

Report of the Head of Planning, Sport and Green Spaces

Address FOOTWAY ADJACENT TO AUTOCENTRE NORTHWOOD PINNER ROAD NORTHWOOD

Development: The installation of a 17.5 street works pole supporting 6 no. antennas and 2 no. 300mm dishes, 4 no. ground based radio equipment cabinets, 1 no. slimline meter cabinet and ancillary development

LBH Ref Nos: 67084/APP/2015/2708

Drawing Nos: 100 Issue B
200 Issue D
300 Issue E
Design and Access Statement
Supplementary Information
ICNIRP Compliance
General Background Information for telecommunications development
Health and Mobile phone base stations
Vodafone coverage plans

Date Plans Received: 20/07/2015

Date(s) of Amendment(s):

Date Application Valid: 20/07/2015

1. SUMMARY

The applicant seeks planning permission for the installation of a 17.5m high telecommunications mast and five new equipment cabinets. The proposed mast would provide improved coverage for Telefonica and Vodafone.

The proposed installations would be located at the back of the pavement in close proximity to a zebra crossing. The land behind the site is occupied by advertising hoardings located adjacent to the railway embankment. The proposed scheme has demonstrated that there is a need for such development in this area, proposes to share facilities with another operator and has examined all possible alternative locations for siting such apparatus. However, whilst the application does satisfy these criteria of the Council's adopted policies, it is not considered that this is enough to outweigh the significant visual harm caused by the installations. Due to the overall height, scale, position, design and appearance of both the mast and associated cabinets, together with the existence of a large number of other structures within close proximity, the proposal is considered to add undue clutter to the street scene and would be detrimental to pedestrian safety.

The proposed development therefore fails to comply with Policies BE1 of the Hillingdon Local Plan: Part One - Strategic 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), and refusal of the application is recommended.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development by reason of its siting, design and location in conjunction with the existing street furniture and other paraphernalia, would result in an incongruous and visually obtrusive form of development adding to the existing visual clutter. The proposal would thereby be detrimental to the visual character of the street scene and surrounding area. The proposal is contrary to Policies Chapter 5 of the NPPF, Policy BE1 of the Hillingdon Local Plan: Part 1 Strategic Policies (November 2012), Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

The proposed telecommunication apparatus would be close to a zebra crossing on Pinner Road and would result in the reduction of the width of the footway to approximately 1.6m. The proposed apparatus would therefore result in substandard footway width, which is likely to force pedestrians on to the carriageway. Consequently, the proposal is considered to be detrimental to highway and pedestrian safety, and the free flow of traffic contrary to Policy AM7 and AM8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE the application 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 the application 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 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. 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 site comprises the public footway on the south side of Pinner Road. A neighbouring set of advertising hoardings are located to the north west. The proposed installations would be located towards the back of the pavement adjacent to the junction of Pinner Road with the High Street. The land behind the site is occupied by advertising hoardings located adjacent to the railway embankment. 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.

There is an existing 16m high T-Mobile (UK) Ltd installation on the south side of Pinner Road, 17m to the west of the application site, and a 10.8m high Orange PCS Ltd telecommunications installation on the north side of Rickmansworth Road, to the west of the railway bridges.

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

3.2 Proposed Scheme

It is proposed to install a new 17.5 metre column supporting 6no. antennas and 2no. 300mm dishes. Five ground based cabinets are proposed, two of which are approximately 1.9 metres in length, 0.5 metres in depth and 1.6 metres in height. Two of the remaining cabinets are 1.6 metres in length, 0.4 metres in depth and 1.4 metres in height and the final cabinet proposed is 0.6 metres in length, 0.2 metres in depth and 1.05 metres in height. The column would be a steel pole painted grey and the cabinets, painted green.

The site currently provides 2G, 3G and 4G coverage for Telefonica and 4G coverage for Vodafone. The height of the column is required to ensure a signal of both operators can be propagated over the surrounding urban clutter formed by the buildings, as well as other structures, vegetation and topography. This is the minimum height at which this installation can operate effectively.

3.3 Relevant Planning History

67084/APP/2011/136 Footway Adjacent To Autocentre Northwood Pinner Road Northwood
Installation of a 13.8m high telecommunications pole, associated equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

Decision: 15-03-2011 Refused

67084/APP/2011/2897 Footway Adjacent To Autocentre Northwood Pinner Road Northwood
Installation of a 15m high telecommunications pole, associated equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

Decision: 10-01-2012 Refused

67084/APP/2015/1227 Footway Adjacent To Autocentre Northwood Pinner Road Northwood

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)

Decision: 13-05-2015 Approved

67084/APP/2015/334 Footway Adjacent To Autocentre Northwood Pinner Road Northwood

Installation of a 17.5 metre high telecommunications monopole with 6 antennas, 2 x 300MM Dishes and 4 associated equipment cabinets

Decision: 19-03-2015 Refused

Comment on Relevant Planning History

There have been three previous applications on this site of relevance to the consideration of this scheme:

67084/APP/2015/334 - Consent refused for the installation of a 17.5 metre high telecommunications monopole with 6 antennas, on the same location as is proposed with this current application. The scheme was refused for the following reasons:

1. The proposed development by reason of its siting, design and location in conjunction with the existing street furniture and other paraphernalia, would result in an incongruous and visually obtrusive form of development adding to the existing visual clutter. The proposal would thereby be detrimental to the visual character of the street scene and surrounding area. The proposal is contrary to Policies Chapter 5 of the NPPF, Policy BE1 of the Hillingdon Local Plan: Part 1 Strategic Policies (November 2012), Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2. The proposed telecommunication apparatus would be close to a zebra crossing on Pinner Road and would result in the reduction of the width of the footway to approximately 1.5m. The proposed apparatus would therefore result in substandard footway width, which is likely to force pedestrians on to the carriageway. Consequently, the proposal is considered to be detrimental to highway and pedestrian safety, and the free flow of traffic contrary to Policy AM7 and AM8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

67084/APP/2011/2897 - Refused consent for the erection of a 15m high mast and associated cabinet on the same location as is proposed within this current application. This application was refused for the following reason:

1. The proposed development by reason of its siting and design, in conjunction with the existing street furniture and other paraphernalia including an existing 16m telecommunications mast would result in an incongruous and visually obtrusive form of development adding to the existing visual clutter, which would be detrimental to the visual character of the street scene and surrounding area. The proposal is therefore contrary to Policies Pt 1.10, pt1.11, BE13 and BE37 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

67084/APP/2011/136 - Consent refused for a 13.8m high mast located approximately 40 metres to the south east of the current site and the other side (i.e.south east) of the pedestrian crossing was refused on the 15th March 2011 for the following reasons:

1. The proposed development by reason of its siting and design, in conjunction with the existing street furniture and other paraphernalia would result in an incongruous and visually obtrusive form of development adding to the existing visual clutter, which would be detrimental to the visual character of the street scene and surrounding area. The proposal is therefore contrary to Policies Pt 1.10, pt1.11, BE13, BE37, and OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

2. The proposed telecommunication apparatus would be close to a zebra crossing on Pinner Road and would result in the reduction of the width of the footway to approximately 1.2m. The proposed apparatus would therefore result in substandard footway width, which is likely to force pedestrians on to the carriageway. The servicing of the equipment will also result in parking in front of/close to it which is likely to interfere with the free flow of traffic and have a detrimental effect on highway safety. Consequently, the proposal is considered to be detrimental to highway and pedestrian safety and the free flow of traffic contrary to Policy AM7 of the UDP Saved Policies September 2007.

An Appeal against the Council's decision to refuse a 15m high street furniture column and associated radio equipment cabinet, located on the south side of Rickmansworth Road to the west of the railway bridge (APP/R5510/A/06/2031826) was dismissed on the 13th March 2007. The Inspectors concluding paragraphs were:

"The overall thrust of PPG8 is to encourage the development of telecommunications networks whilst keeping environmental impact to a minimum. I conclude that the proposal would have an unacceptable and harmful environmental impact on the streetscene and would fail to provide a design that respects the character and appearance of the area. It would also have a detrimental impact on the outlook from the rear of properties in Athena Place. The lack of full consideration of other possible alternatives within the search area to identify alternative sites or designs also weigh against the appeal. The proposal would be contrary to Policies Pt 1.10, Pt 1.11, BE13, BE37 and OE1 of the adopted Hillingdon Unitary development Plan 1998 which seek to ensure that new developments do not have an adverse effect on the character and appearance of the area and that all telecommunications proposals should minimise environmental impact.

On balance, I consider that the need for the proposal and lack of evidence of harm to health do not outweigh the visual harm to the streetscene, the harm to the living conditions of the residents of Athena Place and the lack of full consideration of alternatives for provision in this area. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed."

DIFFERENCES BETWEEN THIS APPLICATION AND THE PREVIOUS REFUSALS

The mast is proposed to be located in the same location as the previous applications. The main differences between this application and the previous refusals is that the size of some of the cabinets proposed has been reduced. Whilst the cabinets proposed are smaller in width, the number has increased from 4 to 5 from application 67084/APP/2015/334

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:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

51 residents were notified of the application and 29 comments were received in response to the application, which raised the following objections:

1. Health concerns in relation to the mast installation;
2. The proposed installations would narrow the footway to such a degree that it would make the footpath unsafe for pedestrians;
3. Concern with highway and pedestrian safety during the maintenance of the mast as the maintenance van parks on the road causing congestion close to the junction;
4. The installations would be unsightly as there is already too much street furniture in the surrounding area;
5. Subsidence on the embankment behind where the installations are proposed is currently being addressed by London Underground and Transport for London, a gate to access this site will go where the mast is proposed, which will restrict access.

NORTHWOOD HILLS RESIDENTS ASSOCIATION

6. It is not stated that there would be a minimum width of pavement after the equipment is installed;
7. Site is already very cluttered with telecommunications equipment and masts, and further equipment will go against government guidance;
8. This is the third application in 5 years for this site.

LONDON UNDERGROUND

Though we have no objection in principle to the proposed erection of a telecoms mast at the location above we request that the grant of planning permission be subject to conditions to secure the following:

The installation hereby permitted shall not be commenced until full details and method statements (in consultation with London Underground) for the:

- foundations
- erection method of the mast
- use of cranes or related tall plant
- EMC emissions
- future maintenance of the mast have been submitted to and approved in writing by the local planning authority.

The installation shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the installation hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before the mast is brought in to use.

TRANSPORT FOR LONDON

TfL do however initially raise concern with the following:

Access to the advertising hoardings behind the proposed site is likely to be obstructed by this development. TfL are concerned that this will increase the difficulty of maintaining the advertisements and could lead to the footway of Pinner Road becoming obstructed; blocking the safe and convenient flow of pedestrians.

Further comments will follow shortly.

OFFICER COMMENTS:

TfL have been made aware of the committee date and any further comments will be reported in the addendum.

Internal Consultees

No internal comments have been received.

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 and increase 2G/3G capacity, 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 the consideration of this application.

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

Not applicable to the consideration of this application as the application is not located within a Conservation Area, Area of Archaeological Importance, Area of Special Character or near to a listed building.

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 the consideration of 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.

Also relevant is the recent planning history for similar telecommunications apparatus adjacent to this site.

The proposed site is located opposite a road junction and a mixture of uses including a public house, commercial units on the ground floor with residential above and a couple of two storey residential properties. Beyond these properties, on the main Pinner Road frontage, are similar mix of uses on the High Street.

Policy BE37 requires that telecommunications development should not seriously harm the appearance of the townscape or landscape. In the proposed location, the 17.5m metre high monopole mast and equipment cabinet would be clearly visible to users of both Pinner Road and High Road and other surrounding roads and properties. This would be further accentuated by the fact that the mast is located towards the top of a slope on Pinner Road which would accentuate its height, and it would be significantly taller than the 8m high railway bridge and the nearby streetlights. Combined with its height, the proposed design of the mast, would not reflect that of the surrounding street furniture appearing significantly more bulky within the street scene.

Whilst it is acknowledged that the size of the cabinets has been reduced from the previous scheme, the proposed cabinets are sizeable. The addition of five along the rear of the pavement, is considered to significantly add to the overall impact of the installation, drawing attention to the mast and adding to its visual impact. Furthermore, the cabinets would also appear incongruous with nearby structures of a similar type and purpose, being a different colour and greater in bulk, which would further draw attention to the installation and add to the street clutter along this part of Pinner Road.

Whilst a monopole design has been chosen to mimic the design of nearby street lights, it is

considered that the proposed mast would stand out and be at odds with the shorter street light poles. At 17.5m high, the proposed mast would be taller than the nearby 10m high streetlights. In addition, the proposed mast would be significantly bulkier than both the existing mast and nearby street lighting columns, particularly at the top of the pole, where the 6 antennae would be housed.

In addition, the proposed mast would be located only 13.5 metres away from the existing T-Mobile mast, 5.5 metres away from an existing light/beacon column and 7.3m from an existing street light column. The current proposal would result in a total of 9 equipment cabinets, two masts, street lighting columns, one beacon/light column associated with the zebra crossing, two very large illuminated advertisement hoardings and various street signs and posts all within a 53m stretch of highway. It is considered that the close proximity to the existing antenna and its cabinets and the other equipment and paraphernalia would result in an unacceptably cluttered appearance to the street scene within the immediate area. This would have an overbearing impact on this part of Pinner Road. The proposal is thus considered to be contrary to Policies BE13 and BE37 of the Hillingdon Unitary development Plan Saved Policies.

It is acknowledged that the proposal would house antennae for two service providers and that the NPPF encourages mast sharing in order to reduce the number of installations and associated impacts. However, this is not considered to outweigh the detrimental environmental and visual impacts which would arise from the proposal in terms of its location, bulk and height.

It is also acknowledged that the applicant has investigated and discounted other sites in this area. In this instance the applicant has provided details of four different sites, which have been investigated within the desired search area, together with reasons for discounting them.

However, given the issues outlined above, in relation to the visual impact of the proposal, it is considered that the proposal in this location is unacceptable.

In conclusion, it is considered that the proposed development by reason of its siting and design would result in an incongruous and visually obtrusive form of development, which would be out of keeping with the visual character of the adjoining street scene. The proposal is therefore contrary to Policies BE13, BE37, and OE1 of the Hillingdon Unitary Development Plan.

7.08 Impact on neighbours

The nearest residential properties to the proposed development are on the opposite side of Pinner Road and of a sufficient distance not to be affected by the proposal in terms of overshadowing and loss of light.

7.09 Living conditions for future occupiers

Given the nature of this application, consideration of such is not applicable to the consideration of this scheme.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed location of the five equipment cabinets and the telecommunication monopole will reduce the footway width to approximately 1.6m over a length of 10-12m. Given that pedestrians also tend to leave a margin of about 0.5m between themselves and obstructions, the proposal is not appropriate, particularly in the vicinity of a pedestrian crossing, where pedestrian movements would be concentrated. There are also other existing

equipment cabinets in the vicinity that together with the proposals would adversely impact on the pedestrian environment.

TfL have raised additional concern with regards to access to the advertising hoardings behind the proposed site. Given the size of the cabinets and monopole, it is likely that the advertisements behind will be obstructed by this development. TfL are concerned that this will increase the difficulty of maintaining the advertisements and could lead to the footway of Pinner Road becoming obstructed; blocking the safe and convenient flow of pedestrians.

Overall the proposed monopole and cabinets the proposal is considered detrimental to pedestrian safety and the free flow of pedestrians and highway traffic, and fails to comply with Policy AM8 of the UDP Saved Policies.

7.11 Urban design, access and security

See section 7.07

7.12 Disabled access

See section 7.10

7.13 Provision of affordable & special needs housing

Not applicable to the consideration of this application.

7.14 Trees, Landscaping and Ecology

Given the proposed location of the monopole and cabinets on the public footway, the scheme is not considered to have any lasting adverse impact upon any trees, landscaping or existing hedging.

7.15 Sustainable waste management

Not applicable to the consideration of this application.

7.16 Renewable energy / Sustainability

Not applicable to the consideration of this application.

7.17 Flooding or Drainage Issues

Not applicable to the consideration of this application.

7.18 Noise or Air Quality Issues

Not applicable to the consideration of this application.

7.19 Comments on Public Consultations

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

7.20 Planning Obligations

Not applicable to the consideration of this application.

7.21 Expediency of enforcement action

Not applicable to the consideration of 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.

Court cases concerning telecommunications development, including the Harrogate Case which went to the Court of Appeal on 12.11.04, have clarified the primacy of Government health advice in this field. The Court of Appeal ruled that a proposed telecommunications mast was acceptable despite a planning inspector having dismissed a planning appeal

because he was not convinced that the appellants had provided enough reassurance that there would be no material harm to young children at local schools. This significant legal judgement backs Government policy and clearly limits the ability of local planning authorities to resist telecommunications installations on grounds of adverse health impacts.

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 the consideration of this application

10. CONCLUSION

The site is required to provide new 4G coverage and increase 2G/3G capacity to the surrounding area for both Telefonica and Vodafone.

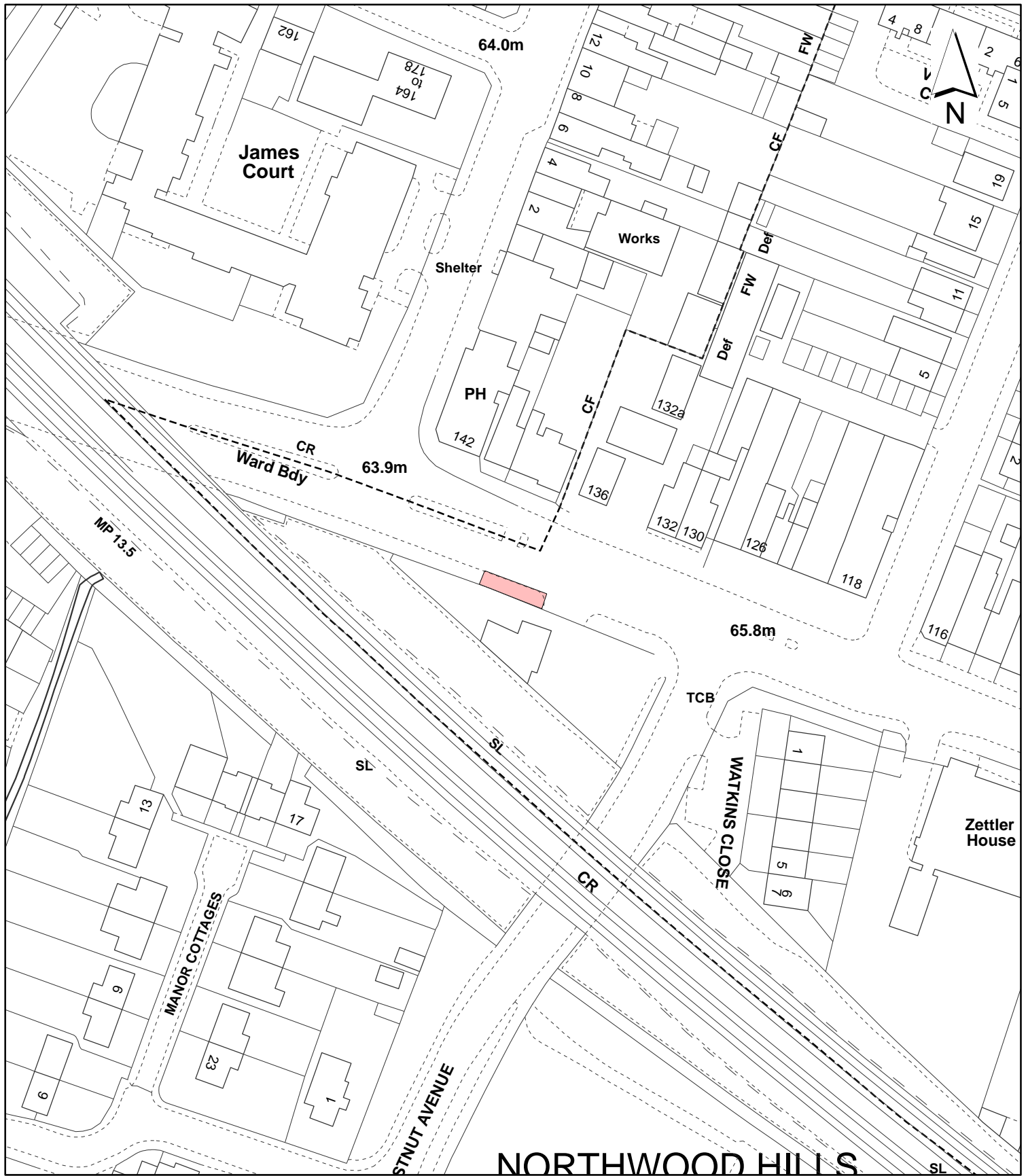
The proposed installations would be located at the back of the pavement in close proximity to a zebra crossing. The land behind the site is occupied by advertising hoardings located adjacent to the railway embankment. The proposed scheme has demonstrated that there is a need for such development in this area, proposes to share facilities with another operator and has examined all possible alternative locations for siting such apparatus. However, whilst the application does satisfy criteria i) to iv) of the Council's adopted policies, it is not considered that this is enough to outweigh the significant visual harm caused by the installations. Due to its height, position, design and appearance together with the existence of a large number of other structures within close proximity of the proposed mast the proposal is considered to have a detrimental visual impact and to be detrimental to pedestrian safety. As such, refusal, is recommended.

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

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Notes:

 Site boundary

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Site Address:

**Footway Adjacent to AutoCentre
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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

Planning Application Ref:
67084/APP/2015/2708

Scale:
1:1,000

Planning Committee:
North

Date:
September 2015



HILLINGDON
 LONDON