



100 Rev A Site Location Maps  
201 Rev B Site Plan Proposed  
301 Rev A Site Elevation Proposed  
400 Rev B Antenna Equipment Layout  
500 Rev B Antenna/Equipment Schedule

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 Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

**3 NONSC Non Standard Condition**

Any apparatus or structure provided in accordance with this permission 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, BE37 and OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

**1 I15 Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

## **2 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).

## **3 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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
NPPF5	

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site is located on the pavement fronting Wright Machinery, on the eastern side of Stonefield Way. Ruislip Honda, Victoria Road is located north of the site with the delivery yards of Unit 16 Crown Road, Currys Ltd, Victoria Road and AAH Pharmaceuticals Ltd, Stonefield Way to the west, and Stonefield Close to the southeast of the site. The site is located in the Stonefield Way Industrial and Business Area (IBA) as identified in the Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **3.2 Proposed Scheme**

The application relates to the installation of a 17.5m high telecommunications monopole and 2 associated equipment cabinets (dimensions of approximately 1.898m x 0.798m x 1.650m high (Vulcan) and 1.890m x 0.798m x 1.470m high (Lancaster)) on the pavement outside Wright Machinery in Stonefield Way. The operators have been asked to vacate an existing rooftop site at the Civic Amenity Depot, South Ruislip. The equipment cabinets will be painted dark green while the monopole will be a grey slim-line pole of 'street furniture' design.

#### **3.3 Relevant Planning History**

##### **Comment on Relevant Planning History**

There is no previous planning history on this site.

### **4. Planning Policies and Standards**

## 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:

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

NPPF5

### 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

### 6. Consultations

#### External Consultees

Consultation letters were sent to 138 local residents and businesses and the South Ruislip Residents Association. A site notice was also posted. No responses have been received.

#### Internal Consultees

Highways:

Further to receiving additional drawings in relation to the above, I would comment that the amendments to the proposed equipment cabinets will now reduce the footway width to approximately 1.7m.

Therefore, as Stonefield Road is not subject to high pedestrian traffic and the reduced width of 1.7m will allow pedestrians and wheelchairs to pass side by side, it is considered that the development would not be contrary to the Council's adopted Unitary Development Plan and an objection is not raised in this instance.

### 7. MAIN PLANNING ISSUES

#### 7.01 The principle of the development

Policy BE37 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) 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.

The applicant has had to vacate an existing site (Civic Amenity Depot, South Ruislip) and has therefore had to identify a suitable site within the area to maintain the existing level of 3G coverage, as shown on the submitted coverage plots. The applicant has carried out a study of alternative sites within the area and has demonstrated that no preferable alternative locations are available or acceptable.

The installation of a telecommunications monopole and two equipment cabinets will not have a detrimental impact on the character and appearance of the Stonefield Way Industrial and Business Area (IBA).

It is therefore considered that the proposed development in this location is acceptable in principle, and complies with Policy BE37 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

**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**

Not applicable to this application.

**7.05 Impact on the green belt**

Not applicable to this application.

**7.07 Impact on the character & appearance of the area**

The installation of a 17.5m high telecommunications monopole and two equipment cabinets will not have a detrimental impact on the character and appearance of the Stonefield Way Industrial and Business Area (IBA). The slim-line 'street furniture' appearance of the mast (coloured grey) will be in keeping with the existing two 5m lamp posts located either side of the application site. The proposed development therefore complies with Policy BE13 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

**7.08 Impact on neighbours**

There are no residential properties near the application site and therefore the development will have no impact upon neighbours.

**7.09 Living conditions for future occupiers**

Not applicable to this application.

**7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposed scheme will be located on the pavement, approximately 1 metre from the public highway. There would be no increase in traffic to/from the site as a result of the application. Stonefield Way has a one-way system with vehicles driving from the south towards Victoria Road in the north and has a low pedestrian footfall.

The Council's Highways Engineer objected to a 1.5m reduction in the width of the existing footway, over concerns to pedestrian safety. The applicant submitted amended plans relocating the equipment cabinets against the existing palisade fencing, to leave

approximately 1.7m clearance between the cabinets and the highway.

The Council's Highways Engineer considers that due to the low volume of pedestrian traffic, a footpath width of 1.7m would be acceptable in terms of pedestrian safety in this location. The scheme is therefore considered to be in compliance with Policy AM7 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **7.11 Urban design, access and security**

The telecommunications mast needs to be of a sufficient height to achieve adequate clearance of surrounding clutter in order to provide the required coverage to the area. The proposed height (17.5m) would reduce the risk of interference from the two 16m high trees located opposite the site. The mast's grey slim-line 'street furniture' appearance would be in keeping with the existing street furniture along the highway, whilst the two equipment cabinets would be painted dark green to blend in with the existing landscape at ground level. The proposed development is therefore considered to be acceptable in its siting, design and scale.

#### **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**

The nearest trees (7m and 8m high) to the proposed scheme are located behind 2.35m high palisade fence, with two 16m high trees located opposite the site. The equipment cabinets will be painted dark green to blend in with the surrounding vegetation. No works are proposed in relation to the existing vegetation. It is therefore considered that the development will not have a detrimental impact on the existing landscape features in compliance with Policy BE38 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **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**

Health:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commissions 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**

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 installation of a 17.5m high telecommunications monopole and 2 associated equipment cabinets on the highway verge on Stonefield Way is required in order to provide continued 2G and 3G coverage for Vodafone UK Ltd and O2 UK Limited, as the operators have been asked to vacate an existing rooftop site at the Civic Amenity Depot, South Ruislip.

It is considered that the proposed telecommunications mast and associated development will not have a detrimental impact on the character and appearance of the Stonefield Way Industrial and Business Area (IBA). The height and appearance of the telecommunications mast are considered to be acceptable and in keeping with the industrial and business use of the area.

The proposed scheme complies with Policies AM7, BE13, BE37 and BE38 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and Section 5 of the National Planning Policy Framework (March 2012). It is therefore recommended that planning permission is granted.

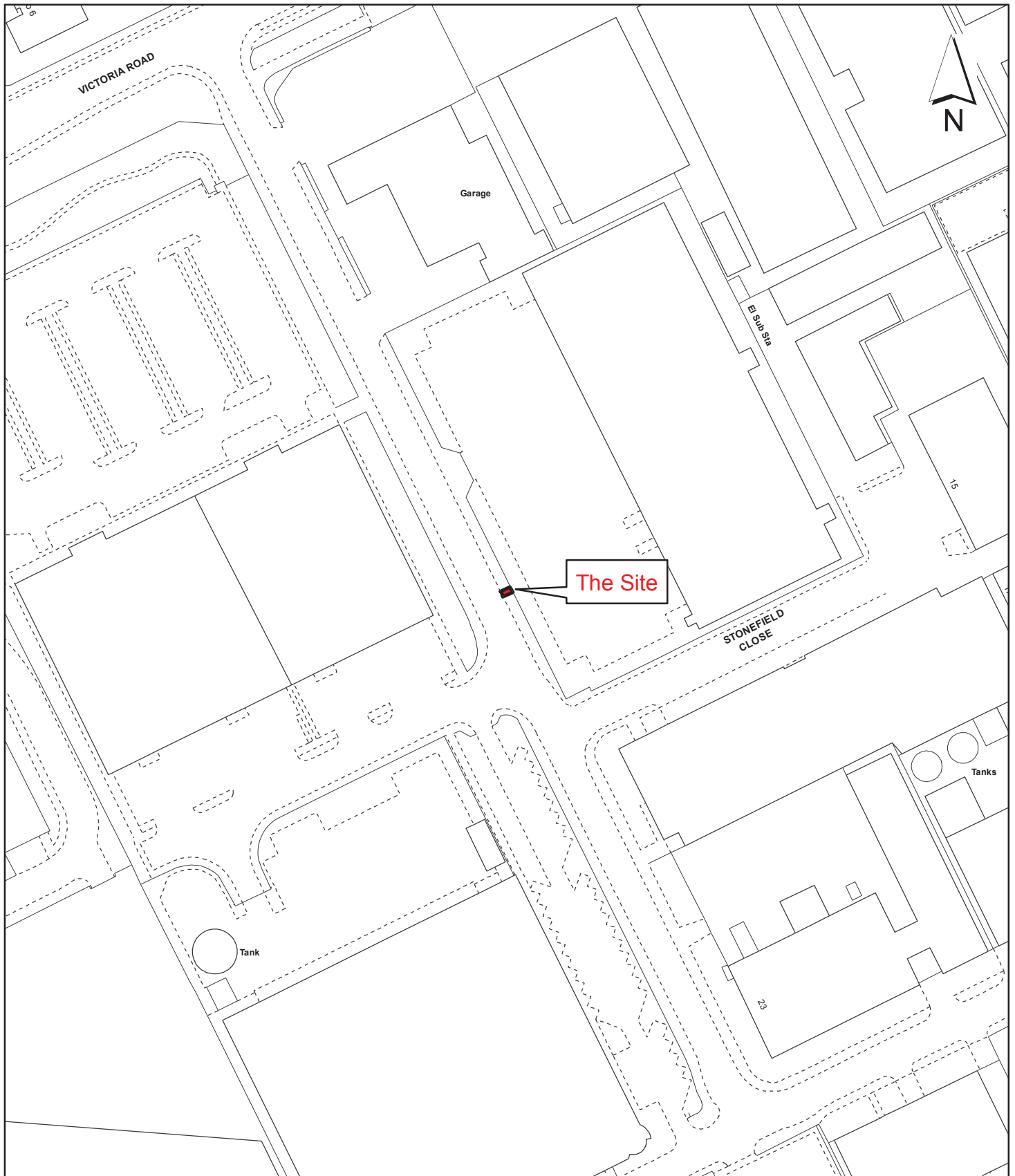
## **11. Reference Documents**

Hillingdon Unitary Development Plan (Saved Policies September 2007)  
National Planning Policy Framework (March 2012)

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**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Highway verge fronting  
Wright Machinery  
Stonefield Way, Ruislip**

Planning Application Ref:

**68737/APP/2012/2125**

Planning Committee

**North**

Scale

**1:1,250**

Date

**October  
2012**

**LONDON BOROUGH  
OF HILLINGDON**  
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