

Report of the Head of Planning, Sport and Green Spaces

Address LAND AT JUNCTION OF PADDOCK ROAD & FIELD END ROAD RUISLIP

Development: Replacement of existing 11.7m high telecommunications monopole with 15m high telecommunications monopole and installation of two stacked equipment cabinets (measuring 0.60m wide x 0.48m deep x 0.70m high) and associated development (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance)

LBH Ref Nos: 60595/APP/2016/2391

Drawing Nos: HGN009-02 Site Layout
HGN009-03 Existing Site Elevator
HGN009-04 Proposed Site Elevator
HGN009-05 Equipment Details
HGN009-06 Equipment Layout
HGN009-11 Construction Notes
HGN009-07 Antenna and Root Details
HGN009-08 Antenna Line Key
HGN009-09 Equipment Schematic
HGN009-10 Construction Details
Covering Letter re Emergency Services Network (ESN) - Briefing Note
HGN009-12 ICNIRP Details (1 of 2)
HGN009-13 ICNIRP Details (2 of 2)
Covering Letter/Planning Statement
Emergency Services Network (ESN) - Information Note
Site Specific Supplementary Information
ICNIRP Declaration
Developers Notice
HGN009-01 Site Location Plan

Date Plans Received: 20/06/2016 **Date(s) of Amendment(s):**

Date Application Valid: 20/06/2016

2. **RECOMMENDATION**

APPROVAL subject to the following:

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,

- HGN009-01 Site Location Plan
- HGN009-02 Site Layout
- HGN009-03 Existing Site Elevation
- HGN009-04 Proposed Site Elevation
- HGN009-05 Equipment Details
- HGN009-06 Equipment Layout
- HGN009-07 Antenna and Root Details
- HGN009-08 Antenna Line Key
- HGN009-09 Equipment Schematic
- HGN009-10 Construction Details
- HGN009-11 Construction Notes
- HGN009-12 ICNIRP Details (1 of 2)
- HGN009-13 ICNIRP Details (2 of 2)

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 (2015).

3 NONSC Non Standard Condition

Any apparatus or structure provided in accordance with this approval shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes, and such 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 APPROVE 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 APPROVE 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.
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.

BE37 Telecommunications developments - siting and design
NPPF5 NPPF - Supporting high quality communication infrastructure

3 147 Damage to Verge - For Council Roads:

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).

4

The applicant is advised that any maintenance work to the telecommunications installation should be carried out from Paddock Road rather than Field End Road in order to reduce impact on Field End Road, a classified road on the Council's Road Network.

5

With a telecommunications monopole of the size proposed it is likely the operator will require a crane to lift the item into position along with traffic management. Any such activity requires the approval of the Council's Highways Maintenance Team - 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 application site comprises an existing telecommunications installation located on a 7.05m wide grass verge between Field End Road and Paddock Road. 592 Field End Road is located 17.5m south-west of the application site with 590 Field End Road located approximately 30m to the north-west. 635 and 637 Field End Road are located approximately 29m opposite the application site.

3.2 Proposed Scheme

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015. The proposed upgrade is required to provide improved 3G coverage.

The proposed scheme involves the removal of the existing 11.7m high telecommunications monopole, the installation of a 15m high telecommunications monopole and the installation of two replacement equipment cabinets (measuring 0.60m wide x 0.48m deep x 0.70m high), stacked on top of one another, and associated development.

The replacement monopole would be located 6m north-west of the existing monopole, which is to be removed. The proposed stacked equipment cabinets would be located

alongside the existing cabinets.

3.3 Relevant Planning History

60595/APP/2005/1205 Land At Junction Of Paddock Road & Field End Road Ruislip
INSTALLATION OF A 12 METRE HIGH IMITATION TELEGRAPH POLE MOBILE PHONE MAST AND EQUIPMENT CABINETS (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED)

Decision: 07-06-2005 Refused

60595/APP/2005/3498 Land At Junction Of Paddock Road & Field End Road Ruislip
INSTALLATION OF A 12 METRE HIGH IMITATION TELEGRAPH POLE MOBILE PHONE MAST AND EQUIPMENT CABINETS (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED).

Decision: 07-02-2006 Refused

Appeal: 31-08-2006 Allowed

Comment on 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.

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

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

Consultation letters were sent to 10 local owners/occupiers and a site notice was displayed. No

responses were received:

South Ruislip Residents Association:
No response received

Internal Consultees

Highways:

The proposal is to erect a replacement telecommunications mast and cabinet close to the junction of Paddock Road and Field End Road Ruislip. Field End Road at this location is a classified road on the Council's Road Network whereas Paddock Road is a local road with high traffic flows and traffic speeds.

There is a wide verge and footpath on Field End Road in the area of the two Paddock Road junctions along with highway trees. There is an existing 11.7m high telecommunications monopole and associated cabinets installed close to the Field End Road carriageway.

This application is to replace the existing pole with a taller version and make amendments to the cabinets provided. The plan provided shows a maintenance access from Field End Road and from a highways perspective we would prefer that any maintenance is carried out from Paddock Road. With a pole of the size proposed it is likely the operator will require a crane to lift the item into position along with traffic management. Any such activity requires the approval of the Council's Traffic Manager.

I have no fundamental highway objections to the application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Principle of 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 proposed telecommunications monopole would be located adjacent to an existing installation that is to be removed. Whilst the siting proposed would be 6 metres away from the existing pole, it would remain within the the grass verge area between the roadways and partially screened in longer views by existing trees. It is not therefore considered that the proposal would significantly change the impact of the character and appearance of the immediate and surrounding area.

The two proposed replacement equipment cabinets, stacked on top of one another, are also considered to be acceptable in terms of their size and location amongst existing equipment cabinets. Stacking the units would reduce the footprint of the verge needed to accommodate this ancillary equipment and helps to keep the whole development more visually compact.

It is therefore considered that the proposal would 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.

7.06 Environmental Impact

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 site, comprising an existing telecommunications installation, is located on a 7.05m wide grass verge between Field End Road and Paddock Road. The proposal would replace an existing 11.7m high telecommunications monopole with a 15m high telecommunications monopole. Two replacement equipment cabinets (measuring 0.60m wide x 0.48m deep x 0.70m high), stacked on top of one another, would be located amongst existing equipment cabinets.

The proposed replacement monopole and equipment cabinets are considered to be acceptable in regards to their locations within an existing telecommunications installation. Existing trees along the grass verge would continue to provide screening of the development. The proposal would not significantly impact on the character and appearance of the immediate street scene and surrounding area, thereby complying with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The proposed replacement monopole and equipment cabinets would form part of an existing telecommunications installation located along Field End Road and opposite Paddock Road. The nearest residential properties are located at least 17.5m away from the application site and so the proposed upgrade to the site would not significantly impact on residential amenity.

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 replacement telecommunications column would be located 6m north-west of the existing monopole which is to be removed. Due to the location within the grass verge between Paddock Road and the pavement along Field End Road, it is considered that the proposed development would not impact on either pedestrian or highway safety. The proposal therefore complies with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The Council's Highways Engineer raises no objection to the proposed scheme.

7.11 Urban design, access and security

The telecommunications monopole would be 15m high and would hold three antennae at the top within a 0.58m diameter shroud. The proposed equipment cabinets would be 0.60m wide x 0.48m deep x 0.70m high and stacked on top of each other. The proposed monopole and equipment cabinets are considered to be acceptable in design terms.

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**
- No responses were received during the public consultation.
- 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 prior approval for an upgrade to an existing telecommunication site under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015. The proposed upgrade is required to provide improved 3G coverage.

The proposed scheme involves the removal of the existing 11.7m high telecommunications monopole, the installation of a 15m high telecommunications monopole and the installation of two replacement equipment cabinets (measuring 0.60m wide x 0.48m deep x 0.70m high), stacked on top of one another, and associated development.

The replacement monopole would be located 6m north-west of the existing monopole, which is to be removed. The proposed replacement stacked equipment cabinets would be located alongside the existing cabinets.

The proposed replacement column and equipment cabinets would not result in a detrimental impact on the character and appearance of the street scene and the

surrounding area, and would not cause harm to pedestrian or highway safety. The proposed development complies with AM7, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework.

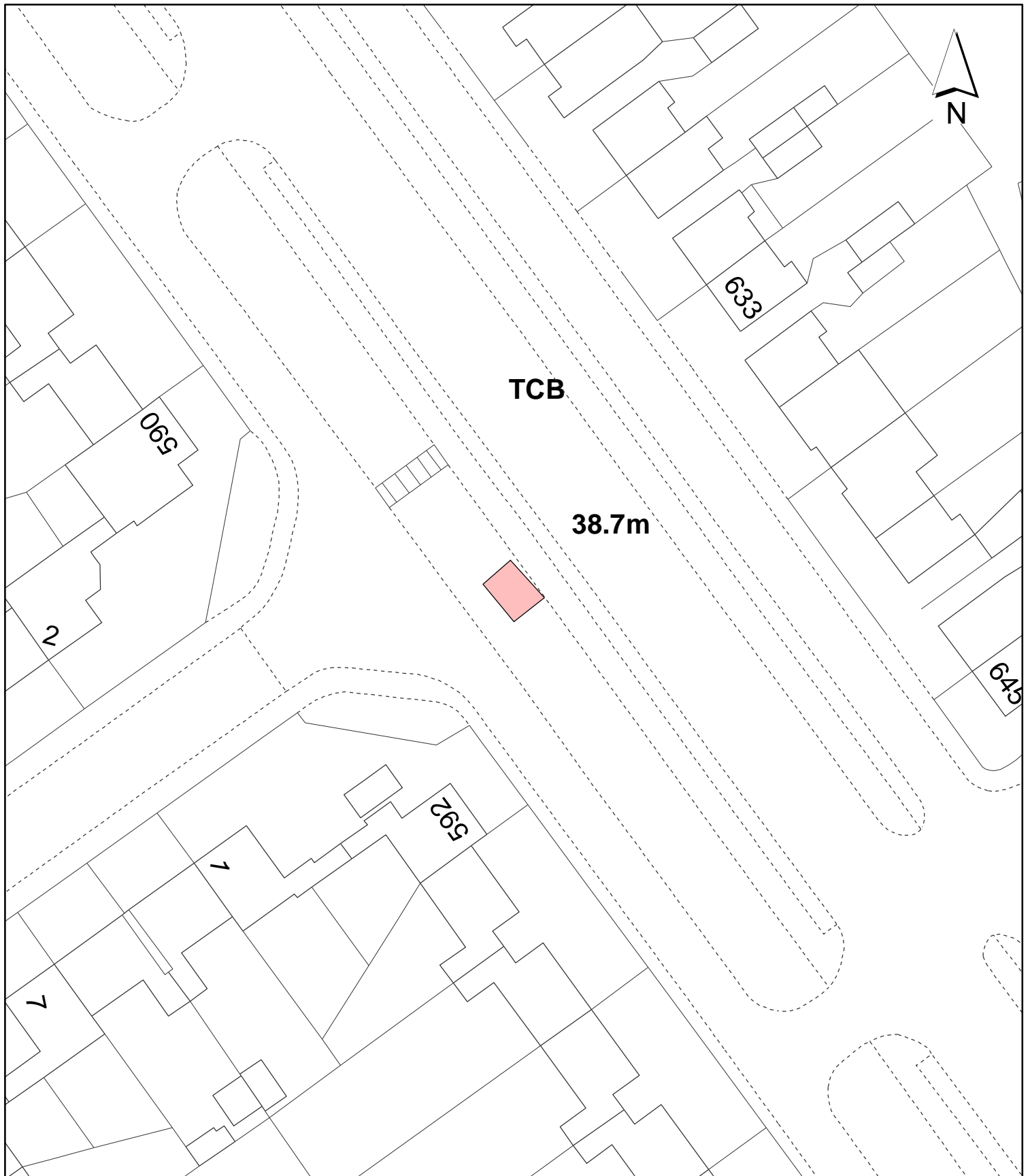
It is therefore recommended that prior approval be required in this instance and that approval be granted.

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

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Land at Junction
 of Paddock Road**

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

Planning Application Ref:
60595/APP/2016/2391

Scale:
1:500

Planning Committee:
North

Date:
August 2016

