

Report of the Head of Planning, Sport and Green Spaces

Address FOOTWAY ADJACENT TO AUTOCENTRE NORTHWOOD PINNER ROAD NORTHWOOD

Development: Replacement of existing 17.1 metre high telecommunications monopole with a 17.5 metre high telecommunications monopole with associated equipment cabinet (application under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) Order for determination as to whether prior approval is required for siting and appearance)

LBH Ref Nos: 67084/APP/2015/1227

Drawing Nos: HGN025_THE IRON BRIDGE_70230_00'
HGN025_THE IRON BRIDGE_70230_00'
HGN025_THE IRON BRIDGE_70230_00'
HGN025_THE IRON BRIDGE_70230_00'
Supplementary Information Form
Declaration of Conformity with ICNIRP Public Exposure Guideline

Date Plans Received: 02/04/2015 **Date(s) of Amendment(s):**

Date Application Valid: 07/04/2015

1. SUMMARY

This application has been submitted by H3G and seeks to determine whether prior approval is required for the siting and design of a replacement 17.5m high mobile phone mast and one new ancillary equipment cabinet. The installation will replace an existing 17.1m high mast in the same location.

The proposed replacement mast will be of a similar appearance to the existing, albeit 0.4 metres higher, and it is therefore considered that the proposed location and the overall size and appearance of the replacement mast would not have a greater impact on the street scene than the existing telecommunications mast.

The addition of a further cabinet measuring 1.2 x 0.4 x 1 metre to the south west of the replacement monopole is considered acceptable. The cabinet has been sited to the rear of the pavement and by reason of its modest size and scale, it is not considered to have a detrimental impact on the overall character and appearance of the surrounding area, or add undue clutter to the street. Overall, it is considered that the net impact upon the visual amenity of the area as a result of these proposals, would be minimal so that the impact of the proposal on the character and appearance of the surrounding area would be acceptable.

Overall it is recommended that prior approval is required and approved.

2. RECOMMENDATION

It is recommended that prior approval is required and granted subject to the following conditions:

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 HGN025_THE IRON BRIDGE_70230_001; HGN025_THE IRON BRIDGE_70230_002; HGN025_THE IRON BRIDGE_70230_003; HGN025_THE IRON BRIDGE_70230_004 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 (July 2011).

3 NONSC Removal

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 the 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 the details of design and siting 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 the details of design and siting 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 (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
NPPF5	NPPF - Supporting high quality communication infrastructure

3 115 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 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.

4 147 Damage to Verge

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

3. CONSIDERATIONS

3.1 Site and Locality

The site comprises the public footway on the south side of Pinner Road, where there is an existing 17.1 metres high monopole and associated equipment cabinets. A set of advertising hoardings are located to the north west. The proposed mast would be located towards the back of the pavement adjacent to the junction of Pinner Road with the High Street.

Pinner Road has a downward slope to the west, with the ground levels reducing by 2m between the junctions with Chestnut Avenue and High Street, and continuing to reduce towards the railway bridge.

The site falls within the developed area, as shown on the Hillingdon Unitary Development Plan Proposals Map.

3.2 Proposed Scheme

This application seeks to determine whether prior approval is required under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), for the siting and design of a replacement 17.5m monopole and equipment cabinet.

3.3 Relevant Planning History

Comment on Relevant Planning History

Whilst there is no relevant planning history for this specific site, it is of note that there have been three applications on a site to the west, for the erection of a new mast and cabinets for Vodafone/Telefonica. The reasons for refusal of these applications were related to the increase in street clutter as a result of the addition of further masts and cabinets within the area, and the proximity of these to the zebra crossing, and subsequent impact on highway and pedestrian safety.

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

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

NPPF5 NPPF - Supporting high quality communication infrastructure

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **7th May 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

41 residents were notified of the application, in addition to Northwood and Northwood Hills Residents Associations, and no objections were received to these consultations.

Internal Consultees

There have been no internal consultations.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed installation does not exceed the limits set out in Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). It would not be located in an environmentally sensitive area, such as a conservation area, where more restrictive criteria are applicable. Accordingly, the proposal constitutes permitted development.

In accordance with Part 16 of the Town and Country planning (General Permitted Development) Order 2015 (as amended), H3G is required to apply to the Local Planning Authority for a determination as to whether prior approval of the details of siting and design is required and, if so, for the Local Planning Authority to either approve or refuse those details.

7.02 Density of the proposed development

Not applicable to this application.

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

The site does not form part of a conservation area or area of special local character and does not lie within the vicinity of a statutory or locally listed building. As such, the proposal would be unlikely to impact upon any historical asset.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

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. Policy BE13 of the Hillingdon Local Plan: Part 2 - 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.

An existing mast 17.1 metres in height exists at the site and it is proposed to replace this in the same location with a mast 17.5 metres high. Four cabinets are already present adjacent to the mast, and it is proposed to retain these and add a further cabinet. Given that the proposed replacement mast will be of a similar appearance to the existing, albeit 0.4 metres higher, it is considered that the proposed location and the overall size and appearance of the replacement mast would not have a greater impact on the street scene than the existing telecommunications mast.

The addition of a further cabinet measuring 1.2 x 0.4 x 1 metre to the south west of the replacement monopole is considered acceptable. The cabinet has been sited to the rear of

the pavement and by reason of its modest size and scale, it is not considered to have a detrimental impact on the overall character and appearance of the surrounding area, or add undue clutter to the street.

The proposal therefore complies with Policy BE13 and BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The nearest residential properties are located on the opposite side of Pinner Road, approximately 30 metres from the application site. Given that this is a replacement on the same location and marginally higher than the existing, it is not considered that the proposal would have a detrimental impact on the visual amenities of these occupiers.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Given that this is an existing site for telecommunications, with no change in the location of the monopole and the proposed cabinet, located on the back edge of the pavement, no objection is raised to the proposal on highway grounds. It is therefore considered that the proposed scheme complies with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

See section

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

There have been no representations received in relation to this application.

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

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

This application has been submitted by H3G and seeks to determine whether prior approval is required for the siting and design of a replacement 17.5m high mobile phone mast with one ancillary equipment cabinet. The installation will replace an existing 17.1m high mast in the same location.

The proposed replacement mast will be of a similar appearance to the existing, albeit 0.4 metres higher, and it is therefore considered that the proposed location and the overall size and appearance of the replacement mast would not have a greater impact on the street scene than the existing telecommunications mast.

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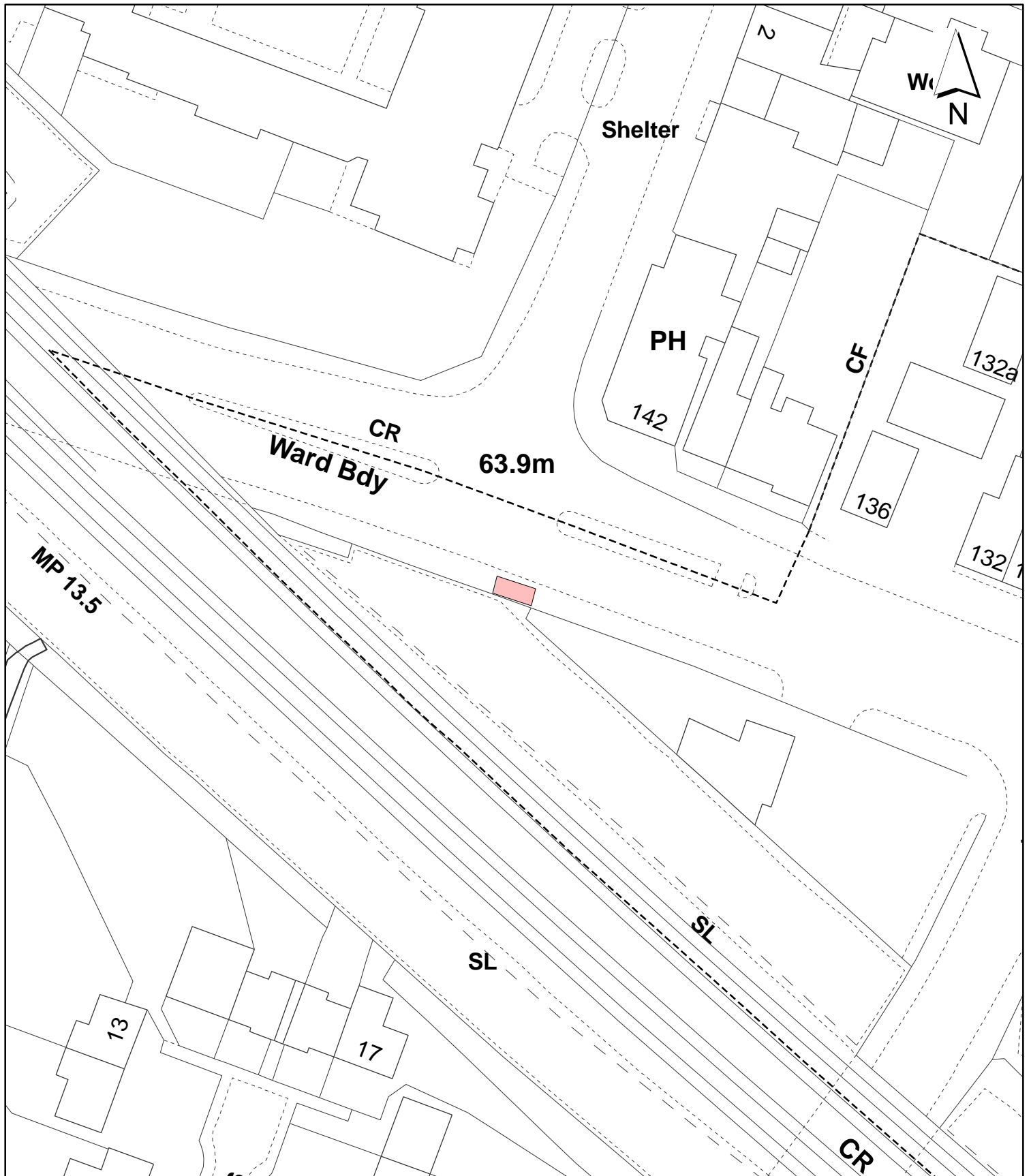
Overall it is recommended that prior approval is required and approved.

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

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Site Address:

**Footway adjacent to Autocentre
 Northwood
 Pinner Road**

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

Planning Application Ref:
67084/APP/2015/1227

Scale:
1:600

Planning Committee:
North

Date:
May 2015



HILLINGDON
 LONDON