

## Report of the Head of Planning, Transportation and Regeneration

**Address** HAREFIELD UNITED FC BREAKSPEAR ROAD NORTH HAREFIELD

**Development:** Proposed upgrade of existing telecoms site by replacing existing 15m lattice mast with 20m monopole with 6 no. antenna apertures, 3 no. 600mm Dishes and 1 no. 300mm Dish, 8 no. equipment cabinets and development ancillary thereto enclosed by a 2.1m closed boarded timber fence.

**LBH Ref Nos:** 4538/APP/2019/3918

**Drawing Nos:** HGN082 - 150 Issue B Existing Elevation  
HGN082 - 215 Issue B Max Configuration Site Plan  
HGN082 - 265 Issue B Max Configuration Elevation /  
HGN082 - 100 Issue B Existing Site Plan  
Supplementary Information  
HGN082 - 002 Issue B Location Plan  
ICNIRP Declaration

**Date Plans Received:** 04/12/2019

**Date(s) of Amendment(s):**

**Date Application Valid:** 04/12/2019

### 1. SUMMARY

Planning permission is sought for an upgrade of an existing telecommunications site involving the removal of the existing 15m lattice mast and replacing it with a 20m monopole with six antenna apertures, three 600mm dishes and one 300mm dish, along with eight equipment cabinets and ancillary development, enclosed within a 2.1m high closed boarded timber fenced compound.

The proposed replacement monopole would provide continued network coverage along with new 5G coverage. The monopole is considered to be acceptable in this location given the existing situation with a number of existing vertical lighting columns and masts surrounding the existing lattice tower (to be removed), and would not have a detrimental impact on the character and appearance of the surrounding area and the wider Harefield Village Conservation Area, or on the visual amenity of the Green Belt. There would not be a detrimental impact on residential amenity, given the significant distance between the replacement monopole and residential properties.

The proposal complies with Policies DMHB 1, DMHB 4, DMHB 11, DMHB 21, DMEI 4 and DMEI 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Chapters 10, 13 and 16 of the National Planning Policy Framework (2018).

The application is 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,

HGN082 - 002 Issue B Location Plan

HGN082 - 100 Issue B Existing Site Plan

HGN082 - 150 Issue B Existing Elevation

HGN082 - 215 Issue B Max Configuration Site Plan

HGN082 - 265 Issue B Max Configuration Elevation A

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 - Development Management Policies (January 2020) and the London Plan (2016).

### **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 DMHB 11 and DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

### **4 NONSC Non Standard Condition**

Notwithstanding the submitted plans, no development shall take place until details of colours of external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

## REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies DMHB 11, DMHB 12 and DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

## 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).

## 2 153 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.

|          |  |
|----------|--|
| DMHB 1   | Heritage Assets  |
| DMHB 4   | Conservation Areas   |
| DMHB 11  | Design of New Development                                      |
| DMHB 21  | Telecommunications   |
| DMAV 1   | Safe Operation of Airports                                     |
| DMEI 4   | Development on the Green Belt or Metropolitan Open Land        |
| DMEI 6   | Development in Green Edge Locations                            |
| NPPF- 10 | NPPF-10 2018 - Supporting high quality communications          |
| NPPF- 13 | NPPF-13 2018 - Protecting Green Belt land                      |
| NPPF- 16 | NPPF-16 2018 - Conserving & enhancing the historic environment |

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

Harefield United Football Club is located on the southern side of Breakspear Road North. The application site is located south of the football pitch in the south-east corner of the grounds. The site is bordered to the east by trees and to the south and west by fields. The site is located within the Harefield Village Conservation Area, as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and in the Green Belt. The application site falls within the Denham Aerodrome Traffic Zone (ATZ) and is under the flight path.

#### 3.2 Proposed Scheme

Planning permission is sought for an upgrade of an existing telecommunications site involving the removal of the existing 15m lattice mast and replacing it with a 20m monopole with six antenna apertures, three 600mm dishes and one 300mm dish, along with eight equipment cabinets and ancillary development, enclosed within a 2.1m high closed boarded timber fenced compound.

#### 3.3 Relevant Planning History

4538/APP/2001/146 Harefield United Fc Car Park Breakspear Road North Harefield  
RENEWAL OF PLANNING PERMISSION REF. 4538W/99/1924 DATED 19/01/00; USE OF CAR PARK FOR LOADING AND UNLOADING PACKAGED GOODS FROM ONE LARGE VAN TO 1 TO FOUR SMALLER VANS 12.00 HOURS TO 15.00 HOURS MONDAY TO FRIDAY

**Decision:** 22-06-2001 Approved

4538/APP/2001/2025 Harefield United Fc Breakspear Road North Harefield  
ERECTION OF A BT CELLNET RADIO BASE STATION, INCLUDING 15 METRE LATTICE TOWER WITH ASSOCIATED RADIO EQUIPMENT CABIN, WITHIN TIMBER FENCE

COMPOUND

**Decision:** 21-12-2001    Approved

4538/APP/2002/1037      Harefield United Fc Breakspear Road North Harefield

REPLACEMENT OF EXISTING FLOODLIGHT WITH A 15 METRE LATTICE MAST, RETAINING FIXED FLOODLIGHTING WITH 3 SECTOR ANTENNAS AND 2 MICROWAVE DISHES WITH GROUND BASE CABINET WITHIN A TIMBER FENCED COMPOUND AND SEPARATE METE CABINET

**Decision:** 02-08-2002    Approved

4538/APP/2002/1364      Harefield United Fc Breakspear Road North Harefield

REMOVAL OF EXISTING LIGHTING TOWER AND REPLACEMENT WITH A 15 METRE HIGH SLIMLINE LATTICE TOWER SUPPORTING 3 ANTENNAS, TWO 0.6 METRE DIAMETER TRANSMISSION DISHES, RELOCATION OF EXISTING FLOODLIGHTS ONTO PROPOSED TOWER, ADDITION OF 10 EQUIPMENT CABINETS, 1 ELECTRIC METER CABINET TO BE ENCOMPASSED WITH PROPOSED MAST WITHIN 2.4 METRE HIGH PALISADE SECURITY FENCE MEASURING 17 METRES x 10 METRES

**Decision:** 06-08-2002    Withdrawn

4538/APP/2002/1796      Harefield United Fc Breakspear Road North Harefield

REPLACEMENT OF EXISTING 12.5 METRE FLOODLIGHT TOWER WITH A 15 METRE LATTICE TOWER WITH 3 OMNI ANTENNAS AND GROUND BASED CABIN

**Decision:** 14-02-2003    Approved

4538/APP/2002/1994      Harefield United Fc Breakspear Road North Harefield

DETAILS OF MATERIALS AND FINISHES IN COMPLIANCE WITH CONDITION 2 OF PLANNING PERMISSION REF.4538/APP/2002/1037 DATED 02/08/2002; REPLACEMENT LATTICE MAST

**Decision:** 30-09-2002    Approved

4538/APP/2002/2029      Harefield United Fc Breakspear Road North Harefield

INSTALLATION OF 3 OMNI-DIRECTIONAL ANTENNAS AND ONE 300mm TRANSMISSION DISH ONTO AN EXISTING 25 METRE HIGH METROPOLITAN POLICE TOWER

**Decision:** 13-11-2003    Withdrawn

4538/APP/2003/627      Harefield United Fc Breakspear Road North Harefield

REPLACEMENT OF EXISTING 12.5M FLOODLIGHT TOWER WITH A 15M LATTICE TOWER WITH 3 ANTENNAS; 2 SATELLITE DISHES AND GROUND BASED EQUIPMENT

**Decision:** 10-09-2003    Approved

- 4538/APP/2016/1089      Harefield United Fc Breakspear Road North Harefield  
Replacement of existing 15m high lattice tower with a new 25m high lattice tower supporting 3 n  
antennas and 2 no. dishes, extension of existing compound and development ancillary thereto.
- Decision:** 19-07-2016      Withdrawn
- 4538/G/79/2297      Harefield United Fc Breakspear Road North Harefield  
Leisure development - 700sq.m. (Full)(P)
- Decision:** 24-03-1980      Refused
- 4538/H/81/0158      Harefield United Fc Breakspear Road North Harefield  
Leisure development - 700sq.m. (Full)(P)
- Decision:** 06-05-1981      Approved
- 4538/J/81/1139      Harefield United Fc Breakspear Road North Harefield  
Householder dev. (small extension,garage etc) (P)
- Decision:** 25-08-1981      Approved
- 4538/P/94/1646      Harefield United Fc Breakspear Road North Harefield  
Use of main hall of existing football club as a childrens' nursery, Monday to Friday for up to 26  
children
- Decision:** 14-12-1994      Approved
- 4538/PRC/2019/199      Harefield United Fc Breakspear Road North Harefield  
Removal of tower, antennas and dishes, installation of monopole, antennas and dishes and  
associated ancillary works thereto
- Decision:** 10-12-2019      NFA
- 4538/R/96/1360      Harefield United Fc Breakspear Road North Harefield  
Erection of a 25 metre high antenna mast (Consultation under Circular 18/84 procedure)
- Decision:** 30-12-1996      NO
- 4538/S/97/0525      Harefield United Fc Breakspear Road North Harefield  
Installation of radio equipment housing, three 2m sector antennas and two 0.6m microwave dist  
antennas (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General  
Permitted Development) Order 1995)
- Decision:** 03-06-1997      Approved

4538/T/98/2451

Harefield United Fc Breakspear Road North Harefield

Installation of three dual band antennas and two microwave dishes on existing 25 metre tower together with associated ground level equipment cabin (Consultation under Schedule 2, Part 24 The Town and Country Planning (General Permitted Development) Order 1995)

**Decision:** 01-02-1999 NFA

4538/W/99/1924

Harefield United Fc Car Park Breakspear Road North Harefield

Use of car park as an inter-vehicle packaged freight transfer point (12.00 hours to 15.00 hours Monday to Friday)

**Decision:** 19-01-2000 ALT

#### **Comment on Relevant Planning History**

No directly relevant site history.

#### **4. Planning Policies and Standards**

1.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.2 The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

West London Waste Plan (2015)

The London Plan - Consolidated With Alterations (2016)

1.3 The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies:

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2019):

1.5 The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October.

1.6 The Mayor has considered the Inspectors' recommendations and, on the 19th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for any of the Inspectors' recommendations that the Mayor does not wish to accept.

1.7 Limited weight should be attached to draft London Plan policies that have not been accepted by the Mayor or that have only been accepted in part/with significant amendments. Greater weight may be attached to policies that were subject to the Inspector's recommendations and have since been accepted by the Mayor through the 'Intend to Publish' version of the Plan. The weight will then increase as unresolved issues are overcome through the completion of the outstanding statutory process. Greater weight may also be attached to policies, which have been found acceptable by the Panel (either expressly or by no comment being made).

## **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

|          |  |
|----------|--|
| DMHB 1   | Heritage Assets  |
| DMHB 4   | Conservation Areas   |
| DMHB 11  | Design of New Development                                      |
| DMHB 21  | Telecommunications   |
| DMAV 1   | Safe Operation of Airports                                     |
| DMEI 4   | Development on the Green Belt or Metropolitan Open Land        |
| DMEI 6   | Development in Green Edge Locations                            |
| NPPF- 10 | NPPF-10 2018 - Supporting high quality communications          |
| NPPF- 13 | NPPF-13 2018 - Protecting Green Belt land                      |
| NPPF- 16 | NPPF-16 2018 - Conserving & enhancing the historic environment |

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **29th January 2020**

**5.2** Site Notice Expiry Date:- Not applicable

5th January 2020

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to 12 local owners/occupiers and a site notice was displayed. One response was received:

- i) Absolute eye sore - opposite property was not allowed an extension as not in keeping with village
- ii) Already an ugly structure at current height
- iii) Concern over health risk

Harefield Tenants and Residents Association:  
No response received

Harefield Village Conservation Area Panel:  
No response received

Denham Aerodrome:  
No response received

### **Internal Consultees**

Conservation Officer:  
Historic Environment Designation  
· Harefield Village Conservation Area

#### **Assessment - background/significance**

The football club is located to the east of the main village centre. The conservation area is characterised by a tight knit village centre surrounded by open countryside which contributes to the rural character of the area. Due to Harefield's elevated positioning there are ample views across the Colne Valley towards the Home Counties.

#### **Assessment - impact**

The proposed 20m telecommunications monopole would be considered significantly harmful to the surrounding environment. It would result in a tall prominent, solid structure within the existing open rural environment, which would be considered an eyesore. The increased height would result in a more prominent feature on the landscape. It is strongly recommended the height remains as existing.

As existing whilst the 15m structure is not ideal it does remain in keeping with the floodlighting structures. The semi-permeable nature of the existing pole allows it to sit quietly on the site amongst the other clutter of infrastructure associated to the football club. If a consideration is given to a new tower/pole it would need to be similar to the existing to avoid any further harm on the surrounding environment.

#### **Conclusion: Objection**

The erection of a 20m telecommunication pole would be considered significantly harmful on the character and appearance of the Conservation Area.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Policy DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) 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. Chapter 10 of the National Planning Policy Framework (2018) highlights the need to support the development of advanced, high quality communications infrastructure to promote sustainable economic growth. It also advises masts and associated installations are kept to a minimum and that existing masts should be used unless the need of a new site has been justified.

The proposal seeks to replace the existing 15m high lattice mast with a 20m high monopole with six antenna apertures, three 600mm dishes and one 300mm dish, along with eight equipment cabinets and ancillary development, enclosed within a 2.1m high closed boarded timber fenced compound. The proposed works would upgrade the existing telecommunications site to maintain existing network coverage and to provide 5G coverage to the surrounding area.

The majority of the proposed monopole would be a similar width as the existing lattice tower, although the top of the monopole would be wider in order to accommodate the antennas required to provide the new and existing coverage. Whilst there would be an increase in height and bulk, given that this is a replacement installation at an existing site, where there is a number of other tall structures, the visual impact of the proposed monopole would not outweigh the benefit of providing continued and new telecommunication coverage.

The equipment cabinets would be located within a 2.1m high timber fenced compound, as per the existing installation, and would not be visible from the street and the surrounding area due to its location behind the football pitch.

On balance, it is considered that the proposed replacement monopole would comply with Policy DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Chapter 10 of the National Planning Policy Framework (2018).

#### **7.02 Density of the proposed development**

Not applicable to this application.

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

The application site is located within the Harefield Village Conservation Area.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that the Council will expect development proposals to avoid harm to the historic environment and to prevent the loss of significance or harm to the character, appearance and setting of heritage assets (Listed Buildings, Conservation Areas and Scheduled Ancient Monuments). Policy DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect Conservation Areas from inappropriate developments and to preserve or enhance those features which contribute to their special architectural and visual qualities.

Along with the existing 15m high lattice tower, there are a number of flood lights and additional telecommunication towers within the immediate vicinity; as such, the existing tower does not appear as an overly dominant feature within the area, resulting in an acceptable visual impact.

The proposed monopole would be 5m taller than the existing lattice tower with six antenna apertures, three 600mm dishes and one 300mm dish at the top of the monopole.

The Council's Conservation Officer has assessed the application and raised an objection

in regards to the height and design of the proposed replacement monopole. Whilst there is an increase in height and a change in design from a semi-permeable lattice tower to a more solid monopole structure, the replacement monopole is in the same location as the existing lattice tower which is surrounded by a mixture of other large structures (flood lights and telecommunication masts). The replacement monopole is considered to be acceptable in this context and would not have a significantly harmful impact on the character and appearance of the Harefield Village Conservation Area, thereby complying with Policies DMHB 1 and DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

#### **7.04 Airport safeguarding**

Policy DMAV 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) state that the Local Planning Authority will not grant planning permission for development likely to interfere with the safe and efficient operation of airports.

The application site falls within the Denham Aerodrome Traffic Zone (ATZ) and is under the flight path. As such, Denham Airport Management was consulted on the application.

No response was received from Denham Airport Management and so it is considered that the proposed replacement monopole would not interfere with the safe and efficient operation of Denham Aerodrome, thereby complying with Policy DMAV 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

#### **7.05 Impact on the green belt**

The application site is located within an area of Green Belt.

Policies DMEI 4 and DMEI 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seek to protect the visual amenity and character of the Green Belt and to assimilate development into the surrounding area.

The proposal seeks to upgrade an existing telecommunications site within the Green Belt. The existing lattice tower is surrounded by a number of existing vertical lighting columns and masts with nearby trees providing some screening. The proposed replacement monopole would be 5m taller than the existing lattice tower with six antenna apertures located at the top of the monopole.

It is considered that whilst the replacement monopole would be taller and bulkier than the existing lattice tower, it would be seen in connection with the other tall structures within the immediate vicinity and so would not appear as an incongruous addition to the surrounding area and wider Green Belt.

The proposal would therefore not have a detrimental impact on the visual amenity of the Green Belt, in accordance with Policies DMEI 4 and DMEI 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

#### **7.07 Impact on the character & appearance of the area**

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area.

The existing lattice tower and equipment cabinets are situated within a 2.1m high timber fenced compound located behind the football pitch. Whilst the compound provides screening of the equipment cabinets and the base of the lattice tower, the rest of the 15m

lattice tower is visible from the street.

The replacement equipment cabinets would be screened by the fenced compound, as per the existing situation, and so the equipment cabinets would not impact on the surrounding area.

The proposed monopole would be taller and wider at the top than the existing lattice tower due to the size and number of antennas required to provide existing and improved network coverage. Whilst there is a change in height and design from the existing telecommunications structure, given the existing situation with a number of existing vertical lighting columns and telecommunication masts of varying heights and designs, it is considered that the replacement installation would be acceptable in this location.

The proposal therefore complies with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

#### **7.08 Impact on neighbours**

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments do not adversely impact on the amenity of adjacent properties.

The nearest residential properties are located 130m away on the opposite side of Breakspear Road North. Whilst the proposed replacement monopole would be 5m higher than the existing lattice tower, there is a significant distance between the monopole and the residential properties and so the proposed replacement monopole would not have a detrimental impact on residential amenity.

The proposal therefore complies with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Not applicable to this application.

#### **7.11 Urban design, access and security**

The proposed telecommunications monopole would be 20m high and would hold six antenna apertures, three 600mm dishes and one 300mm dish at the top.

The proposed monopole and equipment cabinets would be made from galvanised steel.

Whilst there is a change in design from a lattice tower to a monopole, the replacement monopole would be surrounded by other steel structures (flood lights and telecommunication masts), and so would not appear out of place within this location.

#### **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**

One response was received during the public consultation raising concerns over visual impact and health which have been addressed elsewhere in this 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

#### **10. CONCLUSION**

Planning permission is sought for an upgrade of an existing telecommunications site involving the removal of the existing 15m lattice mast and replacing it with a 20m monopole with six antenna apertures, three 600mm dishes and one 300mm dish, along with eight equipment cabinets and ancillary development, enclosed within a 2.1m high closed boarded timber fenced compound.

The proposed replacement monopole is considered to be acceptable in this location given the existing situation with a number of existing vertical lighting columns and masts surrounding the existing lattice tower (to be removed), and would not have a detrimental impact on the character and appearance of the surrounding area and the wider Harefield Village Conservation Area, or on the visual amenity of the Green Belt. There would not be a detrimental impact on residential amenity, given the significant distance between the replacement monopole and residential properties.

The proposal complies with Policies DMHB 1, DMHB 4, DMHB 11, DMHB 21, DMEI 4 and DMEI 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Chapters 10, 13 and 16 of the National Planning Policy Framework (2018).

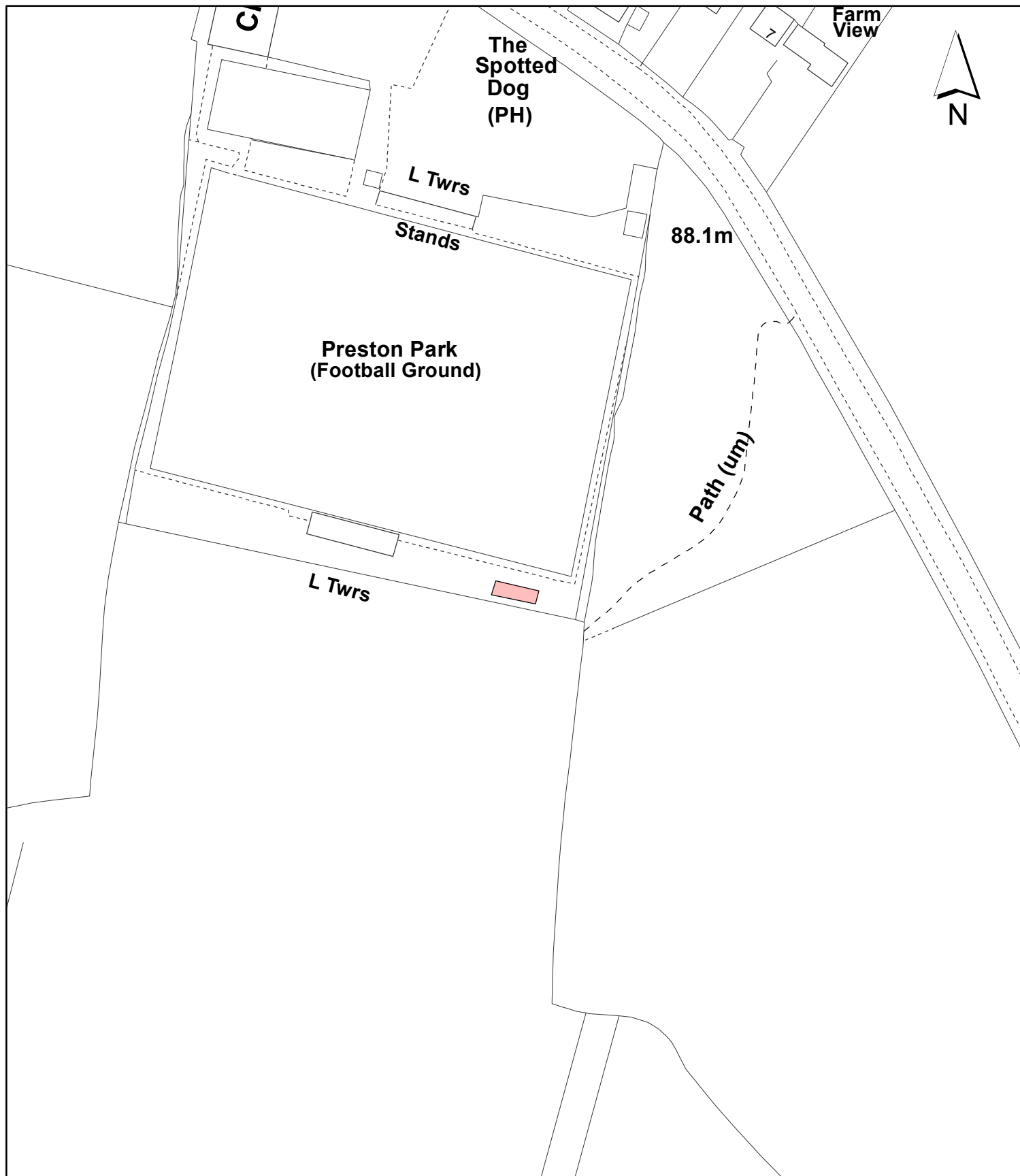
The application is recommended for approval.

## **11. Reference Documents**

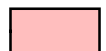
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)  
National Planning Policy Framework (July 2018)  
London Plan (2016)  
Emerging London Plan (December 2019)

**Contact Officer:** Katherine Mills

**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 2020 Ordnance Survey 100019283

Site Address:

**Harefield United FC  
Breakspears Road North**

Planning Application Ref:

**4538/APP/2019/3918**

Scale:

**1:1,250**

Planning Committee:

**North**

Date:

**February 2020**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 01895 250111



**HILLINGDON**  
LONDON