

Report of the Head of Planning, Transportation and Regeneration

Address MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD

Development: The retention of the existing electronic communications installation on a permanent basis

LBH Ref Nos: 3807/APP/2018/3026

Drawing Nos: Supporting and Technical Justification
Benefits of Mobile Connectivity
Planning Statement
1490289-00-000-MD022 Rev.22
1490289-00-002-MD022 Rev.22
1490289 ML001 Rev.1
DF/1490289/205787

Date Plans Received: 16/08/2018 **Date(s) of Amendment(s):**

Date Application Valid: 16/08/2018

1. SUMMARY

Planning permission is being sought for the permanent retention of existing telecommunications equipment within the servicing area of Mount Vernon Hospital. The equipment is sited in a discreet location which is amongst the back of the house area that serves the Hospital.

The works would not increase the developed area of the hospital, and it is considered, given the modest scale of the proposal, the retention of the equipment would not have a greater impact on the openness of the Green Belt in this location. The siting and limited height and built form of the proposal and would not be detrimental to the setting of the adjacent listed building. Approval is recommended accordingly, subject to conditions.

2. RECOMMENDATION

To approve this application subject to condition.

1 COM4 **Accordance with Approved Plans**

The development hereby permitted shall be retained in complete accordance with the details shown on the submitted plans, numbers: 1490289-00-000-MD022 Rev.22, 1490289-00-002-MD022 Rev.22, 1490289 ML001 Rev.1 Supporting and Technical Justification, Benefits of Mobile Connectivity, Planning Statement 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 (2016).

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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

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|----------|---|
| AM7 | Consideration of traffic generated by proposed developments. |
| BE13 | New development must harmonise with the existing street scene. |
| BE37 | Telecommunications developments - siting and design |
| BE8 | Planning applications for alteration or extension of listed buildings |
| BE9 | Listed building consent applications for alterations or extensions |
| NPPF- 10 | NPPF-10 2018 - Supporting high quality communications |
| NPPF- 4 | NPPF-4 2018 - Decision-making |

3

The Local Planning Authority has actively engaged with the applicant at the application stage of the planning process, in order to achieve an acceptable outcome. In dealing with the application, the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2012, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance.

3. CONSIDERATIONS

3.1 Site and Locality

The Site is approximately 0.933 ha in area and is within the Mount Vernon Hospital grounds. The hospital is situated north west of Northwood and adjoins the A404 which forms the eastern boundary to Mount Vernon Hospital.

The whole of the Mount Vernon Hospital site is designated within the Metropolitan Green Belt. The application site comprises the servicing area associated with the hospital. It is situated to the west of the main hospital to the north of the Lynda Jackson Macmillan Centre. This part of the site is screened from White Hill by a canopy of densely planted mature trees. The application site is considered to fall within the definition of previously developed land. The Listed Building is situated 120m from the application site.

The site has three points of access including those from Rickmansworth Road to the north east and White Hill from the west.

3.2 Proposed Scheme

The proposal relates to the retention of:

- A 30m high steel lattice mast on a concrete base;
- Antennas, transmission dishes and related apparatus such as Mast Head Amplifiers (MHAs) and Remote Radio Units (RRUs) attached to the mast at various heights above ground level;
- Ground based equipment cabins, equipment cabinets, and electric supply meter cabinets positioned around the base of the mast;
- An irregularly shaped compound secured by 2m high chainlink fencing to prevent unauthorised access to the site; and
- Vehicular access from the internal access roads serving the hospital together with a dedicated parking/service area on the eastern side of the compound.

3.3 Relevant Planning History

3807/APP/2000/2312 Transmitting Site At Mount Vernon Hospital Rickmansworth Road Nc
INSTALLATION OF EIGHT SATELLITE DISHES ON EXISTING TOWER

Decision: 09-02-2001 ALT

3807/APP/2000/667 Transmitting Site At Mount Vernon Hospital Rickmansworth Road Nc
INSTALLATION OF ONE DAB ANTENNA, ONE 0.3 METRE DISH AND ONE 1.2 METRE DISH TO EXISTING TOWER AND ANCILLARY DEVELOPMENT, INCLUDING CABIN

Decision: 05-10-2000 ALT

3807/APP/2001/853 Transmitting Site At Mount Vernon Hospital Rickmansworth Road Nc
INSTALLATION OF 4 X 0.6 METRE DISHES AT 22.5 METRES AND 3 X PANEL ANTENNAS A 22.5 METRES ON EXISTING 30 METRE TOWER, AT GROUND LEVEL INSTALLATION OF O CABIN MEASURING 1300 X 1200 X 790, ONE CABIN MEASURING 770 X 790 X 1300, AND O DIESEL GENERATOR FOR EMERGENCY POWER BACK-UP

Decision: 07-09-2001 Approved

3807/APP/2002/2216 Mount Vernon Hospital Rickmansworth Road Northwood
INSTALLATION OF 3 OMNI DIRECTIONAL ANTENNAS SUPPORTED OFF A 26 METRE HIGH MONOPOLE WITH ASSOCIATED EQUIPMENT CABIN TO FORM PART OF METROPOLITAN POLICE SECURE RADIO NETWORK.

Decision: 14-02-2007 NFA

3807/APP/2002/2587 Mount Vernon Hospital Rickmansworth Road Northwood
INSTALLATION OF 1 x 1.2 METRE DISH AT 17 METRES AND 1 x 0.6 METRE DISH AT 20 METRES ON EXISTING MAST

Decision: 21-03-2003 ALT

3807/APP/2003/1423 Mount Vernon Hospital Rickmansworth Road Northwood
INSTALLATION OF ONE 0.6 METRE DISH ON 27 METRE HIGH EXISTING TELECOMMUNICATION MAST

Decision: 16-02-2004 Approved

3807/APP/2006/2922 Mount Vernon Hospital Rickmansworth Road Northwood
INSTALLATION OF TWO ADDITIONAL RADIO EQUIPMENT CABINETS AT GROUND LEVEL
(APPLICATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT)) ORDER 1995)(AS AMENDED).

Decision: 23-11-2006 Approved

3807/AY/90/1895 Mount Vernon Hospital Rickmansworth Road Northwood
Installation of two radio antennas on roof of hospital (Application for determination under Section
64 of the Act)

Decision: 02-01-1991 GPD

3807/BR/92/0627 Mount Vernon Hospital Rickmansworth Road Northwood
Siting of telecommunications equipment comprising of two Omni antennas and two microwave
dishes (Application for determination under Section 64 of the Act)

Decision: 29-04-1992 GPD

Comment on Relevant Planning History

This shared communications infrastructure has been a feature of the townscape in Northwood, the Green Belt, and the grounds of Mount Vernon Hospital since it was first developed in the 1990s following the grant of planning permission under case reference 3807/BS/92/0757.

The temporary permission was renewed for a further 10 years in December 2004 under case reference 3807/APP/2003/2977. The time-limited planning permission granted under case reference 3807/APP/2003/2977 expired on 2 November 2014 and it recently emerged that the permission was not renewed.

Other apparatus, such as the majority of the ground based radio equipment cabinets, has been installed using permitted development rights continues to benefit from the planning permission granted by the GPDO. This is a complex and unsatisfactory situation that this application seeks to simplify and consolidate by obtaining planning permission to retain this long-established communications installation on a permanent basis.

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.
BE37 Telecommunications developments - siting and design
BE8 Planning applications for alteration or extension of listed buildings
BE9 Listed building consent applications for alterations or extensions
NPPF- 10 NPPF-10 2018 - Supporting high quality communications
NPPF- 4 NPPF-4 2018 - Decision-making

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **8th October 2018**

6. Consultations

External Consultees

This application was consulted on by way of a site notice between 10-09-2018 and 08-10-2018. No comments or objections were received.

STATUTORY CONSULTEES

Historic England (Summary)

Not required to be consulted on this application.

Ministry of Defence

No objection to the proposal.

Internal Consultees

Highways

No comments received.

EPU

No comments received.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is designated as Green Belt. The main policy issue in relation to this development is considered to be the principle of additional development within the Green Belt and its impact on the openness, character and appearance of the Green Belt.

The NPPF (2018) states that limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, would not constitute inappropriate development in the Green Belt.

The telecommunications equipment is situated within the servicing area would not significantly increase the built footprint of Mount Vernon Hospital. Given the siting of the tower screened by a building to the east and densely planted trees to the west, in the context of the wider site, it is not considered that the works would have a greater impact on the openness of the Green Belt in this location, in accordance with Policies OL1 and OL2 of the Hillingdon Local Plan: Part 2 (November 2012).

In addition, Part 10 of the NPPF (2018) is considered relevant. The proposal would allow communications infrastructure which is essential for economic growth and social well being to continue to operate from this site. On the basis of the above considerations, no objection is raised to the principle of the development at this location.

7.02 Density of the proposed development

Not relevant to the determination of this application.

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

Not relevant to the determination of this application.

7.04 Airport safeguarding

The Ministry of Defence Infrastructure Organisation has written in response to the consultation and raise no safeguarding objection to this proposal.

7.05 Impact on the green belt

This is discussed above under the 'principle of development'. Whilst the permanent retention of the telecommunications equipment could be considered inappropriate within the Green Belt, given that it has existed since the early 90s, its siting within the servicing area of the hospital which is screened by mature trees to the west and an existing building to the east, it is considered to fall under the category of 'limited infilling of previously developed land which does not have a greater impact on the openness of the Green Belt' under paragraph 145 of the NPPF (2018).

It is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt. It is therefore considered that the amenity and openness of the Green Belt would not be harmed to a detrimental degree by the proposals, in accordance with Saved Policy OL4 of the Hillingdon Local Plan: Part 2 -Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part 2- Saved UDP Policies (November 2012) seek to ensure that development complements or improves the character and amenity of the area. Policy BE15 states proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

Policy BE37 of the Hillingdon Local Plan: Part 2 (November 2012) states telecommunication 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. and the Local Planning Authority will only grant permission for large or prominent structures if the appearance of the townscape or landscape would not seriously

be harmed.

The existing equipment has existed since the early 90s, it is situated within the servicing area of the Hospital which is screened by existing buildings and therefore is not visible from the setting of the Grade II Listed Building situated 120m east of the tower.

The appearance of the tower is considered to be acceptable given that it has been in place for over twenty years. Given its limited harm to its setting, it is considered to accord with Part 1 Policy BE1 of the Local Plan, Policies BE13 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

There are no neighbouring residential buildings that could be impacted by this application.

7.09 Living conditions for future occupiers

Not relevant to the determination of this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Not relevant to the determination of this application as this application merely seeks to retain the existing telecommunication equipment on a permanent basis.

7.11 Urban design, access and security

These issues have been considered in other section of this report.

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

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

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 principle of the development is considered acceptable at this location. In terms of the impact on the Green Belt, it is considered that the visual impacts of the proposal will not be of significant detriment to the character and openness of this part of the Green Belt.

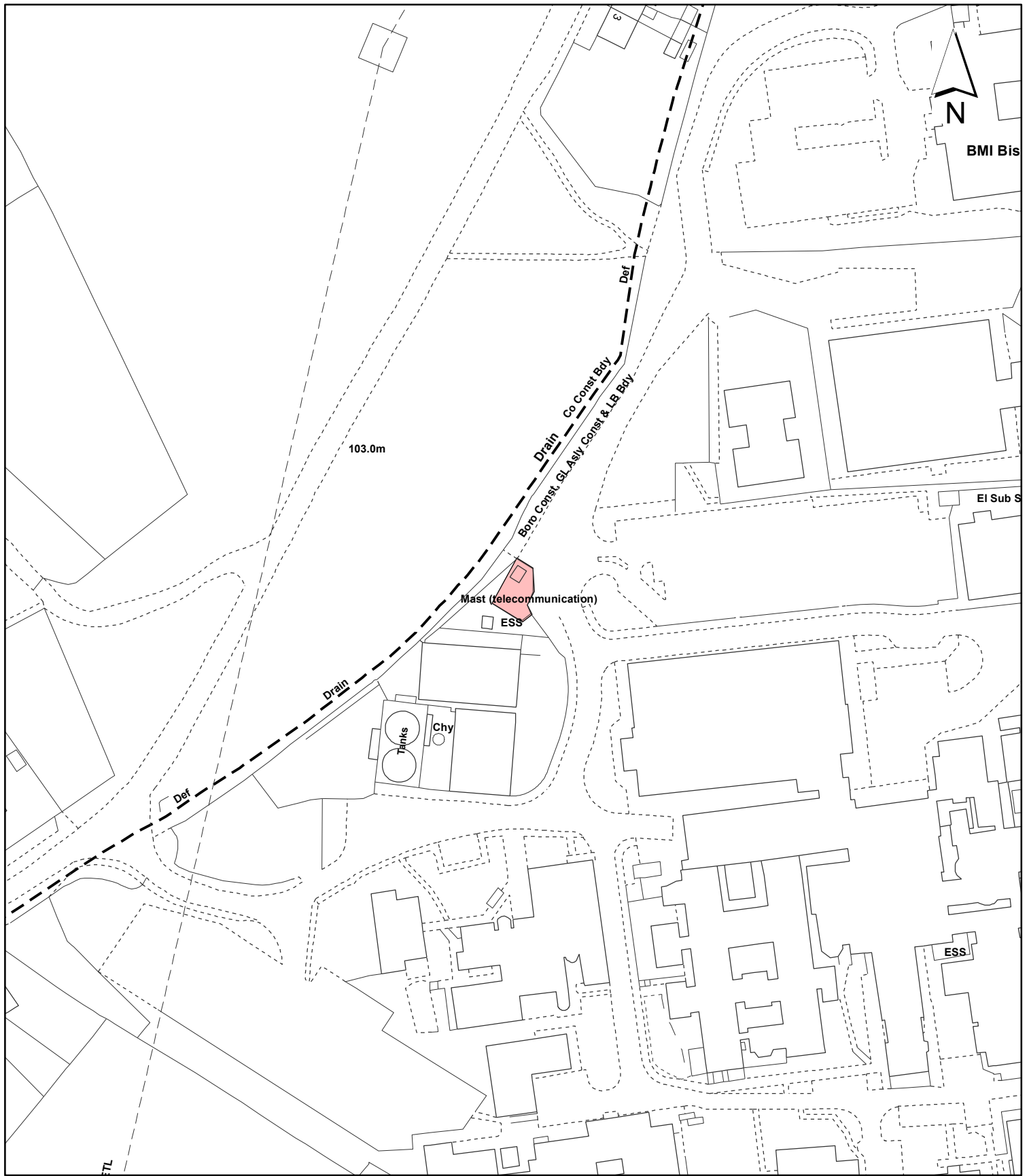
There are no adverse highway, ecological or amenity issues associated with this development. Subject to conditions, the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

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Notes:

 Site boundary

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Site Address:

**Mount Vernon Hospital
 Rickmansworth Road**

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

Planning Application Ref:
3807/APP/2018/3026

Scale:
1:1,250

Planning Committee:
North

Date:
October 2018



HILLINGDON
 LONDON