



HILLINGDON
LONDON



Central & South Planning Committee

Date: WEDNESDAY, 5
FEBRUARY 2020

Time: 7.00 PM

Venue: CIVIC CENTRE, HIGH
STREET, UXBRIDGE,
MIDDLESEX UB8 1UW

**Meeting
Details:** Members of the Public and
Media are welcome to attend.
This meeting may also be
broadcast live.

This Agenda is available online at:
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camera and scan the code below:



To Councillors on the Committee

Councillor Steve Tuckwell (Chairman)
Councillor Roy Chamdal (Vice-Chairman)
Councillor Shehryar Ahmad-Wallana
Councillor Mohinder Birah
Councillor Nicola Brightman
Councillor Alan Chapman
Councillor Jazz Dhillon
Councillor Janet Duncan (Labour Lead)
Councillor John Morgan

Published: Tuesday, 4 February 2020

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Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

Useful information for residents and visitors

Watching & recording this meeting

You can watch the public part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

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It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

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A useful guide for those attending Planning Committees

Petitions, Speaking and Councillors

Petitions – Those who have organised a petition of 20 or more people who live in the Borough, 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. The Chairman may vary speaking rights if there are multiple petitions

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 meeting works

The planning committees consider the more complex or controversial proposals for development and also 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 discuss 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.

How the Committee makes decisions

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. 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

- | | | |
|----|--|--------|
| 16 | BIGNELL HOUSE, HORTON PARADE HORTON ROAD YIEWSLEY -
49780/APP/2019/3545 | 1 - 18 |
|----|--|--------|

Report of the Head of Planning, Transportation and Regeneration

Address BIGNELL HOUSE, HORTON PARADE HORTON ROAD YIEWSLEY

Development: The temporary retention, for an 18 month period, of the existing 25 metre-high lattice tower supporting 9No. antennas, 1No. transmission dish, 8No. ground-based equipment cabinets and development ancillary thereto, all within the existing 2.4m high security fenced compound.

LBH Ref Nos: 49780/APP/2019/3545

Drawing Nos: 100 Issue A Site Location Maps
200 Issue A Existing Site Plan
201 Issue A Proposed Site Plan
301 Issue A Proposed Site Elevation
ICNIRP Certificate
Supplementary Information
300 Issue A Existing Site Elevation

Date Plans Received: 29/10/2019 **Date(s) of Amendment(s):**

Date Application Valid: 30/10/2019

Reason for Urgency

Due to construction work (the demolition of Bignell House) the telecommunications equipment serving four of the main telecom operators (EE, Three, Vodafone and O2) and giving mobile coverage through these networks to Yiewsley town centre had to be removed. In order to continue mobile coverage the operators invoked a clause under telecommunications permitted development rights which enabled an emergency solution. A temporary mast was installed under 'emergency powers' that exist under the nationally prescribed planning permitted development rights to ensure that mobile coverage to the area was not lost. The right to erect such a mast without any form of consent is about to expire. The operators planning agents have not yet identified a permanent solution which the LPA can support (although negotiations to identify an appropriate solution are being prioritised by all parties). It is considered to be in the public interest, whilst negotiations continue for a permanent option, that a temporary permission is granted for the existing emergency mast to remain in situ.

1. SUMMARY

Planning permission is sought for the temporary retention, for an 18 month period, of the existing 25m high lattice tower supporting nine antennas, one transmission dish, eight ground-based equipment cabinets and development ancillary thereto, all within the existing 2.4m high security fenced compound.

The temporary retention of the existing telecommunications lattice tower for an 18 month period is considered to be acceptable and would retain coverage until an appropriate permanent replacement telecommunications installation has been determined. The temporary tower would not cause harm to residential amenity or to the character and appearance of the surrounding area, and would not result in airport safeguarding issues. The proposal therefore complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies A6, BE13, BE19 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 11 and

DMHB 21 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and Chapter 10 of the National Planning Policy Framework (2018).

The application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

The development hereby permitted shall be removed on a date which is either immediately following the first transmission from a replacement installation or upon the expiry of a period of 18 months from the date of this permission, whichever is the earliest, unless otherwise agreed in writing with the Local Planning Authority.

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,

100 Issue A Site Location Maps

200 Issue A Existing Site Plan

201 Issue A Proposed Site Plan

300 Issue A Existing Site Elevation

301 Issue A Proposed Site Elevation

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

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (2016).

3 NONSC Non Standard Condition

Any apparatus or structure provided in accordance with this approval shall be removed from the land, as soon as reasonably practicable after it is no longer 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 BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) 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.

A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE37	Telecommunications developments - siting and design
DMHB 11	Design of New Development
DMHB 21	Telecommunications
NPPF- 10	NPPF-10 2018 - Supporting high quality communications

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an area of land at the rear of 2-6 Horton Road; Bignell House has been demolished, along with other buildings, to allow for a residential-led redevelopment of a wider site (land rear of 2-24 Horton Road). The Grand Union Canal, a site of Metropolitan Importance for Nature Conservation, runs along the western site boundary with a block of flats (Ashley Court) located on the opposite side of the canal.

The site is located within the Yiewsley/West Drayton Major Town Centre, as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), but outside both the primary and secondary shopping areas. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas or Listed Buildings within the vicinity.

The site has a PTAL rating of 3. West Drayton Station is planned as a stop on the Crossrail route development. It is anticipated that this will improve the site's current PTAL rating from a 3 to a 4.

3.2 Proposed Scheme

Planning permission is sought for the temporary retention, for an 18 month period, of the existing 25m high lattice tower supporting nine antennas, one transmission dish, eight ground-based equipment cabinets and development ancillary thereto, all within the existing 2.4m high security fenced compound.

3.3 Relevant Planning History

49780/95/0302	M.C.Bignall Ltd, Horton Parade Horton Road Yiewsley Installation of telecommunications equipment (Application for determination under Schedule 2,
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Part 24 of the Town and Country Planning General Development Order 1988)

Decision: 29-03-1995 Approved

49780/APP/2000/1427 M C Bignell Ltd Horton Parade Horton Road Yiewsley
INSTALLATION OF A ROOF MOUNTED EQUIPMENT CABINET AND INSTALLATION OF A
REPLACEMENT ANTENNA TOWER

Decision: 20-10-2000 Approved

49780/APP/2001/1951 Compuhouse Horton Road Yiewsley
ERECTION OF THREE ROOF MOUNTED ANTENNAS, THREE MICROWAVE DISHES AND
ASSOCIATED METER CABINET

Decision: 22-10-2001 Approved

49780/APP/2001/890 M C Bignell Ltd Horton Parade Horton Road Yiewsley
INSTALLATION OF 6 CROSS POLAR ANTENNAS, ASSOCIATED CABLING AND INTERNAL
EQUIPMENT CABIN

Decision: 30-05-2001 Approved

49780/APP/2006/332 Bignell House, Horton Parade Horton Road Yiewsley
INSTALLATION OF FOUR TRANSMISSION DISHES AND ANCILLARY DEVELOPMENT ON
ROOFTOP.

Decision: 04-04-2006 Approved

49780/B/98/0877 M.C.Bignall Ltd, Horton Parade Horton Road Yiewsley
Installation of 1 tower and antenna plus 1 equipment cabin (Consultation under Schedule 2, Par
24 of The Town and Country Planning (General Permitted Development) Order 1995)

Decision: 12-10-1998 Approved

49780/C/98/1080 M.C.Bignall Ltd, Horton Parade Horton Road Yiewsley
Installation of 1 rooftop stub mast plus 6 antennas and 1 Cellnet equipment cabin (Consultation
under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development
Order 1995)

Decision: 12-10-1998 Approved

Comment on Relevant Planning History

Planning permission ref: 71582/APP/2016/4582 was approved in August 2017 for redevelopment of land rear of 2-24 Horton Road; the scheme involved the demolition of existing buildings and redevelopment of the site to provide 86 residential units in three

buildings of 4-6 storeys with private balconies together with one three-bed dwelling, Class A1/A2 or A3 unit, associated car parking at basement and surface level, cycle parking, communal amenity areas, landscaping, improved access and relocated sub-station. One of the buildings within the site, Bignell House, had a telecommunications base station located on the roof. This building has been demolished as part of the redevelopment of the site and a temporary 25m high telecommunications mast and associated equipment cabinets installed within the site.

This current application seeks to retain the temporary telecommunications mast in the same location for a further 18 months. The temporary mast would be removed once a permanent replacement telecommunications site has been implemented.

4. Planning Policies and Standards

Development Plan

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

1.2 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 - Saved UDP Policies (2012)

The London Plan - Consolidated With Alterations (2016)

1.3 The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Consolidated with Changes July 2019)

1.5 The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October.

1.6 The Mayor is currently considering the Panel report and recommendations and is preparing an 'Intend to Publish' version of the London Plan, which will be sent to the

Secretary of State alongside with a schedule of the panel's recommendation and the Mayor's response to them. It is envisaged the Intend to 'Publish version' of the Plan will be sent to the Secretary of State by the end of the year.

1.7 Until the stages outlined above are passed, it seems that in general terms only limited weight can and should be attached to the new London Plan. Some greater weight at this stage can be attached to policies which have been found acceptable by the Panel (either expressly or by no comment being made) or are subject to only minor amendment. However, anything that remains subject to the Inspector's recommendations can arguably be said to still attract very limited weight until at least the Mayor has published his report. The weight will then increase as matters become clearer through the outstanding statutory steps being completed.

Proposed Submission Local Plan Part 2 with Main Modifications (March 2019)

1.8 The Revised Proposed Submission Local Plan Part 2 (LPP2) documents (Development Management Policies, Site Allocations and Designations and Policies Map Atlas of Changes) were submitted to the Secretary of State for examination in May 2018.

1.9 The public examination hearing sessions took place over one week in August 2018. Following the public hearing sessions, the examining Inspector advised the Council in a Post Hearing Advice Note sent in November 2018 that he considers the LPP2 to be a plan that could be found sound subject to a number of main modifications.

1.10 The main modifications proposed by the Inspector were agreed by the Leader of the Council and the Cabinet Member for Planning, Transport and Recycling in March 2019 and were published for public consultation from 27 March to 8 May 2019.

1.11 The Council received the Inspector's Final Report on 22 October 2019. The Inspector concluded that, subject the Main Modifications set out in the Appendix to the report, the Local Plan Part 2 is a sound plan that can be adopted. The examination of the Local Plan is therefore now complete and the Council is in the process of progressing the Plan for formal adoption as part of the statutory development plan. This is scheduled for January 2020.

1.12 Taking paragraph 48 of the NPPF into account, the Council's general approach to the weight that should be afforded to the LPP2 until formal adoption will be that all policies, including those incorporating the main modifications hold substantial weight. This is due to the Plan being at the most advanced stage of preparation, the resolution of outstanding objections through the Inspector's Report and confirmation that the Plan is consistent with national guidance.

1.13 Notwithstanding the above, the starting point for determining planning applications remains the adopted policies in the Local Plan: Part 1 Strategic Policies and the Local Plan: Part 2 Saved UDP Policies 2012 until the Local Plan Part 2 is formally adopted.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE37	Telecommunications developments - siting and design
DMHB 11	Design of New Development
DMHB 21	Telecommunications
NPPF- 10	NPPF-10 2018 - Supporting high quality communications

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **16th December 2019**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to local owners/occupiers and a site notice was displayed. No responses were received.

Heathrow Airport Limited:
No response received.

National Air Traffic Services (NATS):

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

Internal Consultees

None

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas. The policy also states that permission for large or prominent structures will only be granted if:

- (i) there is a need for the development in that location;
- (ii) no satisfactory alternative means of telecommunications is available;
- (iii) there is no reasonable possibility of sharing existing facilities;
- (iv) in the case of radio masts there is no reasonable possibility of erecting antennae on an existing building or other structure; and
- (v) the appearance of the townscape or landscape is not seriously harmed.

Policy DMHB 21 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) requires telecommunications developments to minimise their visual impact, not have a detrimental impact on the visual amenity, character or appearance of the local area, and demonstrate that there is no possibility for use of alternative sites, mast sharing and the use of existing buildings.

The proposal is for the temporary retention of an existing 25m lattice tower, supporting nine antenna and one transmission dish, along with eight equipment cabinets, located within a 2.4m high security fenced compound. The current lattice tower is itself temporary following the removal of the previous telecommunications base station located on the roof of Bignell House, which has been demolished as part of the redevelopment of the site.

The temporary telecommunications site is required in order to provide continued 2G, 3G and 4G coverage for four network operators until an acceptable replacement design and location has been determined. It is therefore considered that the proposed retention of the temporary telecommunication site for an 18 month period is acceptable and in compliance with Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy DMHB 21 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and Chapter 10 of the National Planning Policy Framework (2018).

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Policy A6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will not grant planning permission for development likely to interfere with the safe and efficient operation of Heathrow or Northolt Airports.

Heathrow Airport Limited and National Air Traffic Services (NATS) were consulted on the application; National Air Traffic Services (NATS) has no safeguarding objections to the proposed telecommunications development.

Therefore, the proposal would comply with Policy A6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) requires all development to be designed to the highest standards and incorporate principles of good design.

The existing 25m telecommunications lattice tower is temporary following the removal of the previous telecommunications base station located on the roof of Bignell House, which has been demolished as part of the redevelopment of the site. Whilst the tower is visible from the surrounding area, given that the tower is located within a construction site and not a long term installation (to be replaced once an acceptable replacement design and location has been determined) it is considered that the proposed retention of the temporary telecommunication site for an 18 month period is acceptable in this instance and would not have a detrimental impact on the character and appearance of the surrounding area.

Therefore, the proposal would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

7.08 Impact on neighbours

The existing temporary 25m telecommunications lattice tower is located within a construction site for a residential-led development and has replaced a previous roof-top based installation. No objections have been received from neighbouring properties and it is considered that the retention of the temporary lattice tower, until a permanent telecommunications structure can be implemented, would not impact on residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this application.

7.11 Urban design, access and security

Urban design:

The 25m lattice tower is constructed from galvanised steel and is located within a 2.4m high security fenced compound, along with equipment cabinets which are painted grey. The height and design of the existing temporary telecommunications site is considered acceptable until a permanent solution is determined.

Access and security:

The location of the temporary 25m lattice tower is within a site which is being redeveloped and behind hoardings with controlled access in and out of the site.

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

Not applicable to this application.

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

No responses were received during the public consultation.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Nons

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

Planning permission is sought for the temporary retention, for an 18 month period, of the existing 25m high lattice tower supporting nine antennas, one transmission dish, eight ground-based equipment cabinets and development ancillary thereto, all within the existing 2.4m high security fenced compound.

The temporary retention of the existing telecommunications lattice tower for an 18 month period is considered to be acceptable and would retain coverage until an appropriate permanent replacement telecommunications installation has been determined. The temporary tower would not cause harm to residential amenity or to the character and appearance of the surrounding area, and would not result in airport safeguarding issues. The proposal therefore complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies A6, BE13, BE19 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 11 and DMHB 21 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and Chapter 10 of the National Planning Policy Framework (2018).

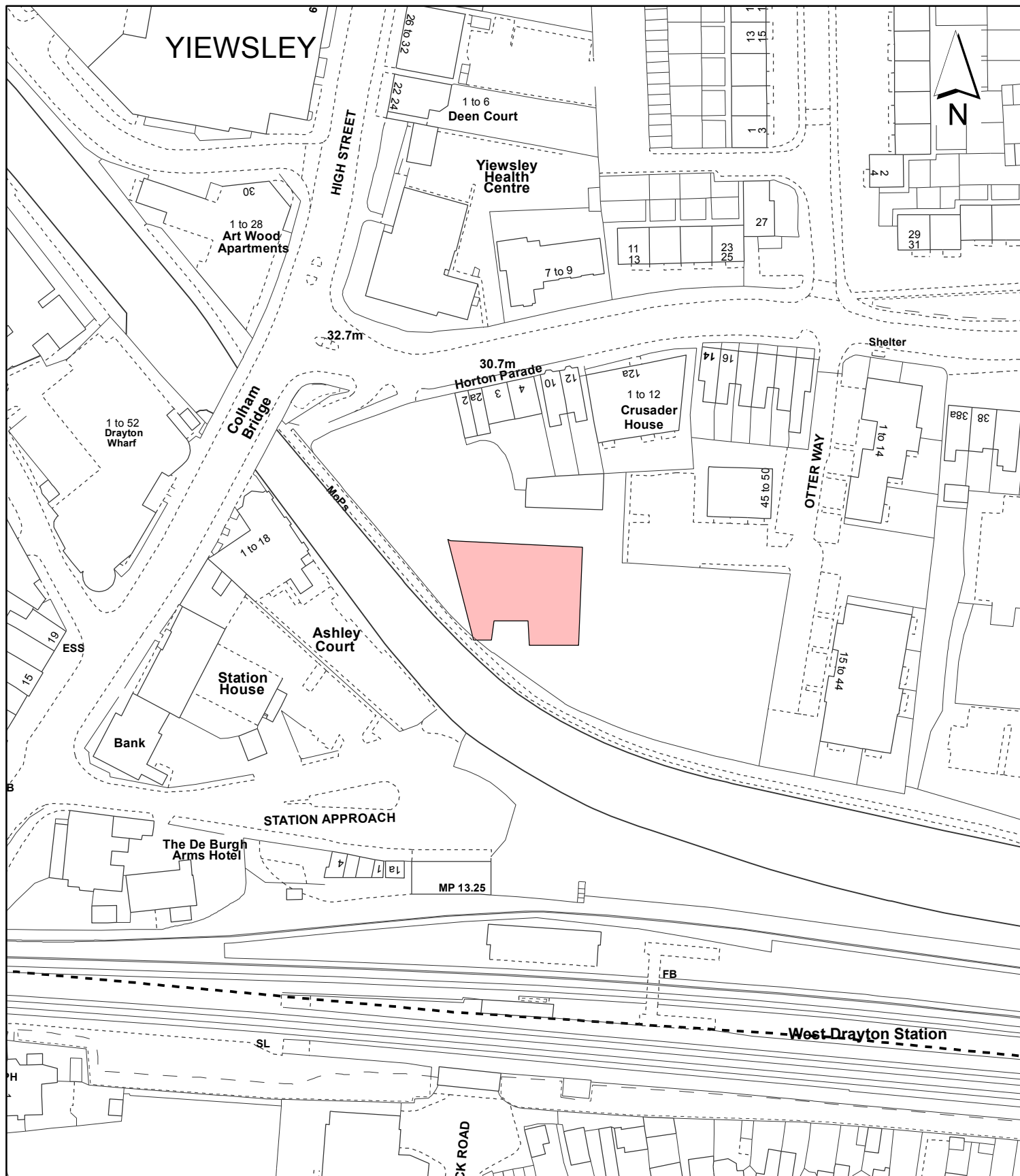
The application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019)
National Planning Policy Framework (2018) - Chapter 10

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Bignell House
Horton Parade, Horton Road**

Planning Application Ref:

49780/APP/2019/3545

Scale:

1:1,250

Planning Committee:

Central & South

Date:

February 2020



**LONDON BOROUGH
OF HILLINGDON**

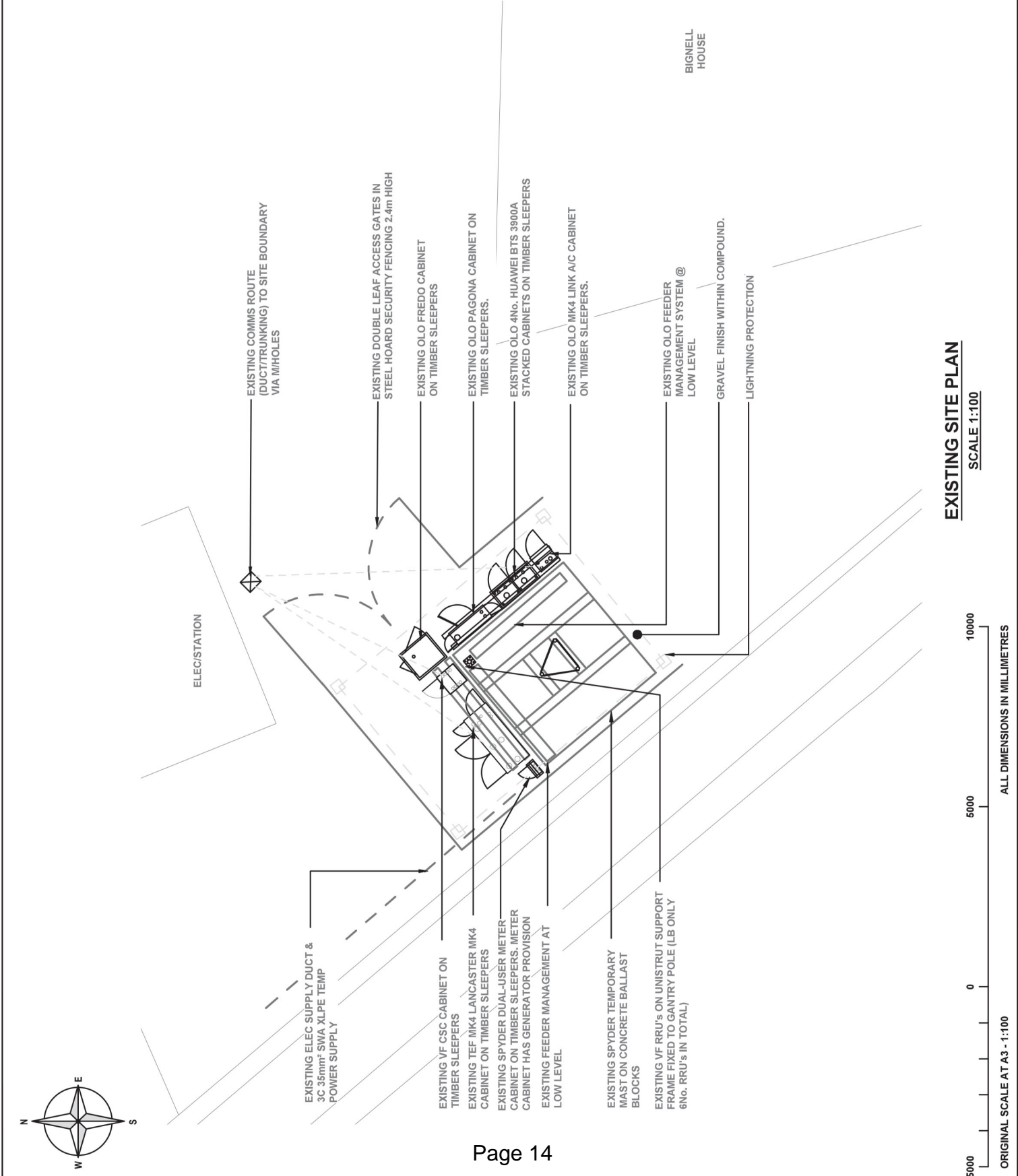
**Residents Services
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111



HILLINGDON
LONDON

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE													
NGR E 506095, N 180210													
SITE STATUS		-											
CONFIG CODE		-											
FIX IT REQUIRED		-											
A	ISSUED FOR APPROVAL				PJ	PJ	Ch	Ap	11.12.18				
Rev	Modification				By			<div><div><div>Spyder Facilities Ltd Theatrical Poles - Cages Telephone +44 (0) 1753 551440 Email info@spyderfacilities.co.uk www.spyderfacilities.co.uk</div></div><div></div></div>		Date			
					Cell Name		Opt						
					BIGNELL TEMP MAST		-						
					Cell ID No's								
					CTIL		242168						
					TEF		81249						
					Site Address / Contact Details								
					HORTON PARADE WEST DRAYTON MIDDLESEX UB7 8EJ								
Drawing Title:					EXISTING SITE PLAN								
Purpose of Issue:					PLANNING								
Drawing Number:					200								
Surveyed By:		PJ		Scale:		AS SHOWN				Issuer:		A	
Drawn:		PJ		Date:		11.12.18		Checked:		PJ			
				Date:		11.12.18				A			



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SITE STATUS

-

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FIX IT REQUIRED

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PJ

PJ

PJ

11.12.18

SPYDER

Spider Facilities Ltd
Theatrical Poles - CMAA 2018
Telephone: +44 (0) 1753 512140
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O₂

Cell Name

Opt.

BIGNELL TEMP MAST

-

Cell ID No's

CTIL

242168

TEF

81249

Site Address / Contact Details

HORTON PARADE
WEST DRAYTON
MIDDLESEX
UB7 8EJ

Drawing Title:

PROPOSED SITE PLAN

Purpose of Issue:

PLANNING

Drawing Number:

201

Surveyed By:

PJ

Date:

11.12.18

Checked:

PJ

Drawn:

PJ

Date:

11.12.18

Scale:

AS SHOWN

Issue:

A

Diagram illustrating the proposed site plan for the Bignell House. The plan shows the layout of various infrastructure elements, including cabinets, ducts, and masts, relative to the site boundary and existing structures.

Labels and Callouts:

- EXISTING COMMS ROUTE (DUCT/TRUNKING) TO SITE BOUNDARY VIA WHOLE
- EXISTING DOUBLE LEAF ACCESS GATES IN STEEL HOARD SECURITY FENCING 2.4m HIGH
- EXISTING OLO FREDO CABINET ON TIMBER SLEEPERS
- EXISTING OLO PAGONA CABINET ON TIMBER SLEEPERS
- EXISTING OLO 4No. HUAWAI BTS 3900A STACKED CABINETS ON TIMBER SLEEPERS
- EXISTING OLO MK4 LINK A/C CABINET ON TIMBER SLEEPERS
- EXISTING OLO FEEDER MANAGEMENT SYSTEM @ LOW LEVEL
- GRAVEL FINISH WITHIN COMPOUND.
- LIGHTNING PROTECTION
- PROPOSED TEF DC/FIBRE CABLES BANDED TO EXISTING FEEDER MANAGEMENT SYSTEM
- EXISTING VF CSC CABINET ON TIMBER SLEEPERS
- EXISTING ELEC SUPPLY DUCT & 3C 35mm² SWA XLPE TEMP POWER SUPPLY
- PROPOSED TEF T23 SYSTEM MODULES ALONG WITH GPS MODULE & C4 COMBINERS IN EXISTING TEF MK4 LANCASTER MK4 CABINET ON TIMBER SLEEPERS
- EXISTING SPYDER DUAL-USER METER CABINET ON TIMBER SLEEPERS. METER CABINET HAS GENERATOR PROVISION
- EXISTING FEEDER MANAGEMENT AT LOW LEVEL
- EXISTING SPYDER TEMPORARY MAST ON CONCRETE BALLAST BLOCKS
- EXISTING VF RRU's ON UNISTRUT SUPPORT FRAME FIXED TO GANTRY POLE (LB ONLY 6No. RRU's IN TOTAL)

Scale and Orientation:

- Scale: 1:100
- Orientation: North arrow pointing towards the top-left.

Dimensions:

- ALL DIMENSIONS IN MILLIMETRES

Page 15

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Rev	Modification	By	Ch	Ap	Date	



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Cell Name	Opt.
BIGNELL TEMP MAST	-

Cell ID No's

CTII	242168
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TEE	81240
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Site Address / Contact Details

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UB7 8EJ

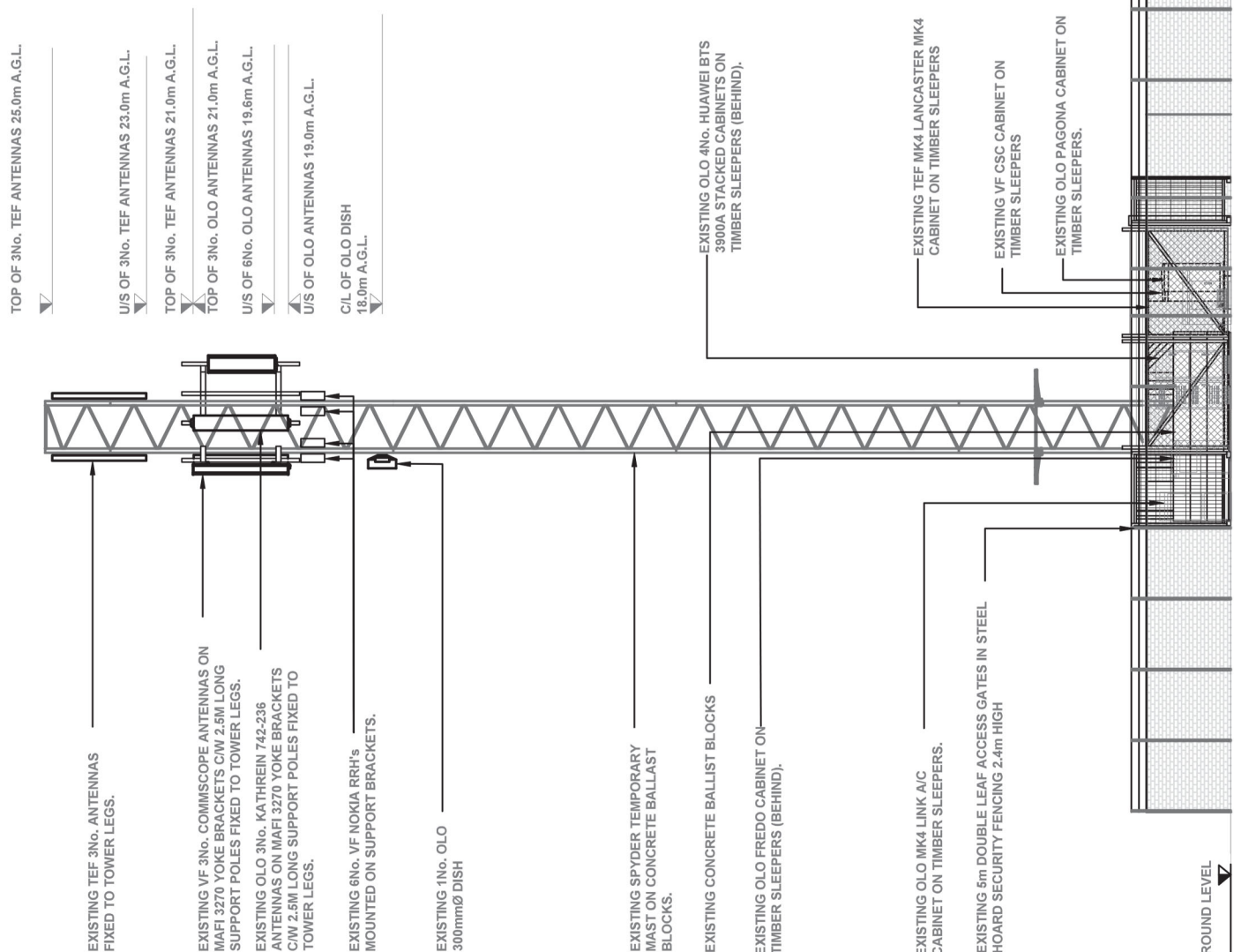
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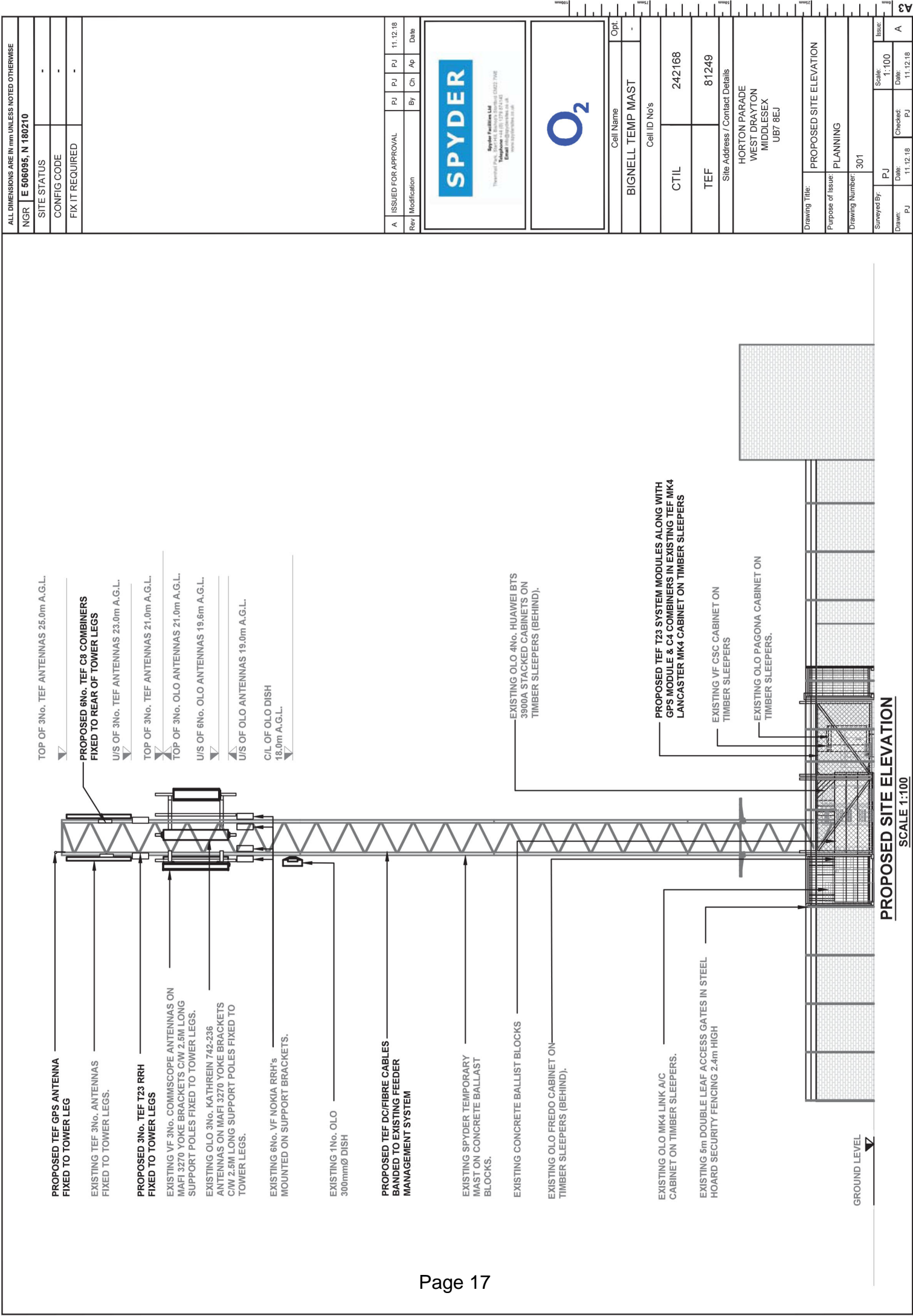
Purpose of Issue:	
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