

Report of the Head of Planning, Sport and Green Spaces

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

Development: Replacement of the existing 17.5 metre pole with a 20 metre pole and the installation of 1 additional cabinet.

LBH Ref Nos: 59310/APP/2015/4125

Drawing Nos: Design and Access Statement
100 Rev A
200 Rev A
201 Rev A
300 Rev A
301 Rev A
400 Rev A
ICNIRP Compliance detail reference CTIL 147016
Supplementary Information

Date Plans Received: 06/11/2015 **Date(s) of Amendment(s):** 06/11/2015

Date Application Valid: 06/11/2015 10/11/2015

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.

4

Should you be minded to submit an alternative application for consideration you are advised to undertake an assessment of alternative sites in order to establish if alternative locations might be more appropriate in terms of avoiding the impacts cited within the refusal reason.

Officers are mindful that when planning permission for a mast on this site was first granted there was a moratorium preventing the installation of telecommunications antennae on land owned by the Council. This moratorium no longer exists which means preferable alternative sites may be available.

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. 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.

This scheme is similar to one refused by Members at the planning committee on the 13th May 2015. The main changes between this and the previous submission is that instead of moving the mast 5 metres south of its current location, it has been replaced on the same footprint. Also only one new cabinet is proposed to the south of the mast.

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

59310/APP/2015/767 Land At Junction Of Field End Road And High Road Eastcote
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.

Decision: 13-05-2015 Refused

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.

59310/APP/2015/767 - This application refused consent for the 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.

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:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 residents were notified of the application and a site notice displayed at the site. 3 comments were received to this consultation which raised the following concerns:

1. Can the mast not be set back from the pavement to minimise its visual impact and resolve safety concerns;
2. The mast and cabinets are on a very dangerous road and unnecessarily on the footpath, which make the pavement very narrow;
3. The location of the mast does have a significant impact on the surrounding area as it is close to

Forge Green and the heritage sign;

EASTCOTE CONSERVATION PANEL

This application is stated to be a resubmission of the previously refused application 59310/APP/2015/767.

The document entitled 'Ten Commitments Consultation' states that this proposed 20mtr high pole will now be erected on the existing base. However, the drawings in the document marked 'Plan' show the pole on a new base in the same position as the refused application.

This conflict of information gives cause for great concern should this application with incorrect drawings be passed the community will not have anyway to redress a mistake of this nature. Please can the applicant be asked to submit correct drawings before any determination is made.

It is also noted that a CIL form is not submitted. This omission should be rectified.

The applicant states that they have not asked LBH if they can site the pole further away from the High Road on LBH land, as it is a forgone conclusion that it would be refused.

It is also stated that although this site is within 3 km of an airfield the relevant authorities have not been notified. This omission should be rectified.

The objections raised by the Eastcote Conservation Panel to the previous application still apply here,[copied below] based on the position of the mast on the submitted drawings.

Should the proposed mast be erected on the same base as existing, it would still be over dominant in this sensitive part of the Conservation Area. Please note the photograph of the site page 1 of the document marked 'Plan', the current mast is still much higher than the surrounding trees, whilst the drawings show it lower than the trees, another contradiction. The extra cabinet is large, ugly and again will add to the amount of clutter already on the village green, which will detract from the rural setting of the area.

This application is full of mistakes and contradictions, we ask that correct information is supplied to the LPA before any determination is made, that interested parties be informed if such information is received.

The Panel's overall view is that this application should be refused.

Internal Consultees

CONSERVATION OFFICER

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.

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 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 telecommunications pole and associated cabinets are situated along a narrow footpath situated along roundabout junction, which is continuously busy with vehicular movements.

It is important that development within a Conservation Area enhances and preserves the character and significance of the area. The proposal would be considered detrimental to the wider setting of the Conservation Area.

In conclusion the application is considered to be unacceptable.

HIGHWAYS OFFICER

The proposed position of the new pole/antenna is much closer to the dropped kerbs, facilitating pedestrian movements. The remaining footway width is approximately 1 metre.

The new pole/antenna would encroach on the footway, but there is a possibility to adjust the pole position, right at the back of footway.

LANDSCAPE OFFICER

No trees or other landscape features of merit will be directly affected by the proposal, no objection.

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 the increase in 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. A larger replacement Lancaster Tef cabinet (0.8x1.9x1.6) is proposed and a new Vulcan cabinet of the same size proposed 2 metres to the south of this replacement cabinet. The addition of this cabinet and scale of both, would increase the density of street furniture clutter within the locality, which would be 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

The application site is not located within 3km of an aerodrome or airfield. Therefore this is not a site subject to a height specific restriction which would affect the determination of 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 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 appear as a utilitarian and incongruous feature in the street scape. The existing mast and ground equipment is located at the rear of the pavement adjacent to the roundabout junction of Field End Road and Eastcote Road. To the rear of the cabinets and mast is a green area that contains a substantial number of tall dense, mainly deciduous trees some 12-15m in height that form the backdrop against which the existing mast is viewed. Having reviewed the site

throughout the year when leaves are present and absent from the trees, it is evident that the mast is highly prominent addition within the street scene. Rather than the trees obscuring the views of this mast, given its utilitarian appearance, it contrasts with the trees behind, and therefore any increase in height, will be even more prominent.

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 street works 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 reviewed the application and has commented that the new mast would encroach on the footway, but there is a possibility to adjust the pole position, right at the back of footway. Whilst the comments of the Officer are noted, given that a mast has been present in this location for over 10 years and this application seeks to replace an existing mast in the same location, the Council do not consider that a refusal on such grounds could be justified in this instance.

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 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

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.

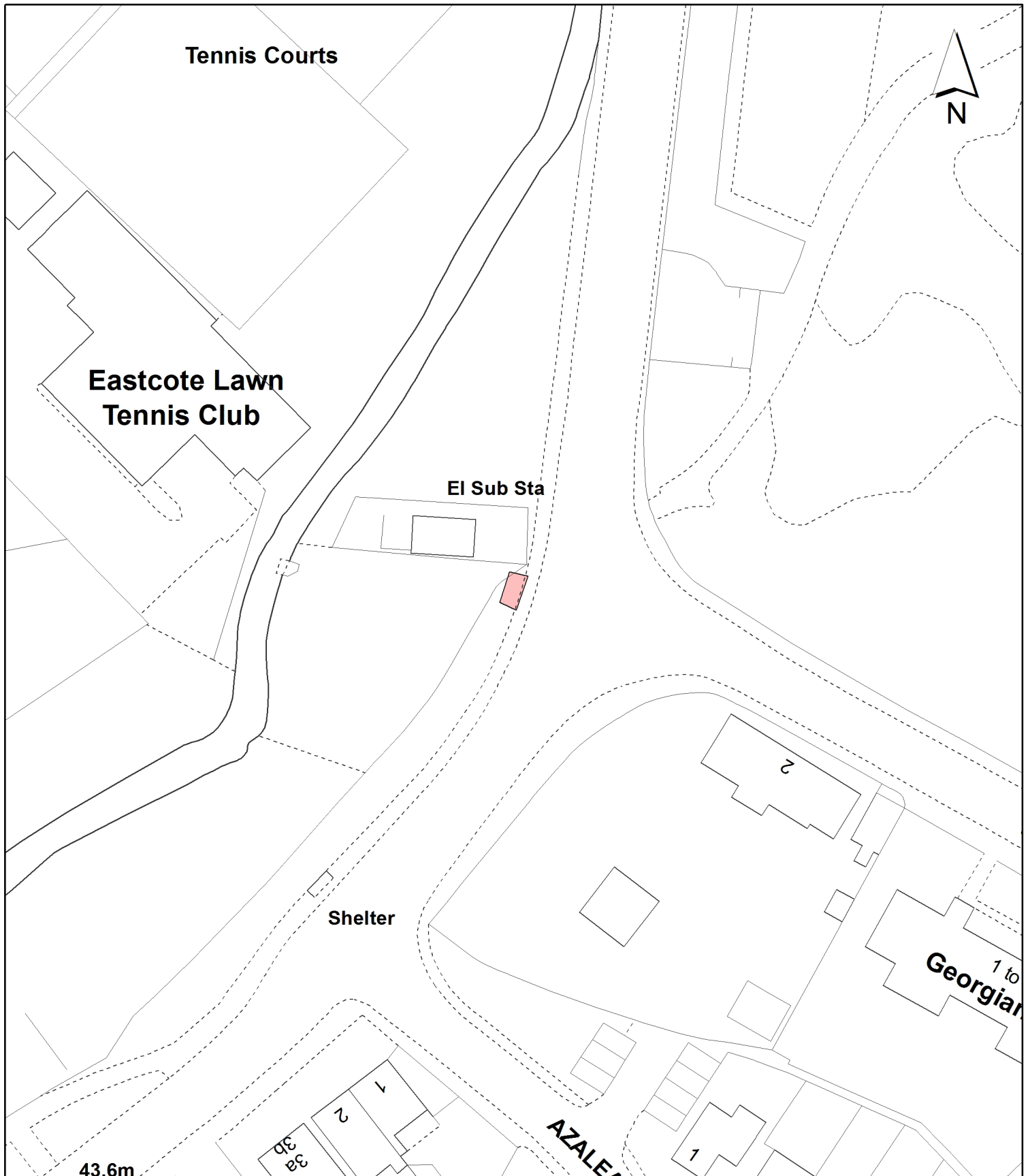
The proposed development does not comply with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic policies, BE5, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

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 Goff

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Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Land at Junction of
Field End Road
Eastcote**

Planning Application Ref:

59310/APP/2015/4125

Planning Committee:

North

Scale:

1:700

Date:

January 2016

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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