

Report of the Head of Planning, Sport and Green Spaces

Address HILLINGDON HOSPITAL PIELD HEATH ROAD HILLINGDON

Development: Installation of a 5m tall x 114mm diameter steel pole on a free standing support frame to accommodate 4 x 600mm dishes, control cabinet (600mm x 600mm x 600mm) and associated cabling on the upper roof level

LBH Ref Nos: 4058/APP/2017/2127

Drawing Nos: 002 Rev. A
001 Rev. A
003 Rev. A
004 Rev. A
005 Rev. A
Supporting Planning Statement
ICNIRP Declaration

Date Plans Received: 13/06/2017 **Date(s) of Amendment(s):**

Date Application Valid: 13/06/2017

1. SUMMARY

This application seeks consent for the installation of telecommunications equipment on the rooftop of Hillingdon Hospital.

The proposal by reason of its acceptable design, size, scale and siting adjacent to similar apparatus, is not considered to have a detrimental impact on the character and appearance of the surrounding area. Given its location, the proposed apparatus is not considered to have a detrimental impact on the amenities of the surrounding occupiers. This application is thus recommended for approval.

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 001 Rev. A, 002 Rev. A, 003 Rev. A, 004 Rev. A and 005 Rev. A.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 NONSC Non Standard Condition

Any apparatus or structure provided in accordance with this permission shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes and the land shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

REASON

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT 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 GRANT 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.
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 I47 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 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

5 I60 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

3. CONSIDERATIONS

3.1 Site and Locality

Hillingdon Hospital is located on the southern side of Pield Heath Road. The main 10 storey hospital building is sited towards the middle of the site, away from surrounding residential properties and currently houses telecommunications equipment from mobile network providers on the rooftop of the building.

3.2 Proposed Scheme

This application seeks consent for the installation of a 5m tall x 114mm diameter steel pole on a free standing support frame to accommodate 4 x 600mm dishes, control cabinet (600mm x 600mm x 600mm) and associated cabling. The apparatus would be sited within an area already in use for the siting of telecommunications equipment, adjacent to the main telecommunications mast.

The telecommunications equipment is required by Faznet Limited to achieve line of sight to enable communications between data centres in Slough and the City of London.

3.3 Relevant Planning History

4058/APP/2013/1897 Hillingdon Hospital Pield Heath Road Hillingdon

Installation of 4 x 0.6m microwave dishes, 1 x small equipment cabinet and associated equipment

Decision: 23-08-2013 Approved

4058/APP/2015/1352 Hillingdon Hospital Pield Heath Road Hillingdon

Installation of 4 x 0.6m diameter telecommunications dishes, 1 equipment cabinet and supporting ancillary equipment, all to be located at rooftop level

Decision: 09-06-2015 Approved

4058/APP/2015/3604 Hillingdon Hospital Pield Heath Road Hillingdon

Rooftop installation of 3 x 600mm transmission dishes on free standing support poles, 1 equipment cabinet and ancillary development

Decision: 04-12-2015 Approved

4058/APP/2015/4683 Hillingdon Hospital Pield Heath Road Hillingdon

Installation of 2 rooftop 0.6m diameter telecommunications dishes

Decision: 17-02-2016 Approved

4058/APP/2016/2744 Hillingdon Hospital Pield Heath Road Hillingdon

Re-siting of a rooftop 0.6m diameter telecommunications dish from a free standing pole to a tripod pole.

Decision: 26-09-2016 Approved

Comment on Relevant Planning History

There have been a number of applications for telecommunications equipment at roof level on this building. These are listed above.

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **14th July 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was consulted on between 23-06-17 and 14-07-17. 1 objection was received by an alternative telecommunications provider on the grounds that the equipment would interfere with the frequencies and the quality of service offered by the alternative provider.

Officer comment: The issues raised within the objection are not material planning considerations. The planning system does not consider frequency bands, these are commercial matters that ought to be dealt with by the respective companies.

Internal Consultees

Conservation Officer:

The proposal would not have an impact on any heritage assets, therefore there are no comments in relation to this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal is acceptable in principle by virtue of the fact that there are several similar apparatus that currently exist subject to other considerations below being acceptable.

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

Saved Policy BE37, amongst other criteria, advises of the desirability of operators to share existing facilities. Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance.

Given the number of existing telecommunications equipment on the rooftop and the height and siting of the building where the proposed apparatus will be located, the addition of further telecommunications dishes is not considered to materially alter the external visual amenity of the building, or provide a greater visual impact to the surrounding areas. Given such, the impact on the street scene and the wider area is considered acceptable.

7.08 Impact on neighbours

The nearest residential properties are located on the opposite side of Pield Heath Road

(Morton Close and Crispin Way) and Royal Lane, approximately 100 metres from the application site. Given the height of the building and location of the apparatus, and presence of existing telecommunications equipment, it is not considered that the proposal would have a detrimental impact on the visual amenities of these occupiers.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The location of the apparatus at roof level is such that they are only accessed by personnel associated with the equipment. The site is therefore located away from any public right of way and will not have a detrimental impact on highway and pedestrian safety. It is therefore considered that the proposed scheme complies with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

See section 'Impact on street scene'.

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

Issues are covered above.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Not applicable to this application.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use

of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

This application seeks consent for the installation of telecommunications equipment on the rooftop of Hillingdon Hospital.

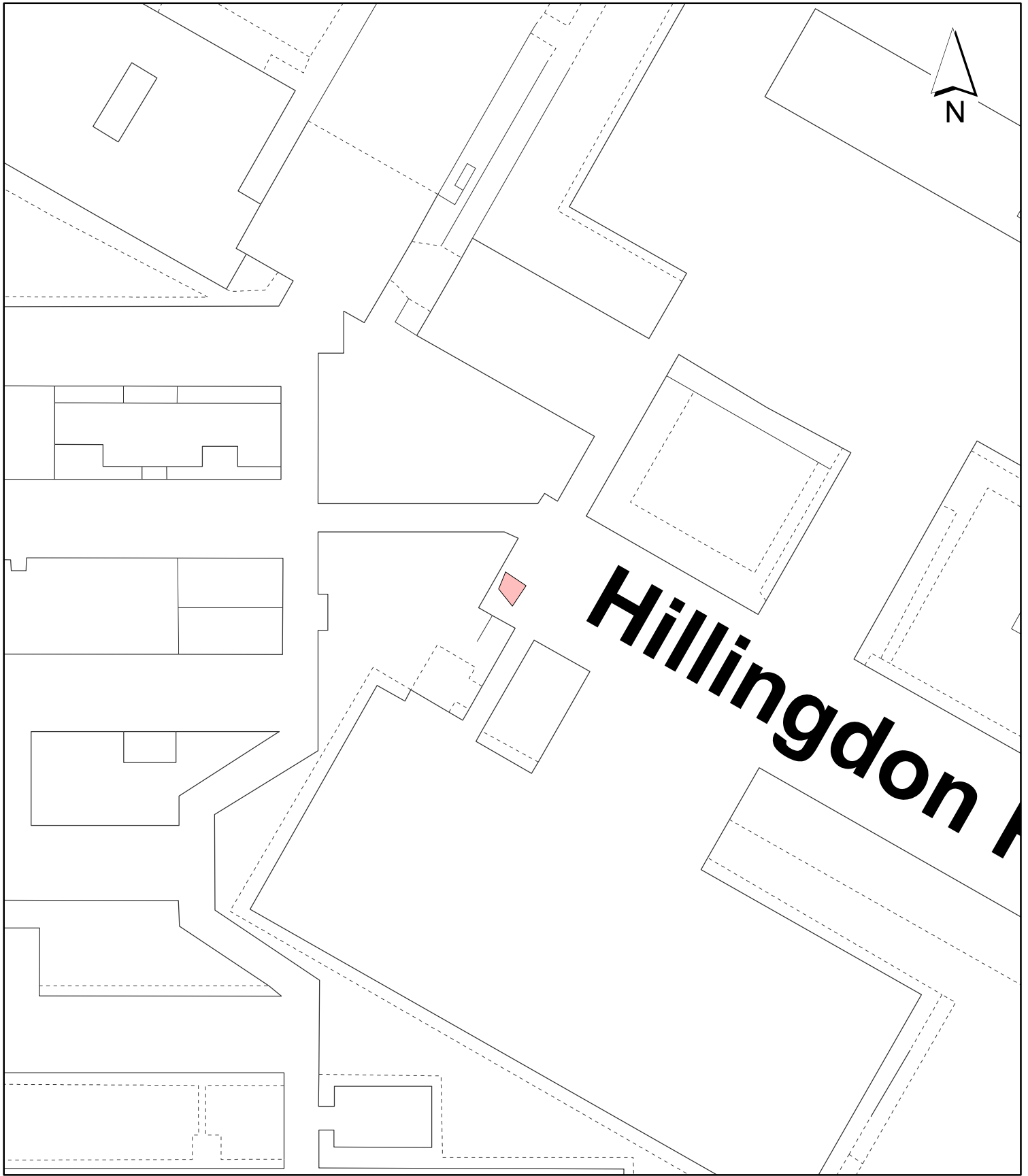
The proposal by reason of its acceptable design, size, scale and siting adjacent to similar apparatus, is not considered to have a detrimental impact on the character and appearance of the surrounding area. Given its location, the proposed apparatus is not considered to have a detrimental impact on the amenities of the surrounding occupiers. This application is therefore, recommended for approval.

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: Zenab Haji-Ismael

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Hillingdon Hospital,
 Field Heath Road**

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

Planning Application Ref:
4058/APP/2017/2127

Scale:
1:500

Planning Committee:
Central & South

Date:
August 2017

