) in 1294.

Officer comment: The applicant has advised with respect to a possible relocation to the centre of the traffic island that: 'Windmill Hill is a STATS fail due to gas, water, electricity and comm's are all present.' A tree protection condition (this would require an Arboricultural impact assessment) has been added.

MOD SAFEGUARDING - RAF NORTHOLT:

No comments received at the time this report was written.

MINISTRY OF DEFENCE:

No comments received at the time this report was written.

Internal Consultees

TREES/LANDSCAPE OFFICER:

This site is occupied by a 'green' oblong-shaped roundabout with good tree cover, located at the top of Windmill Hill, an attractive residential part of Ruislip. The site is perceived as highway verge, albeit exceptionally attractive highway land - as such there are no TPO's affecting the site. (As responsible land managers, the Council does not generally TPO its own trees.)

COMMENT

The location at the southern end of the green space is a prominent position facing north-bound road users. The installation will be close to tree(s) and provide a visual blot on the landscape in this location.

RECOMMENDATION

The application should be refused. The proposed development, by reason of the siting in this open prominent position, size, scale and design of the proposed monopole and the size, scale and siting of the equipment cabinets, would create an obtrusive form of development which would add visual clutter to the detriment of the character, appearance and visual amenities of the street scene. The proposal is therefore contrary to Hillingdon's policies DMHB11, DMHB12 and DMHB14.

HIGHWAYS OFFICER:

There are no highways objections to this proposal.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Schedule 2, Part 16 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states:

Permitted development

A. 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, consisting of -

- (a) the installation, alteration or replacement of any electronic communications apparatus,
- (b) the use of land in an emergency for a period not exceeding 6 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for the purposes of that use, or
- (c) development ancillary to radio equipment housing.

Development not permitted: ground-based apparatus

A.1 - (1) Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than on a building) is not permitted by Class A(a) if:

- (a) in the case of the installation of electronic communications apparatus (other than a mast), the apparatus, excluding any antenna, would exceed a height of 15 metres above

ground level;

(b) in the case of the alteration or replacement of electronic communications apparatus (other than a mast) that is already installed, the apparatus, excluding any antenna, would when altered or replaced exceed the height of the existing apparatus or a height of 15 metres above ground level, whichever is the greater;

(c) in the case of the installation of a mast, the mast, excluding any antenna, would exceed a height of:

(i) 25 metres above ground level on unprotected land; or

(ii) 20 metres above ground level on article 2(3) land or land which is on a highway; or

(d) in the case of the alteration or replacement of a mast, the mast, excluding any antenna, would when altered or replaced;

(i) exceed the greater of the height of the existing mast or a height of;

(aa) 25 metres above ground level on unprotected land; or

(bb) 20 metres above ground level on article 2(3) land or land which is on a highway; or

(ii) together with any antenna support structures on the mast, exceed the width of the existing mast and any antenna support structures on it by more than one third, at any given height.

Case Officer's Comments:

The proposed monopole is 15m and is not located within article 2(3) land or land which is on highway. As such, it is in accordance with Condition A.1 - (1)(c)(i) of Schedule 2, Part 16 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Development not permitted: radio equipment housing

(9) Development consisting of the installation, alteration or replacement of radio equipment housing is not permitted by Class A(a) if:

(a) the development is not ancillary to the use of any other electronic communications apparatus;

(b) the cumulative volume of such development would exceed 90 cubic metres or, if located on the roof of a building, the cumulative volume of such development would exceed 30 cubic metres; or

(c) on any article 2(3) land, or on any land which is, or is within, a site of special scientific interest, any single development would exceed 2.5 cubic metres, unless the development is carried out in an emergency.

Case Officer's Comments:

The total, accumulated radio equipment housing would be approximately 5.08 cubic metres, therefore the proposal is in accord with Condition A.1 - (9)(b) of Schedule 2, Part 16 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Policy DMHB 21 of The Local Plan: Part 2 - Development Management Policies (2020) states that telecommunication development will only be permitted where:

- i) it is sited and designed to minimise their visual impact;
- ii) it does not have a detrimental effect on the visual amenity, character or appearance of the building or the local area;
- iii) it has been demonstrated that there is no possibility for use of alternative sites, mast sharing and the use of existing buildings;
- iv) there is no adverse impact on areas of ecological interest, areas of landscape importance, archaeological sites, Conservation Areas or buildings of architectural or historic interest; and
- v) it includes a Declaration of Conformity with the International Commission on Non Ionizing Radiation.

Chapter 10 of the National Planning Policy Framework (2019) stresses the importance of advanced, high quality and reliable communications infrastructure and the role it plays in supporting sustainable economic growth. It goes on to advise that the aim should be to keep the numbers of radio and telecommunications masts and sites to a minimum, consistent with the efficient operation of the network and that existing masts and sites should be used unless there is a demonstrable need for a new site.

The applicant seeks to install a new site for one operator, Hutchinson 3G UK Limited (H3G).

It is noted that the nominal location for the new telecommunication site is at the junction of Manor Way and West Way, Ruislip. Sites surrounding the nominal location/search area that were discounted, for the reasons stated, include:

- Street work next to the Post Office Building - mast cannot be shared
- Land to the north and West - location within Conservation area
- Land to the South - acute topography
- South of Royal Mail along Park Way - pavement too narrow and the grass verge is not adopted
- Windmill Hill (adjacent to existing pavement connecting Old Hatch Manor) - gas, water, electricity and comms are present on site.

A signed Declaration of Conformity has been provided as part of this submission.

7.02 Density of the proposed development

Not applicable to this application.

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

The application site is not located within an area of archaeology, conservation area, listed building or area of special character. However it should be noted that it is located 62 metres away from the Ruislip Manor Way Conservation Area. Given the height of the proposal, when viewed from Prior Close (the nearest street within the conservation area), the top section of the monopole may be slightly visible, however, it is not considered detrimental to the character or appearance of the Conservation Area.

7.04 Airport safeguarding

Policy DMAV1 of the Local Plan: Part 2 - Development Management Policies (2020) states that proposals that may be a hazard to aircraft safety will not be permitted.

The site is located 1.7km from RAF Northolt. Both RAF Northolt and the Ministry of Defence have been consulted. At the time this report was prepared, no comments had been received. Should this application be approved, it would be subject to no objections being raised by the aerodrome safeguarding operators.

7.05 Impact on the green belt

Not applicable to this application, as this application is not located within the Green Belt.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy DMHB 11 of the The Local Plan: Part 2 - Development Management Policies (2020) states that all development, will be required to be designed to the highest quality standards and, incorporate principles of good design including: harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures; local topography, views both from and to the site; impact on neighbouring open spaces and their environment; and ensuring the use of high quality building materials and finishes.

Policy DMHB 12 of the The Local Plan: Part 2 - Development Management Policies (2020) states that development should be well integrated with the surrounding area and accessible. It should: i) improve legibility and promote routes and wayfinding between the development and local amenities; ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area; iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space; iv) provide safe and direct pedestrian and cycle movement through the space; v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard; vi) where appropriate, include the installation of public art; and vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.

Policy DMHB 21 of The Local Plan: Part 2 - Development Management Policies (2020) states that Telecommunication development will only be permitted where: i) it is sited and designed to minimise their visual impact; ii) it does not have a detrimental effect on the visual amenity, character or appearance of the building or the local area; iii) it has been demonstrated that there is no possibility for use of alternative sites, mast sharing and the use of existing buildings; iv) there is no adverse impact on areas of ecological interest, areas of landscape importance, archaeological sites, Conservation Areas or buildings of architectural or historic interest; and v) it includes a Declaration of Conformity with the International Commission on Non Ionizing Radiation.

The context of the site is considered to be residential in nature, comprising mainly of detached two-storey dwellinghouses. It is noted that there are existing vertical structures within the immediate area, including street light poles, road signage and telegraph poles. Directly to the rear of the proposed site of the telecommunication equipments are trees that are up to approximately 8 metres high.

This application proposes a 15m monopole with a base cabinet and 3 housing cabinets to be located close to the monopole. When viewed from the south along Windmill Hill, the monopole and cabinet would be visible against the background of the existing trees. However when viewed from West Hatch Manor or from the north along Windmill Hill, the existing trees would screen the cabinets and most of the monopole leaving only the top section of the monopole visible. Therefore, on balance, the proposal is not considered to have an unacceptable impact on the character and appearance of the area.

When viewed from the surrounding area, part of the monopole may be visible due to its height, however, on balance, the slimline design is considered appropriate to its location alongside existing vertical street furniture. Therefore, the proposal is considered to be in

accordance with Policies DMHB 11, DMHB 12 and DMHB 21 of the the Local Plan: Part 2 - Development Management Policies (2020).

7.08 Impact on neighbours

Policy DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020) seeks to ensure that developments do not adversely impact on the amenity of adjacent properties, and seeks to protect outlook for residents, defined as the visual amenity enjoyed by occupants when looking out of their windows.

The closest residential property is located approximately 20 metres (no. 28a Windmill Hill) and approximately 25 metres away (no. 25 Windmill Hill). Given the dwellings' orientation, the upper floor habitable rooms will have a direct line of sight to the proposed telecommunication equipment, although it would be considered limited to only when viewing north. Furthermore, the monopole and equipment is located beyond the highway, which provides further separation from the existing residential dwellings to the equipments. As such, the proposal is considered acceptable and would not result in an adverse impact on the amenity on the adjacent properties.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy DMT 2 of The Local Plan: Part 2 - Development Management Policies (2020) states that development proposals must ensure that they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents and to ensure that developments do not adversely impact on the amenity of adjacent properties, and seeks to protect outlook for residents, defined as the visual amenity enjoyed by occupants when looking out of their windows.

The monopole and cabinets are located on an existing landscaped area, set back from the highway, Therefore, the proposal is not considered to impact adversely on the existing operations of road users. The Council's Highways Officer has assessed the application and no objections are raised to the proposal.

7.11 Urban design, access and security

Refer to Section 7.07 of this report.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy DMHB 14 of The Local Plan: Part 2 - Development Management Policies (2020) states that all developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

The site is located on an existing landscaped area. To the rear of the proposed development are several existing trees. The Council's Trees/Landscape officer has assessed the application and has raised an objection. However, no impact to the closest, existing tree is identified.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Refer to Section 6.1 of this report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

HEALTH:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to

the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

This application seeks prior approval for the installation of a 15m Phase 8 Monopole C/W wrapround Cabinet at base, 3 cabinets and associated ancillary works under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015.

The purpose of the proposal is to upgrade the Hutchison 3G UK Limited (H3G) network to improve existing coverage and capacity as well as providing 5G to the surrounding area. The National Planning Policy Framework (2019) stresses the importance of advanced, high quality and reliable communications infrastructure and the role it plays in supporting sustainable economic growth.

On balance, the proposal would have limited impact on the amenity of the adjacent properties and the surrounding area in general and is considered acceptable. As such, this application complies with policies DMHB 11, DMHB 12 and DMHB 21 of the Local Plan: Part 2 - Development Management Policies (2020) and policy SI 6 of the London Plan (2021).

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

The London Plan (2021)

National Planning Policy Framework (2020)

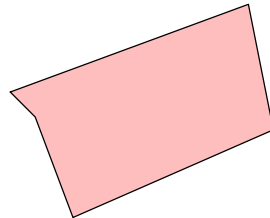
The Town and Country Planning (General Permitted Development) (England) Order 2015

(as amended)

Contact Officer: Rebecca Lo

Telephone No: 01895 250230

El Sub Sta



Boro Const & Ward Bdy

Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Telecommunications
Windmill Hill**

Planning Application Ref:

75613/APP/2021/1383

Scale:

1:200

Planning Committee:

North

Date:

May 2021

**LONDON BOROUGH
OF HILLINGDON**
**Residents Services
Planning Section**

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