

Report of the Head of Planning, Transportation and Regeneration

Address JUNCTION OF SWAKELEYS DRIVE AND WARREN ROAD ICKENHAM

Development: Installation of 1 x 20m monopole, 2 x cabinets, a meter cabinet and ancillary works thereto (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance).

LBH Ref Nos: 65862/APP/2020/410

Drawing Nos: Proposed Site Elevation 301 Rev. B
CTIL_150083 23 Industry Site Specific Supplementary Informator
RADIO PLANNING AND PROPAGATION (V.4 November 2019)
General Background Information for Telecommunications Development
MP/CTIL_150083 23 CLARIFICATION OF THE DECLARATION OF ICNIR
COMPLIANCE
CTIL_150083 23 scanned recorded delivery, Permitted development notice
CTIL_150083 23 Planning Developers Notice
MP/CTIL_150083 23 Permitted development notice, Hillingdon Highway
CTIL_150083 23 Proof of Delivery
Supporting Technical Information for CTIL CSR 44604 Swakeleys Drive
Street Furniture 28th January 2020
Proposed Site Plan 201 Rev. B
Site Location Maps 100 Rev. B
MP/CTIL_150083 23

Date Plans Received: 07/02/2020 **Date(s) of Amendment(s):** 07/02/2020

Date Application Valid: 07/02/2020

1. **SUMMARY**

The application seeks prior approval for a telecommunications installation under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015. The proposed installation of a ground-base apparatus consisting of 1 x 20m monopole, 2 x cabinets, a meter cabinet and ancillary works. The purpose of this installation is to provide improved 2G, 3G and 4G network coverage for Telefonica in the area. It should be noted that the applicant has highlighted that this junction and the surrounding properties are within a coverage hole hence residents living near this junction receives limited coverage.

The proposed equipment would not cause harm to pedestrian or highway safety. However, given the siting and the character of the surrounding area, this is considered to be visually intrusive from the street and to the area in general, and so would have a detrimental impact on the character and appearance of the immediate street scene, the surrounding Green Belt and the nearby Ickenham Village Conservation Area.

The proposed development therefore fails to comply with Policies DMHB 4, DMHB 11, DMHB 21 and DMEI 4 of The Local Plan: Part 2 - Development Management Policies (2020).

This application is recommended that prior approval be required in this instance and that permission is refused.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development by reason of its siting and overall height in a prominent location, adjacent to the Ickenham Village Conservation Area and within the designated Green Belt would result in an incongruous and visually obtrusive form of development. It would harm the character and appearance of the street scene, which is characterised by only two storey buildings, the adjoining Ickenham Village Conservation Area and the Green Belt. The proposal is therefore contrary to Policies BE1, HE1 and EM2 of The Local Plan: Part 1 - Strategic Policies (2012), Policies DMHB 4, DMHB 11, DMHB 21, DMEI 4 of The Local Plan: Part 2 - Development Management Policies (2020) and Chapter 5 of the National Planning Policy Framework (March 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE 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 REFUSE 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 (July 2011) and national guidance.

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
DMHB 4	Conservation Areas
NPPF- 10	NPPF-10 2018 - Supporting high quality communications
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the grass verge at the junction of Warren Road and Woodstock/Swakeleys Drive backing on to a large woodland area on the south. The site is located within a predominantly residential area, with Swakeleys Park on the east. The site is a triangular parcel of land separated into two sections by a footpath. The installation is proposed on the land closest to the footpath, towards the road adjacent to existing street furniture.

The site is located within the Nature Conservation Site of Borough Grade II or Local Importance and lies within the Green Belt. The application site is located approximately

48m west of Ickenham Village Conservation Area.

The surrounding area consists of mainly detached housing that are one to two storeys high.

3.2 Proposed Scheme

The proposed scheme of this application is to install 1 x 20m monopole, 2 x cabinets, a meter cabinet and ancillary works.

The proposed cabinets dimensions:

- 1896mm (w) x 798mm (d) x 1645mm (h) = 2.49 cubic metres
- 750mm (w) x 798mm (d) x 1645mm (h) = 0.98 cubic metres
- 655mm (w) x 265mm (d) x 1215mm (h) = 0.21 cubic metres

Materials:

Tower/mast - Steel - painted brown

Equipment housing - Steel - Fir Green

The purpose of this installation is to provide improved Telefonica's 2G, 3G and 4G network coverage for the coverage hole in this part of Warren Hill. Supporting document was provided by the applicant demonstrating the existing and proposed Telefonica (4G) coverage to the area.

A previous scheme for a 12.5m high monopole and 1 x cabinet was allowed at Appeal. However, the current application proposes an height increase of an additional 7.5m amounting to a total height of 20m which is significantly higher than the surrounding trees and street furniture. Furthermore, a total of 3 cabinets are proposed which is 2 more than the previous.

3.3 Relevant Planning History

65862/APP/2012/982 Land At Junction Of Warren Road Swakeleys Drive Ickenham

Installation of a 15m high telecommunications pole, associated antenna, equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.) Application for prior approval for siting and design.

Decision: 07-06-2012 PRQ

65862/APP/2015/3728 Land At Junction Of Warren Road/Swakeleys Drive Warren Road Icke

Installation of a 12.5m single stack telecommunications monopole supporting 3 shrouded antennas (Application under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for determination as to whether prior approval is required for siting and appearance)

Decision: 26-11-2015 Refused

65862/APP/2015/867 Land At Junction Of Warren Road Swakeleys Drive Ickenham

Installation of a dual stack 15 metre high telecommunications monopole with associated equipment cabinets

Decision: 28-04-2015 Refused

65862/APP/2016/261 Land At Junction Of Warren Road Swakeleys Drive Ickenham

Installation of a 12.5m monopole supporting 6 shrouded antennas (Application under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for determination as to whether prior approval is required for siting and appearance)

Decision: 07-03-2016 Refused

Appeal: 19-12-2016 Allowed

Comment on Relevant Planning History

Prior Approval application under planning reference 65862/APP/2016/261 was allowed at Appeal dated 19.12.16 for the installation of a 12.5m monopole supporting 6 shrouded antennas, however, this scheme was never built.

Prior Approval application under planning reference 65862/APP/2015/3728 was refused on 26.11.15 for the installation of a 12.5m single stack telecommunications monopole supporting 3 shrouded antennas.

Prior Approval application under planning reference 65862/APP/2015/867 was refused on 28.4.15 for the installation of a dual stack 15 metre high telecommunications monopole with associated equipment cabinets.

Prior Approval application under planning reference 65862/APP/2012/982 was refused on 11.6.12 for the installation of a 15m high telecommunications pole, associated antenna, equipment cabinet and ancillary developments works.

4. Planning Policies and Standards

Policy DMHB 21 of The Local Plan: Part 2 - Development Management Policies (2020) states that telecommunication development will only be permitted where:

- i) it is sited and designed to minimise their visual impact;
- ii) it does not have a detrimental effect on the visual amenity, character or appearance of the building or the local area;
- iii) it has been demonstrated that there is no possibility for use of alternative sites, mast sharing and the use of existing buildings;
- iv) there is no adverse impact on areas of ecological interest, areas of landscape importance, archaeological sites, Conservation Areas or buildings of architectural or historic interest; and
- v) it includes a Declaration of Conformity with the International Commission on Non Ionizing Radiation.

The National Planning Policy Framework (2019) stresses the importance of advanced, high quality and reliable communications infrastructures and the role it plays in supporting sustainable economic growth. It goes on to advise that the aim should be to keep the numbers of radio and telecommunications masts and sites to a minimum, consistent with the efficient operation of the network and that existing masts and sites should be used unless there is a demonstrable need for a new site.

In this case, the aim of this application is to provide 2G, 3G and 4G network coverage for one operator, Telefonica in the area. It has been identified that this part of Warren Hill currently receives limited coverage and is within a coverage hole. As such, a new site is required. Technical constraints heavily influenced the design and limited the scope of the proposal and alternative site were demonstrated in the supporting documents along with the Declaration of Conformity.

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- 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
- DMHB 4 Conservation Areas
- NPPF- 10 NPPF-10 2018 - Supporting high quality communications
- NPPF- 13 NPPF-13 2018 - Protecting Green Belt land

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- **17th March 2020**

6. Consultations

External Consultees

A total of 22 neighbouring owners/occupiers and the Ickenham Residents Association were consulted. There were 6 objections received.

Summary of consultation comments:

- Not suitable site and quite unsightly in a residential setting and obtrusive
- Out of keeping with siting
- Code of Best Practice for the siting of phone masts seems to have been ignored
- What are the health implications of having a mast so close to homes and Vyners School
- Why not site the mast on the fields on the other side of the A40 away from residential area
- Why not site it in the woods where it will be masked
- Can the telecom company be asked to replant trees on this triangle of green at the corner of Warren Rd and Swakeleys Drive? This patch of land used to be thickly wooded. Adding more trees here would help to counteract all the pollution from (a) the nearby A40 and (b) the increased traffic in Warren Rd/Swakeleys Drive due to the expansion of Vyners School and the increased number of parents dropping/collecting kids

- Telecom company must be obliged as part of planning consent to do something to give back to the local community - in this case, planting trees in the grass 'triangle' (and ideally along some of the grass verges) would be ideal
- Why is this mast needed?
- Will be a blight on our local environment.
- Health implications of such a powerful mast so close to our home

Case Officer's Comments:

Concerns in relations to appearance and impact of the neighbours is addressed in the main body of this report. The applicant has submitted a signed Declaration of Conformity with ICNIRP Public Exposure Guidelines therefore acknowledging the proposed would be in full compliance with the requirement of the Radio Frequency (RF) Public Exposure.

The council received an petition with one signatory and a further valid paper petition comprising 33 signatures of nearby residents. The petition objects to the proposed development therefore should be refused. The chosen site is unsuitable, does not conform with the code of best practice (2016) and the mast and cabinets would be better sited near the existing cabinets and within the nearby group of trees.

ICKENHAM RESIDENTS ASSOCIATION:

TELEFONICA appealed successfully to the Inspectorate of Bristol under p/a 2016/261 (APP/R5510/W/16/ 3156200) and were allowed on 19.12.18 to install a 12.5 m monopole on the above site to the residents' great dismay.

This new proposal is for a 20m Monopole, 2 x cabinets and a meter cabinet - 7.5 m higher than the one allowed in 2018 - and the Association feels that your reasons for refusal of 2016/261 issued on 11.03.2016 are still valid, even more so for this much higher monopole.

Anxious local residents have again been in touch with us pointing out that the location is quite sensitive, close to residential dwellings and is a much used thoroughfare for Vyners pupils going to and coming from school.

We are again objecting strongly to this new proposal

HEATHROW:

No comments received.

RAF NORTHOLT:

No comments received.

NATS:

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory

consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Case Officer's Comments:

Should this application be Approved at the planning committee, a condition should be imposed subject to any concerns raised by Heathrow and RAF Northolt.

Internal Consultees

CONTAMINATED LAND OFFICER:

No comments received.

CONSERVATION AND URBAN DESIGN OFFICER:

Taking into account the location of the site and nature of the proposal, in this instance we have no comments to make.

HIGHWAYS OFFICER:

As the footway adjacent to the proposed apparatus is to remain unimpeded, there are no envisaged highway usage/safety implications identified with this GPD application.

This conclusion is consistent with the previously refused planning application (allowed on appeal) for a comparable proposal at this location.

TREES/LANDSCAPE OFFICER:

This site is occupied by a triangular area of grass verge at the junction between Swakeleys Drive and Warren Road. This is a prominent location in an attractive leafy area on the edge of Ickenham Village Conservation Area. COMMENT The proposed location of this 20 metre high monopole and associated cabinets will introduce urban 'clutter' into an otherwise attractive area. It will visually dominate the space and constitute an eyesore in close proximity to the Conservation Area. RECOMMENDATION This proposal is unacceptable - contrary to policies DMHB4, DMHB10, DMHB11 and DMHB12.

ECOLOGY OFFICER:

The part of the site selected for the mast is heavily maintained, on the verge of the highway and therefore of limited ecological value.

There are no ecological concerns.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Schedule 2, Part 16 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states:

Permitted development

A. Development by or on behalf of an electronic communications code operator for the purpose of the operator's electronic communications network in, on, over or under land controlled by that operator or in accordance with the electronic communications code, consisting of -

- (a) the installation, alteration or replacement of any electronic communications apparatus,
- (b) the use of land in an emergency for a period not exceeding 6 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for the purposes of that use, or

(c) development ancillary to radio equipment housing.

Development not permitted: ground-based apparatus

A.1 - (1) Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than on a building) is not permitted by Class A(a) if -

(a) in the case of the installation of electronic communications apparatus (other than a mast), the apparatus, excluding any antenna, would exceed a height of 15 metres above ground level;

(b) in the case of the alteration or replacement of electronic communications apparatus (other than a mast) that is already installed, the apparatus, excluding any antenna, would when altered or replaced exceed the height of the existing apparatus or a height of 15 metres above ground level, whichever is the greater;

(c) in the case of the installation of a mast, the mast, excluding any antenna, would exceed a height of -

(i) 25 metres above ground level on unprotected land; or

(ii) 20 metres above ground level on article 2(3) land or land which is on a highway; or

(d) in the case of the alteration or replacement of a mast, the mast, excluding any antenna, would when altered or replaced -

(i) exceed the greater of the height of the existing mast or a height of -

(aa) 25 metres above ground level on unprotected land; or

(bb) 20 metres above ground level on article 2(3) land or land which is on a highway; or

(ii) together with any antenna support structures on the mast, exceed the width of the existing mast and any antenna support structures on it by more than one third, at any given height.

Case Officer's Comments:

The proposed site is located on a public highway. The proposed overall height of the monopole is 20m hence it is in accordance with Condition A.1 - (1), (c)(iii) of Schedule 2, Part 16 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Development not permitted: radio equipment housing

(9) Development consisting of the installation, alteration or replacement of radio equipment housing is not permitted by Class A(a) if -

(a) the development is not ancillary to the use of any other electronic communications apparatus;

(b) the cumulative volume of such development would exceed 90 cubic metres or, if located on the roof of a building, the cumulative volume of such development would exceed 30 cubic metres; or

(c) on any article 2(3) land, or on any land which is, or is within, a site of special scientific interest, any single development would exceed 2.5 cubic metres, unless the development is carried out in an emergency.

Case Officer's Comments:

Three cabinets are proposed in this development and the total volume of the radio equipment housing equates to 3.68 cubic metres. As such, the proposal is in accordance with Condition A.1 - (9)(b) of Schedule 2, Part 16 of The Town and Country Planning

(General Permitted Development) (England) Order 2015 (as amended).

CONCLUSION

The principle of development is in accordance with the criteria set under the the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The decision on whether prior approval is required is subject to the siting and appearance considerations being acceptable, which will be addressed in the body of this report.

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 site is approximately 48m away from Ickenham Village Conservation Area. Given its location and overall height of the proposed, the equipment would be highly visible from Swakeleys Drive/Celandine Route. As such, is considered to have a detrimental impact on the setting, character and appearance to the nearby conservation area.

7.04 Airport safeguarding

Statuary consultees were consulted, however at the time that this report was submitted for planning committee, only NATS responded and no objections was raised.

7.05 Impact on the green belt

The application site is located on an area of Green Belt at the junction of Warren Road and Woodstock Drive/Swakeleys Drive. The applicant has provided a detailed and comprehensive alternative site investigation, establishing that there are no more suitable, available sites outside the Green Belt. It should be noted that under Prior Approval, Green Belt is not a material consideration.

7.06 Environmental Impact

Policy DMEI 6 of the The Local Plan: Part 2 - Development Management Policies (2020) states that new development adjacent to the Green Belt, Metropolitan Open Land, Green Chains, Sites of Importance for Nature Conservation, Nature Reserves, countryside, green spaces or the Blue Ribbon Network should incorporate proposals to assimilate development into the surrounding area by the use of extensive peripheral landscaping to site boundaries.

The application site is located within the Nature Conservation Site of Borough Grade II or Local Importance and forms part of highways land. The Council's Ecology Officer has reviewed the application and raised no objections to the proposed. Given that the location of the site is on a grass verge which have been heavily maintained therefore of limited ecological value, the proposed is considered acceptable.

7.07 Impact on the character & appearance of the area

Policy DMHB 4 of the The Local Plan: Part 2 - Development Management Policies (2020) states that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will: A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area. B) Resist the loss of buildings, historic street patterns, important views, trees, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification. C)

Require planning applications to include a Design and Access Statement. This should demonstrate a clear understanding of the impact of the proposals on the significance of any heritage assets that are affected. Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

Policy DMHB 11 of the The Local Plan: Part 2 - Development Management Policies (2020) states that A) All development, including extensions, alterations and new buildings will be required to be designed to the highest quality standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs. D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Policy DMHB 21 of The Local Plan: Part 2 - Development Management Policies (2020) states that Telecommunication development will only be permitted where: i) it is sited and designed to minimise their visual impact; ii) it does not have a detrimental effect on the visual amenity, character or appearance of the building or the local area; iii) it has been demonstrated that there is no possibility for use of alternative sites, mast sharing and the use of existing buildings; iv) there is no adverse impact on areas of ecological interest, areas of landscape importance, archaeological sites, Conservation Areas or buildings of architectural or historic interest; and v) it includes a Declaration of Conformity with the International Commission on Non Ionizing Radiation.

The site is set slightly back from the footpath and the existing tree within the triangular grass verge. The application site is fairly exposed and is therefore highly visible when viewed from the immediate street scene and the surrounding area. The proposed 20m high telecommunications mast would appear as a prominent feature on the corner of Warren Road and Swakeleys Drive and would have a detrimental impact on the openness, character and appearance of the street scene. In addition, due to the open nature and high visibility of the site, the proposed telecommunications installation would appear as an incongruous addition on the edge of the Ickenham Village Conservation Area. The Council's Trees/Landscape officer has raised an objection to the proposal noting that that it will visually dominate the space and the equipment will introduce urban clutter to an otherwise

attractive landscape feature.

The proposed monopole is proposed to be coloured brown while the cabinets are proposed to be fir green to blend into the woodland backdrop. However, as noted on the proposal, the height of the apparatus would be 3.5m higher than any adjacent trees. The top section of the apparatus is wider than the supporting structure therefore, despite the proposed finishes, the monopole will appear highly visible, unduly dominant and intrusive.

As such, the proposed is considered to be contrary to Policies DMHB 4, DMHB 10, DMHB 11, DMHB 12 and DMHB 21 of The Local Plan: Part 2 - Development Management Policies (2020).

7.08 Impact on neighbours

The nearest neighbours are located 14 metres away, opposite the application site. The site is highly visible from the immediate street scene. However, the neighbouring properties do not face directly onto the proposed site with landscaped boundary treatment providing screening of the site. It is therefore considered that the telecommunications mast would not directly impact on neighbouring properties.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed monopole and cabinets would be located on the edge of the grass verge next to the footpath along Swakeleys Drive. The equipment would not encroach onto the footpath. The proposed telecommunications installation is sufficiently set back from the public highway and so would not impact on visibility sightlines for vehicles approaching the junction. As such, there would be no impact on pedestrian and highway safety.

The Council's Highways Officer has reviewed this application and no objections were raised.

7.11 Urban design, access and security

Refer to "Impact on the character & appearance of the area".

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The scheme will not impact on the trees within the surrounding area.

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

Refer to "External Consultees"

7.20 Planning Obligations

None.

7.21 Expediency of enforcement action

None.

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

The application seeks prior approval for the installation of a ground-base apparatus consisting of 1 x 20m monopole, 2 x cabinets, a meter cabinet and ancillary works under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015.

There are no objection to the principle of development, however the siting of the proposed would result in an unacceptable impact on visual amenity, the character and appearance of the area and the nearby Ickenham Village Conservation Area. Therefore, it is contrary to Policies BE1, HE1 and EM2 of The Local Plan: Part 1 - Strategic Policies (2012), Policies DMHB 4, DMHB 11, DMHB 21 and DMEI 4 of The Local Plan: Part 2 - Development Management Policies (2020).

This application is recommended that prior approval be required and that permission is refused.

11. Reference Documents

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

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

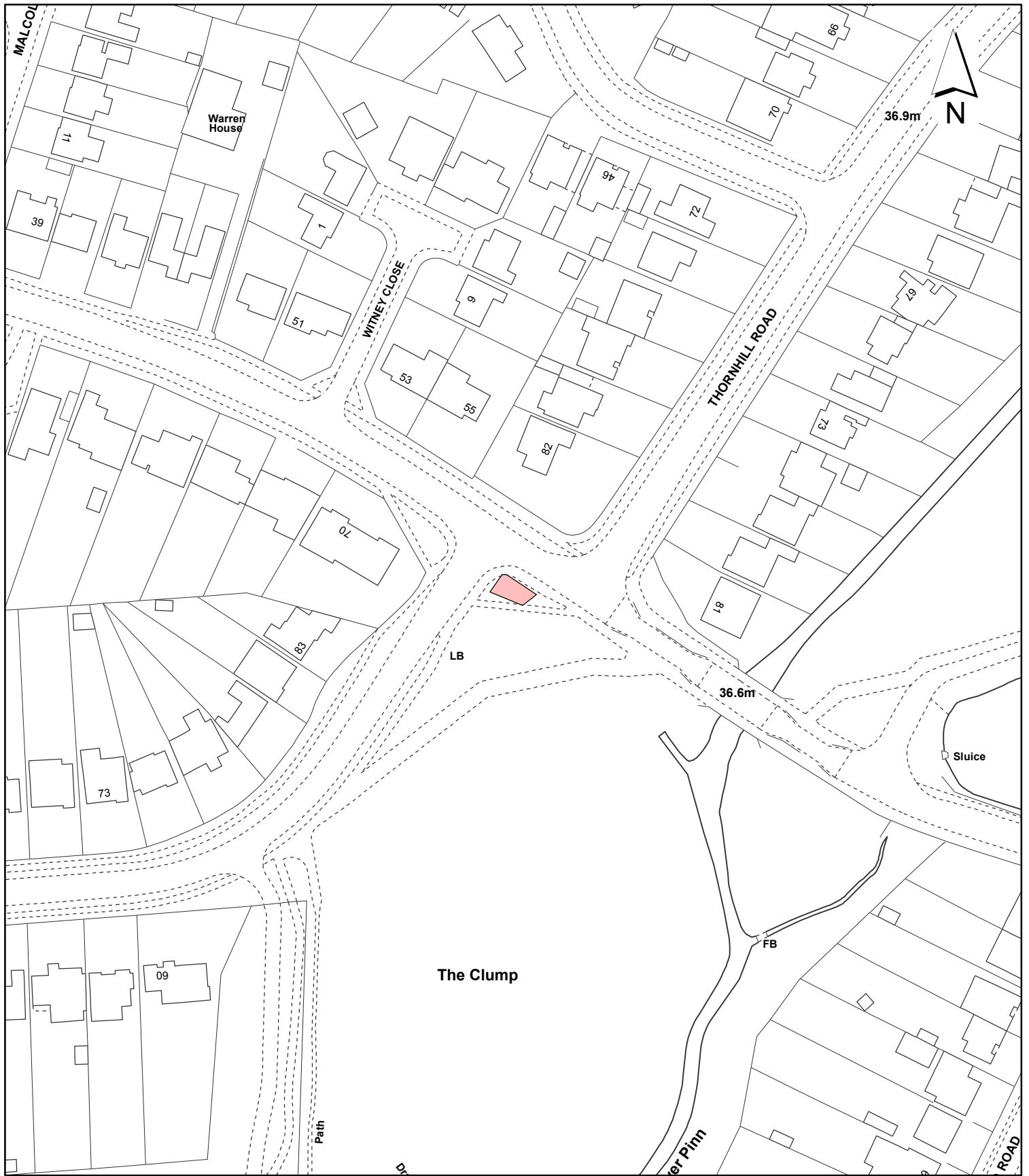
The London Plan - Consolidated With Alterations (2016)

National Planning Policy Framework (2019)

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Contact Officer: Rebecca Lo

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:
**Junction of Swakeleys Drive & Warren Road
 Ickenham**

LONDON BOROUGH OF HILLINGDON
Residents Services Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
65862/APP/2020/410

Scale:
1:1,250

Planning Committee:
North

Date:
March 2020

