

Report of the Head of Planning, Sport and Green Spaces

Address HIGHWAYS VERGE 25M NORTH EAST OF AYLSHAM DRIVE HIGH ROAD
ICKENHAM

Development: Radio base station comprising 25m Monopole with dual stacked antennas within shroud between 20 and 25m, 4 equipment cabinets and 1 slim line meter pillar

LBH Ref Nos: 70746/APP/2015/1032

Drawing Nos: 502 Issue C
501 Issue C
500 Issue C
Design and Access Statement
Supplementary Information
100 Issue C
400 Issue C
300 Issue C
200 Issue C

Date Plans Received: 19/03/2015

Date(s) of Amendment(s):

Date Application Valid: 19/03/2015

1. SUMMARY

Planning permission is sought for the installation of a radio base station comprising a 25m telecommunication monopole with dual stacked antennas (located within a shroud between 20m and 25m), four equipment cabinets and one slim line meter pillar. The proposed installation is required in order to provide new and improved 2G, 3G and 4G coverage to the area.

The proposed scheme, due to its height and increase in street clutter, would result in a visually obtrusive form of development detrimental to the character and appearance of the street scene and the surrounding area and on residential amenity. Furthermore, the proposal fails to fully specify why the development is required in this area or why such a tall monopole is required, and other potential solutions have not been fully investigated.

The proposed development does not comply with Policies 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).

It is therefore recommended that planning permission is refused.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed telecommunications installation, due to its excessive height and increase in street clutter, would result in an incongruous and visually obtrusive form of development and so would have a detrimental impact on the character, appearance and visual amenity

of the street scene and the surrounding area and on the residential amenity of the future occupiers of the development of the adjoining site. Furthermore, the proposal fails to fully specify why the development, and a monopole of this height, is required in this area, and other potential solutions have not been fully investigated. The proposed development is therefore contrary to Policies 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).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE details of siting and design 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 details of siting and design 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.
BE15	Alterations and extensions to existing buildings
BE37	Telecommunications developments - siting and design
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 a grass verge on the north-eastern side of High Road Ickenham, near to the junction with Aylsham Drive. Nos. 71-79 High Road are located on the opposite side of the road. The application site backs onto a construction site for a part three storey, part four storey retirement living/extra care apartment building which forms part of the former RAF West Ruislip site and which is currently under construction. Sentry House, another part of RAF West Ruislip development, is located approximately 44m to the south. The Ickenham Village Conservation Area is located some 300m south of the site.

3.2 Proposed Scheme

Planning permission is sought for the installation of a radio base station comprising a 25m telecommunication monopole with dual stacked antennas (located within a shroud between 20m and 25m), four equipment cabinets and one slim line meter pillar. The proposed installation is required in order to provide new and improved 2G, 3G and 4G coverage to the area.

The four equipment cabinets would comprise of two Vulcan cabinets (dimensions of 1.9m wide x 0.8m deep x 1.65m high) and two Lancaster cabinets (dimensions of 1.9m wide x 0.8m deep x 1.65m high). Two equipment cabinets would be located either side of the telecommunications monopole.

The applicant has submitted details of four other discounted sites (Note: normally a greater number of alternative sites are considered and a more robust site selection undertaken than is submitted in this case).

3.3 Relevant Planning History

Comment on Relevant Planning History

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.

BE15 Alterations and extensions to existing buildings

BE37 Telecommunications developments - siting and design

NPPF5 NPPF - Supporting high quality communication infrastructure

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **28th April 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 30 local owners/occupiers and a site notice was displayed. Three responses have been received with the following objections:

- i) 25m is too high and would look out of place for this residential area
- ii) impact of equipment cabinets on pedestrian and vehicle safety

- iii) health and safety concerns
- iv) the mast would be located next to sheltered housing (currently under construction)
- v) it has not been demonstrated that there is a need for the development

Ickenham Residents Association:

This proposal is for an extra long mast of 25m height with 3 different levels of antennas plus 4 equipment cabinets in close proximity to existing residential housing and the new Ickenham Park Estate in addition to one existing mast sited close to West Ruislip Station (opposite TOTAL Garage?) see enclosed map siting.

We rely entirely on your expertise in this subject and raise the question whether an existing mast in the area could be updated/improved instead of building yet another one along this road.

Ward Councillor:

I believe this base station and mast would be visually intrusive, to the detriment of residential amenity and therefore contrary to our planning policies.

Internal Consultees

Highways Officer:

The monopole and associated cabinets should be located to the back of the highway verge to minimise obstruction to visibility sightlines from the junction of Aylsham Drive.

Officer Comments:

The equipment cabinets nearest the junction would be set right at the back of the highway verge.

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.

The proposed installation is required in order to provide new and improved 2G, 3G and 4G coverage to the area. Although the applicant has carried out a study of alternative sites within the area stating that no preferable alternative locations are available or acceptable, the proposal fails to adequately demonstrate the need for a new telecommunications

monopole of such a great height.

The proposed 25m high telecommunications monopole is a slim line street furniture style column designed to appear in keeping with surrounding street light columns. However, although there is no objection to the design of the monopole, it is considered to be excessive in height and would appear as a prominent and visually intrusive feature within the area.

This fairly large section of grass verge alongside the public highway already contains two equipment cabinets and is located opposite traffic light controlled pedestrian crossing and central island; the area therefore already has a fair amount of street clutter. The four proposed equipment cabinets would have a greater bulk than the existing cabinets and would significantly increase the amount of street clutter along this section of High Road Ickenham.

As such, the proposed installation would detrimentally impact on the appearance of the immediate and surrounding area. The proposal therefore fails to comply with Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

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.

The proposed equipment cabinets would be widely visible from along High Road Ickenham and would result in additional street clutter along this section of public highway which would impact on the appearance of the street scene. The proposed height of the monopole is considered to be excessive at a height of 25m; the monopole would be highly visible along High Road Ickenham and would appear as a visually obtrusive addition to the street scene.

It is therefore considered that the proposed telecommunications installation would have a detrimental visual impact on the immediate and surrounding street scene and so fails to comply with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The application site is located opposite residential dwellings and backs onto a construction site for a part three storey, part four storey retirement living/extra care apartment building. It is considered that the excessive height of the monopole and the increase in the amount of equipment cabinets on the grass verge would result in a visually intrusive development which would have a detrimental impact on the residential amenity of neighbouring properties.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not grant permission to developments that prejudice highway and pedestrian safety. The application site is located on a grass verge adjacent to the public footway on High Road Ickenham and near to the junction with Aylsham Drive.

The proposed mast and equipment cabinets would be set at the back of the grass verge and would not encroach onto the public footway. As such, there would be no impact on pedestrian safety. In regards to highway safety, the equipment cabinets nearest to the junction with Aylsham Drive would be set right at the back of the highway verge and so it is considered that minimise obstruction to visibility sightlines from the junction of Aylsham Drive.

The proposal therefore complies with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The telecommunications mast would be 25m high and would hold six antennae at the top within a 0.5m diameter shroud. The mast would be constructed from steel and coloured grey. Although the mast is considered to be acceptable in design terms, the proposed height would be excessive and out of keeping with the area.

The four equipment cabinets and the electric meter pillar would be coloured green. The proposed equipment cabinets and electric meter pillar would create a large amount of street clutter which would appear visually intrusive.

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

Three responses were received during the public consultation. The points raised have been discussed elsewhere in this 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 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.

Site Selection:

The applicant has submitted details of four other discounted sites (Note: normally a greater number of alternative sites are considered and a more robust site selection undertaken than is submitted in this case).

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

Planning permission is sought for the installation of a radio base station comprising a 25m telecommunication monopole with dual stacked antennas (located within a shroud between 20m and 25m), four equipment cabinets and one slim line meter pillar. The proposed installation is required in order to provide new and improved 2G, 3G and 4G coverage to the area.

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It is therefore recommended that planning permission is refused.

11. Reference Documents

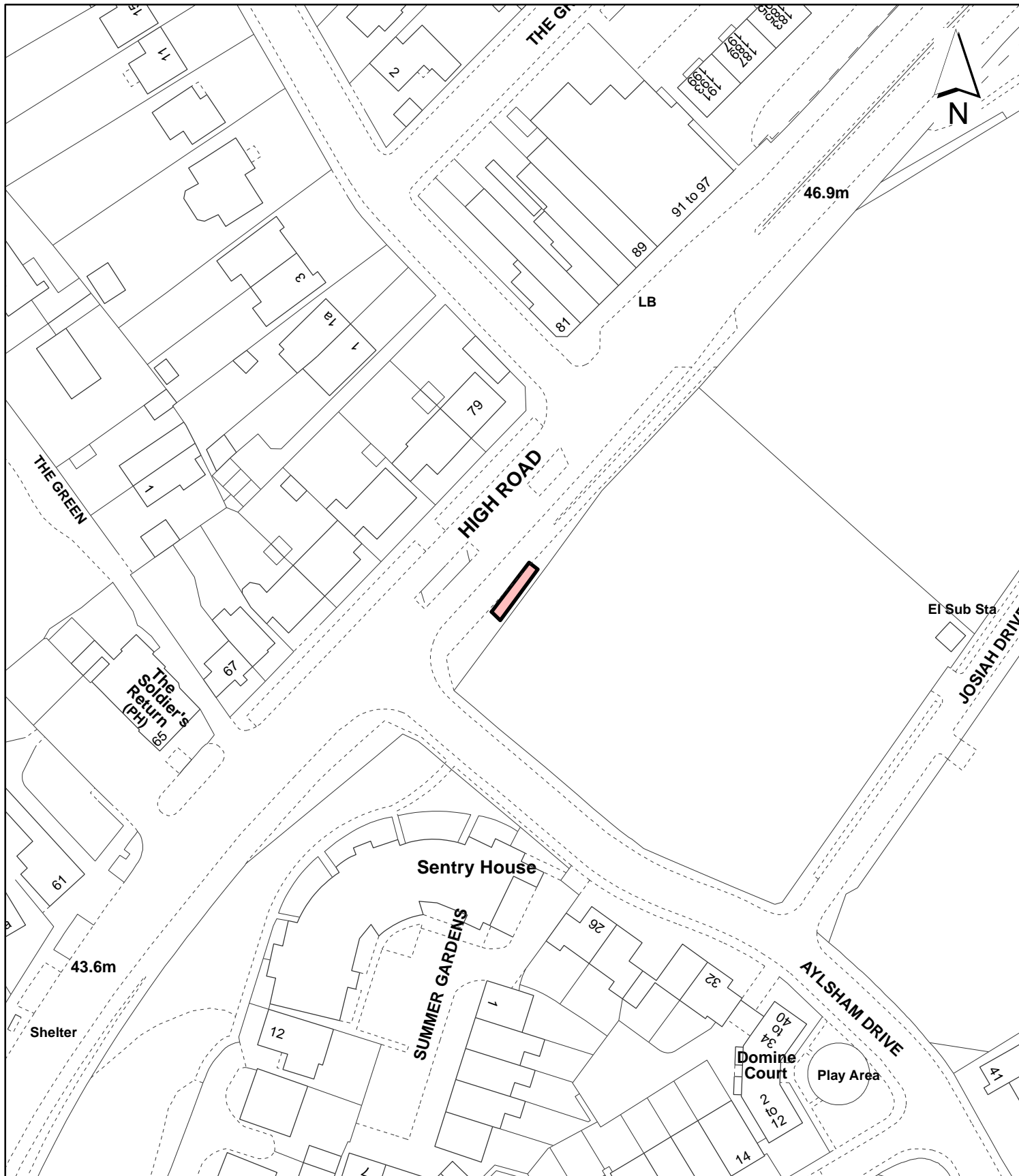
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

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

National Planning Policy Framework (March 2012) Chapter 5

Contact Officer: Katherine Mills

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Notes:

 Site boundary

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Site Address: **Highways Verge
 25m North East of Aylsham Drive
 High Road
 Ickenham**

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

Planning Application Ref:
70746/APP/2015/1032

Scale:
1:1,000

Planning Committee:
North

Date:
May 2015

