

## Report of the Head of Planning, Sport and Green Spaces

**Address** LAND AT JUNCTION OF FIELD END ROAD AND HIGH ROAD EASTCOTE

**Development:** Relocation and replacement of a 17.5 metre high telecommunications monopole with a 20 metre high telecommunications monopole, replacement of two existing cabinets and installation of one additional equipment cabinet.

**LBH Ref Nos:** 59310/APP/2015/767

**Drawing Nos:** Supplementary Information  
Design and Access Statement  
ICNIRP Declaration  
100 Issue A  
200 Issue A  
201 Issue A  
300 Issue A  
301 Issue A  
400 Issue A  
500 Issue A  
501 Issue A  
502 Issue A  
503 Issue A

**Date Plans Received:** 02/03/2015

**Date(s) of Amendment(s):**

**Date Application Valid:** 03/03/2015

### 1. SUMMARY

The applicant seeks planning permission for the installation of a 20m high telecommunications mast and new and replacement cabinets. The proposed mast would provide improved coverage for Telefonica and Vodafone.

Although the proposed mast and cabinets would not cause harm to pedestrian or highway safety, it is considered that the proposed structures in this location, by reason of their height, siting and design would add undue clutter to the street scene and appear as visually incongruous additions, which would be considered detrimental to the character and appearance of the Conservation Area.

The proposed development does not comply with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic policies, BE5, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Refusal reason

The proposed mast installation, by virtue of its height, design and location, would result in an incongruous and visually obtrusive form of development that would be out of keeping with the visual character of the surrounding street scene, and have a detrimental impact on the character and appearance of the wider Eastcote Village Conservation Area. Further the

proposed cabinets, by reason of their size, siting and design would add undue clutter to the detriment of the visual amenity of the street scene. The proposal is therefore contrary to Chapter 5 of the NPPF, Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE4, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

## **INFORMATIVES**

### **1 I52 Compulsory Informative (1)**

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

### **2 I53 Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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 (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
BE4	New development within or on the fringes of conservation areas
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	NPPF - Supporting high quality communication infrastructure

### **3 I59 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site is located on the grass verge and immediately adjacent to the footpath. It is opposite the mini roundabout at the junction of High Road and Field End Road. An electricity sub-station building and wooded amenity area are located to the west of the site, beyond which is a lawn tennis club. Eastcote House Gardens are located to the north east, on the opposite side of Eastcote Road. Residential properties are located along Field End Road to the south east and Eastcote Road to the south west.

The site falls within the Eastcote Village Conservation Area as designated in the Hillingdon Unitary Development Plan Saved Policies September 2007. Tree Protection Orders apply to the adjacent trees. No.2 Field End Road, opposite, is a Grade II Listed Building.

### 3.2 Proposed Scheme

This application seeks consent for the replacement of the existing 17.5 metre high pole, with a new 20 metre high pole and the installation of 1 new cabinet. The proposed upgrade is required to provide new 4G coverage for both Telefonica and Vodafone and improve existing 2G and 3G coverage to the surrounding area.

There is an existing 17.5 metre high pole and four cabinets located on the verge adjacent to the junction of Field End Road and High Road. It is proposed to remove the existing pole and two cabinets, and replace these with a new 20 metre high pole located 5 metres to the south of its existing location. The two cabinets removed will be replaced with new three new cabinets, which although in the same area as the existing, are more dispersed along the verge.

### 3.3 Relevant Planning History

59310/APP/2004/585 Land At Junction Of Field End Road Eastcote Road Ruislip  
INSTALLATION OF A 15M HIGH STREETWORKS COLUMN FOR TELECOMMUNICATIONS USE WITH TWO ANCILLARY GROUND-BASED EQUIPMENT CABINETS (APPLICATION UNDER PARAGRAPH A.3 (3) OF PART 24 OF SCHEDULE 2 TO THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2001)

**Decision:** 08-04-2004 Refused **Appeal:** 03-02-2005 Allowed

59310/APP/2005/2123 Land At Junction Of Field End Road Eastcote Road Ruislip  
REPLACEMENT OF EXISTING 15 METRE HIGH TELECOMMUNICATION MAST WITH 17.5 METRE HIGH MONOPOLE MOBILE PHONE MAST AND EQUIPMENT CABINET

**Decision:** 22-09-2005 Refused **Appeal:** 06-04-2006 Allowed

59310/APP/2010/2005 Land At Junction Of Field End Road High Road Eastcote, Pinner  
Replacement of the existing O2, 17.5m high streetworks pole with a 17.5m high streetworks pole complete with three dual user antennas within a shroud, an associated radio equipment cabinet and development ancillary.

**Decision:** 10-01-2012 Approved

59310/APP/2012/1728 Land At Junction Of Field End Road Eastcote Road Ruislip  
Installation of 1 x DSLAM cabinet (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)

**Decision:** 04-09-2012 Refused

59310/APP/2012/2309 Land At Junction Of Field End Road Eastcote Road Ruislip  
Installation of 1 x DSLAM cabinet (Consultation Under Schedule 2, Part 24 of the Town and

Country Planning (General Permitted Development) Order 1995) (as amended)

**Decision:** 05-11-2012 PRQ

59310/APP/2013/3137 Land At Junction Of Field End Road And High Road Eastcote  
Replacement of one existing cabinet and the installation of one new additional cabinet

**Decision:** 06-12-2013 Refused

59310/APP/2014/3633 Land At Junction Of Field End Road And High Road Eastcote  
Installation of 2 x DSLAM cabinet to replace 2 x existing cabinets (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)

**Decision:** 28-11-2014 PRQ

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

There have been a number of applications on this site relating to the installation of DSLAM cabinets and masts, which are summarised above.

O2 originally submitted an application for the installation of a 15m high streetworks column and two ancillary equipment cabinets at this site in 2004 (ref: 59310/APP/2004/585). Following the Council's refusal of the application, and strong local opposition, the installation was allowed at appeal on 03/02/05 (PINS ref: APP/R5510/A/04/1153756).

In 2005, O2 submitted two parallel applications for the replacement of the existing 15m high mast with a 17.5m high mast and additional equipment cabinet. One of these (ref: 59310/APP/2005/2123) proposed a direct replacement installation at the existing site and the second (ref: 60985/APP/2005/2149) proposed a 20m high replacement installation in the wooded area adjacent to the sub-station building, as an alternative. Despite some local support for the second location, over the existing location on the footway, both applications were refused by the Council's Planning Committee on 22/09/05. O2 subsequently submitted an appeal relating to the original site and this was allowed on 06/04/06 (ref: APP/R5510/A/05/1196440). At that time, the Inspector concluded that the proposed changes, including the increased height, would not be so noticeable as to materially harm the character and appearance of the area.

59310/APP/2010/2005 Replacement of the existing O2, 17.5m high streetworks pole with a 17.5m high streetworks pole, complete with three dual user antennas within a shroud, an associated radio equipment cabinet and development ancillary. Approved subject to conditions.

#### **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.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

BE4 New development within or on the fringes of conservation areas

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 NPPF - Supporting high quality communication infrastructure

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **15th April 2015**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

A site notice was erected at the site, and two residents and Eastcote Conservation Panel were notified of the application. 5 responses were received from residents in relation to this consultation, which raised the following concerns:

1. Pavement is dangerously narrow as a result of the siting of the mast and cabinets and is dangerous to pedestrians. Existing site should be redesigned so that the equipment is further back on the pavement;
2. The site should be available for all mobile phone operators to use;
3. As its a conservation area, high masts and boxes are not necessary or welcome in this part of Eastcote;
4. Proposal has not been carefully though through and would be detrimental to the conservation area;
5. Alternatives need to be considered such as an alternative location and landscaping;
6. Pavement is already cluttered with masts and cabinets, and these are an eyesore.

### **EASTCOTE CONSERVATION PANEL**

The application site, Forge Green, is located within the Eastcote Village Conservation Area, within an area with Green Chain designation, and located near Grade II listed buildings and the prestigious Green Flag site Eastcote House Gardens.

The first telecom mast was placed on this site in 2004, after an appeal decision. Cabinets and mast being on the footpath because of a moratorium against telecom use of Council Land.

Each subsequent decision has either increased the size of the mast and/or added extra cabinets. This

current application increases the height of the mast, changes the position of the mast and increases the number of cabinets to 5. Thereby, extending the area taken up by this installation.

The Design and Access states that Ward Councillors were consulted, but they did not reply. Cllr. Nick Denys has today written to Mr. Rodgers on this matter. It appears that Cllr. Denys referred the applicants to Eastcote Residents Association and Eastcote Conservation Panel. The Conservation Panel was not contacted. This D&AS is misleading and should be corrected.

It must also be noted that the CIL form submitted with this application refers to the pavement Joel Street Northwood Hills not to the application site. This error needs to be corrected. There was considerable discussion when the application 59310/APP/2010/2005 was active with regard to moving the position of the mast off the High Road footpath onto Forge Green, thus giving a more satisfactory width of footpath and an improved visual aspect.

7.01 of the Officers report states:

'Nevertheless, current planning policy requires operators to investigate the use of existing facilities or locating antennae on existing buildings or structures before pursuing new sites. Accordingly, the use of this existing mast is considered to comply with current policy requirements'

This current application differs from the previous application by the moving of the position of the mast and adding another cabinet in yet another location. Extending the area taken up by this telecom equipment by some 8-10 metres The submitted D&AS refers repeatedly to 'the site'.

A site usually has boundaries, where are the boundaries for this site? The area concerned is known as Forge Green and is the centre of the Eastcote Village Conservation Area, are Vodafone considering that they have free use of the whole of Forge Green and can spread their equipment around at will? The repositioning of the mast is so that Vodafone customers do not suffer the inconvenience of loss of service for a few hours whilst the change over is made. Yet Vodafone consider it acceptable to inconvenience the residents of Eastcote long term.

There has not been a sequential test carried out, which is needed as the position of the mast is changing and the area taken over is increasing. The proposed position of the new mast will be highly visible, as there will not be so many trees as a backdrop. The mast and the extra cabinet will also interfere with views of the village sign.

The footpath, which runs alongside a very busy road leading to the junction will be further restricted. With thought and careful planning the mast and all cabinets could be situated further away from the footpath along side the electricity sub station [designation Chapel Hill]. Landscaping could be added to lessen the effect of the installation. This would leave the footpath clear for pedestrians, have a less visual impact on Forge Green and the surrounding area. The extra height of the mast would be above all trees so reception would not be compromised.

Of course, this might make the project more expensive, but considering the profits made by telecom companies it would be a small price to pay for the improvements to the visual aspects in the Conservation Area.

This is a poorly thought out application, full of errors and omissions and would be highly detrimental to the Eastcote Village Conservation Area, we ask that the application be refused.

EASTCOTE RESIDENTS ASSOCIATION

In January 2015 the telecom company notify Eastcote Residents Association of the proposed increase

in height of the mast but there were no drawings and there was no mention of the mast being situated in a new location. It was also assumed that the additional cabinet would be hidden behind the existing cabinets to reduce the visual impact. Therefore ERA did not submit any comments. Now being aware that the initial consultation letter was misleading and did not indicate the true negative impact of the new proposals, which we now believe are significant, we wish to formally submit our objection to this proposal. We have always argued that this installation could have been situated further back away from the road in the wooded area to reduce its visual appearance, which is most unsightly. Now it is proposed that the new mast and a new large cabinet are situated closer to Forge Green, and the heritage sign, with an even higher negative impact on the surrounding area. The new mast is also, unnecessarily on the footpath adding to further restriction of this busy footpath.

As the new very large mast and large cabinet are in a new area we consider this is a major new application and thus the developer must now consider other options. The main alternative option is to re-site all the existing and new equipment further back on the green closer to the River Pinn and shield the cabinets with screen planting. This option must now be given serious consideration. When the initial mast was installed many years ago (it has been enlarged/changed a number of times) it was argued that siting the mast on the marginally lower ground further away from the road would reduce its efficiency, but now the mast is very significantly higher and above the tree line this would not be the case. Also, now that Hillingdon Council has formally approved the siting of such mast installations on Council land there can be no objection to moving the mast and equipment away from the road into a less visually impacting location. The new larger mast must not be allowed to be re-sited further west along the path towards the green and any additional cabinet must be hidden either by other cabinets or a screening plants.

We therefore ask that this application is rejected and the developer is instructed to submit alternative proposals for consideration.

We strongly believe that this developer has made no attempt to reduce the impact of his scheme and has chosen options with the highest possible negative impact.

A Ward Councillor supports the comments made by Eastcote Residents Association and Eastcote Conservation Panel, and has requested that the application be referred to the planning committee for determination.

### **Internal Consultees**

CONSERVATION OFFICER:

BACKGROUND: This site lies within the Eastcote Village Conservation Area and sits opposite the Grade II Listed property, 2 Field End Road. The site also lies within the Eastcote Village Archaeological Priority Area. The location of the site is very sensitive and is prominently positioned at an intersection. The existing cabinets and telecommunications equipment alongside other street furniture as existing can be considered to be visually intrusive.

COMMENTS: The current NPPF states that as part of an application, an applicant would need to 'describe significance of any heritage assets affected, including any contribution made by their setting' (para.128). The submitted Design and Access Statement does not address that the site is situated within a Conservation Area.

Whilst there are in principle no objections to the replacement of the existing cabinets, the additional proposed cabinet would have a negative impact to the character of the conservation area. Overall the bulky cabinets would increase the density of street furniture clutter within that location, which would be considered detrimental to the street scene. NPPF (para. 64) is quite clear: 'Permission should be

refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.' Therefore all cabinets would need to be reduced to the same size as the existing cabinets, in order to remain in keeping with the surrounding area.

The increase in height and relocation of the telecommunications monopole would be considered in principle unacceptable. This increase in height would increase the visual intrusiveness of the monopole as it would stand beyond the height of the existing surrounding vegetation. The proposed relocation would narrow the pedestrian footpath at a junction which is continuously busy with vehicular movements.

CONCLUSION: Unacceptable

HIGHWAYS OFFICER:

There are no highways objections to these proposals.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The application has been assessed principally against the National Planning Policy Framework (NPPF) and Saved Policy BE37 of the Unitary Development Plan. The NPPF stresses the importance of high quality 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. Saved Policy BE37, amongst other criteria, advises of the desirability of operators to share existing facilities.

The site is required to provide new 4G coverage, for both Vodafone and Telefonica, to the surrounding area. Government guidance supports the avoidance of proliferation of sites and the sharing of masts between operators. Given the existence of the existing telecommunications equipment on this location, there is no objection, in principle, to the continued use of this site for telecommunications equipment.

### **7.02 Density of the proposed development**

Not applicable to this application.

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

Policy BE4 states that development within Conservation Areas should be of a high quality and will be expected to preserve or enhance its significance by making a positive contribution to its character and appearance.

Given the location of the mast on a prominent junction and its height, the proposed mast would appear considerably higher than the existing mast, and would appear as a utilitarian and incongruous feature in the street scape. The proposed mast would consist of a support pole and wider antennae shroud at the top, and would be finished in steel. At present the cabinets are located one behind the other so as to minimise their visual appearance within the area. The proposed alterations to the siting and design of the new cabinets, which would expand the area, over which they are placed, is considered to add undue clutter to the street and harm the character and appearance of the conservation area.

Overall, the design and appearance of the proposed mast and cabinets, are considered to harm the character and appearance of the conservation area, and conflict with the Council's adopted policy BE4, which seeks to ensure that development preserves or enhances the



character and appearance of conservation areas.

#### **7.04 Airport safeguarding**

Not applicable to this application as the site is not located within 3km of an aerodrome or airfield.

#### **7.05 Impact on the green belt**

Not applicable to this application.

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

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.

This proposal is for a mast 20 metres in height, considerably higher than the existing mast.

Given the location of the mast on a prominent junction and its height, the proposed mast would appear considerably higher than the existing mast, and would appear as a utilitarian and incongruous feature in the street scape. The proposed mast would consist of a support pole and wider antennae shroud at the top, and would be finished in steel. At present the cabinets are located one behind the other so as to minimise their visual appearance within the area. The proposed alterations to the siting and design of the new cabinets, which would expand the area, over which they are placed, is considered to add undue clutter to the street and harm the visual character of the area. Overall, the design and appearance of the proposed mast and cabinets, are considered to harm the character and appearance of the area, and conflict with the Council's adopted policy BE13, which seeks to ensure that development harmonises with the existing street scene.

In conclusion, it is considered that the proposed installation would have an unacceptable visual impact on the street scene. Its excessive height and design in this location would be clearly visible and the mast would appear as an incongruous addition within the surrounding area. In addition, regardless of whether this is a replacement unit. Alternative sites/designs should be thoroughly investigated before a streetworks installation of the scale proposed in this location can be considered. As such the proposed development is considered to be contrary the Council's adopted policies and guidelines.

#### **7.08 Impact on neighbours**

The nearest residential property to the proposed development is approximately 20m away in Field End Road, although this does not look directly onto the site. Whilst visible from some residential properties, on balance, given that the mast would not be directly overlooked by the majority of properties which surround it, it is not considered that the proposed

installation would impact on residential amenity sufficient to justify refusal.

**7.09 Living conditions for future occupiers**

Not applicable to this application.

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

The installation would be set against the pavement in an area where there is a busy traffic flow. The Council's Highway Engineer has raised no objection on vehicle access, maintenance grounds or pedestrian safety for this particular application. As such, it is considered that it would not have any adverse impacts on pedestrian or vehicular safety.

**7.11 Urban design, access and security**

See section 'Impact on the character and appearance of the area'.

**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 scheme involving the replacement of one mast with another and the provision of a replacement cabinet is not considered to have any lasting adverse impact upon any trees, landscaping or existing hedging.

**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**

The comments raised through the public consultation have been addressed within the body of the report.

**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 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 to this application.

## **10. CONCLUSION**

The applicant seeks planning permission for the installation of a 20m high telecommunications mast. The proposed mast would provide improved coverage for Telefonica and Vodafone.

Although the proposed mast and cabinets would not cause harm to pedestrian or highway safety, it is considered that the proposed structures in this location, by reason of their height, siting and design would add undue clutter to the street scene and appear as visually incongruous additions, which would be considered detrimental to the character and appearance of the Conservation Area.

The proposed development does not comply with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic policies, BE5, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

## **11. Reference Documents**

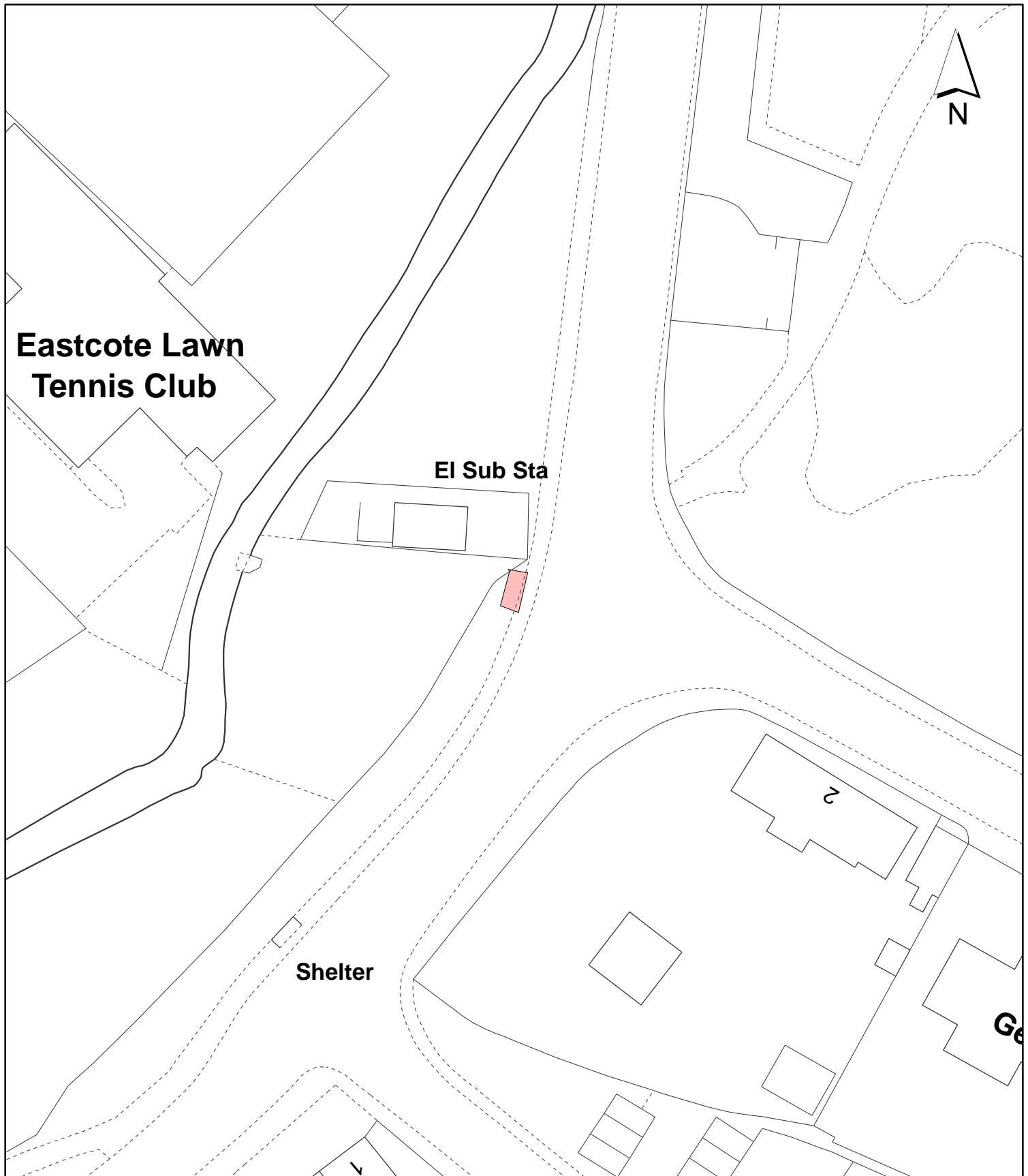
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

National Planning Policy Framework (March 2012) Chapter 5

**Contact Officer:** Charlotte Bath

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**Land at junction of Field End Road and High Road Eastcote**

**LONDON BOROUGH OF HILLINGDON**  
**Residents Services Planning Section**  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:

**59310/APP/2015/767**

Scale:

**1:600**

Planning Committee:

**North**

Date:

**May 2015**



**HILLINGDON**  
 LONDON