

**Item No.**                    **Report of the Head of Planning, Transportation and Regeneration**

**Address**                    LAND AT CLAYTON ROAD JUNCTION WITH TREVOR ROAD CLAYTON ROAD HAYES

**Development:**            Proposed 20m Phase 8 Monopole C/W wraparound cabinet at base, 3 cabinets and associated ancillary works (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance)

**LBH Ref Nos:**            75722/APP/2020/2187

**Drawing Nos:**            Covering Letter  
Site Specific Supplementary Information  
Declaration of Conformity with ICNIRP Public Exposure Guidelines  
Permitted development notice to Site Provider  
Developers Notice  
002 - Site Location Plan Issue A  
100 - Existing Site Plan Issue A  
150 - Existing Elevation A Issue A  
210 - Proposed H3G Site Plan Issue A  
260 - Proposed H3G Elevation Issue A  
303 - Proposed H3G Antenna Schedule & Line Configuration Issue A  
305 - Equipment Schedule & Support Structure Details Issue A  
Aerodrome Developer's Notice

**Date Plans Recieved:**    15/07/2020                    **Date(s) of Amendment(s):**

**Date Application Valid:**   15/07/2020

## 1. SUMMARY

This planning application seeks Prior Approval for the installation of a 20m Phase 8 Monopole C/W wraparound cabinet at base, 3 cabinets and associated ancillary works under under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015. The purpose of the proposal is to upgrade the Hutchison 3G UK Limited (H3G) network to improve existing coverage and capacity of 3G/4G as well as providing 5G to the surrounding area.

Given the location of the site is on the fringe of an industrial area, it is considered to have limited impact on the adjacent residential properties, the setting of the conservation area and list buildings nearby. The proposal is in accordance with Policies DMHB 4, DMHB 11 and DMHB 21 of the The Local Plan: Part 2 - Development Management Policies (2020).

This 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, numbers 210 - Proposed H3G Site Plan Issue A, 260 - Proposed H3G Elevation Issue A, 303 - Proposed H3G Antenna Schedule & Line Configuration Issue A and 305 - Equipment Schedule & Support Structure Details Issue 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 Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2016).

### **3 NONSC Non Standard Condition**

Any apparatus or structure provided in accordance with this permission shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes, and 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 2 - 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 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) 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 2	Listed Buildings
DMHB 3	Locally Listed Buildings
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 12	Streets and Public Realm
DMHB 21	Telecommunications
LPP 4.11	(2016) Encouraging a connected economy
NPPF- 10	NPPF-10 2018 - Supporting high quality communications

### **3 I70 LBH worked applicant in a positive & proactive (Granting)**

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 Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

#### 4

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>)

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on the north of Clayton Road close to its junction of Trevor Road. The proposed equipment is to be located on the pedestrian footpath to the rear of Unit 1 Clayton Business Centre. Adjacent to the site, are vertical street furniture including street signs and 8.2m high light poles. Backing onto the site is a warehouse unit that has an overall roof level of 9m.

The site is located on the fringe of a Strategic Industrial Location and is 31m away from the Botwell: Thorn EMI Conservation area, the locally listed Former HMV offices/Jupiter House to the south and approximately 81m away from the Grade II listed Enterprise House. The site is located in Hayes Housing Zone.

The surrounding area mainly comprises of industrial warehouse units on the north and west, and residential flats to the south.

#### 3.2 Proposed Scheme

This application seeks prior approval for the installation of a 20m Phase 8 Monopole C/W wraparound cabinet at base, 3 cabinets and associated ancillary works.

The proposed cabinet dimensions:

- 1900mm (W) x 600mm (D) x 1752mm (H)
  - 640mm (W) x 480mm (D) x 1200mm (H)
  - 600mm (W) x 520mm (D) x 1585mm (H)
  - 1800mm (W) x 750mm (D) x 1600mm (H) with 20m high Phase 8 monopole
- (Total Volume of housing equipment = 5.02 cubic metres)

Material:

Monopole - Phase 8 pole, Galvanised with wraparound cabinet  
Equipment Housing - Steel, Grey

#### 3.3 Relevant Planning History

##### Comment on Relevant Planning History

No planning history relevant to the application.

#### **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.

Chapter 10 of the National Planning Policy Framework (2019) stresses the importance of advanced, high quality and reliable communications infrastructure 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.

The applicant seeks to upgrade the network for one operator, Hutchinson 3G UK Limited (H3G) in the area including 3G/4G and 5G. There were a total of 10 sites examined in the cell search process including the site selected along Clayton Road, Trevor Road, Blyth Road and Clarendon Road.

It is noted that the other sites were discounted due to the following reasons:

- Discounted due to private land
- Discounted due to insufficient pavement width to house equipment
- Discounted as proposed option more robust from a planning perspective

A signed Declaration of Conformity has been provided as part of this submission.

#### **Local Plan Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 2 Listed Buildings

DMHB 3 Locally Listed Buildings

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 14 Trees and Landscaping

DMHB 12 Streets and Public Realm

DMHB 21 Telecommunications

LPP 4.11 (2016) Encouraging a connected economy

NPPF- 10 NPPF-10 2018 - Supporting high quality communications

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **17th September 2020**

## 6. Consultations

### External Consultees

A site notice was displayed adjacent to the site and expires on 20th August 2020. A total of 87 neighbouring owners/occupiers have been consulted. No comments have been received.

#### HEATHROW AERODROME SAFEGUARDING:

We have now assessed the above application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development.

However, we would like to make the following observation:

#### Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>)

#### 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.

### Internal Consultees

#### HIGHWAYS OFFICER:

This is an application for the installation of a monopole and related equipment on the highway. The site is located at the junction of Clayton road with Trevor Road, there is a single yellow line, Monday to Saturday 8am to 6.30pm parking restrictions at the junction but no parking restrictions after these which allow parking opportunities for the limited servicing and maintenance requirements. The equipment will be at the back of the footway inline with other existing street furniture and will not impact on space for pedestrians. There are no highway objections to this application.

## CONSERVATION AND URBAN DESIGN OFFICER:

Setting of Botwell: Thorn EMI Conservation Area Setting of Locally Listed Building, Former HMV offices/Jupiter House (Non-designated heritage asset), Setting of Grade II Listed Building, Enterprise House The proposed development in this instance is likely to result in little to no harm to the setting of the designated and non-designated heritage assets, taking into account the location of the application site, nature of the development and industrial character of the surrounding environment. Some consideration may need to be given towards the proposed residential developments directly north-east of the site and the impact a mast may have on future occupiers.

## ACCESS OFFICER:

I have reviewed drawing number HGN13149\_001 in respect of street works on the North side of Clayton Road. This proposal is for a communication mast and wrap around cabinet.

It is unclear from the drawing exactly where the cabinet would be sited, and that level of detail is crucial in terms of ensuring that the safety and ease of movement of blind and visually impaired people is not compromised.

At this junction, there is a kerb buildout that effectively widens the footway to some 2.5m. On the proviso that the cabinet would be positioned within this widened zone, no objection is raised from an accessibility point of view.

## 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 monopole is 20m and is not located within article 2(3) land or land which is on highway. As such, it is in accordance with Condition A.1 - (1)(c)(i) 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:

The total accumulative radio equipment housing would be 5.02 cubic metres, therefore the proposal is in accord 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).

## **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 directly across from the locally listed Former HMV officers/Jupiter house, Listed Grade II Enterprise House and the Botwell: Thorn EMI Conservation Area. Due the location and overall height, when viewed from the adjacent street, Blyth Road, the top of the telecommunication monopole will be visible. However on the basis that the location of the monopole is on Clayton Road, to the rear of the locally Listed building and there is car parking with existing soft landscaping along the boundary line, it is considered that there would be limited impact on the setting of the listed building and conservation area.

The Council's Conservation Officer has commented on this application and no objections have been raised. The proposed development is likely to result in little to no harm to the

setting of the designated and non-designated heritage assets.

#### **7.04 Airport safeguarding**

Policy DMAV 1 of The Local Plan: Part 2 - Development Management Policies (2020) states that proposals that may be hazard to aircraft safety will not be permitted.

The application site is located within the NATS height restriction of 15m and is 2.8km from Heathrow Airport. Heathrow Aerodrome Safeguarding was consulted and no objections raised. No objections have been received from NATS.

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

Not applicable to this application.

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

Policy DMHB 11 of the The Local Plan: Part 2 - Development Management Policies (2020) states that all development, will be required to be designed to the highest quality standards and, incorporate principles of good design including: harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures; local topography, views both from and to the site; impact on neighbouring open spaces and their environment; and ensuring the use of high quality building materials and finishes.

Policy DMHB 12 of the The Local Plan: Part 2 - Development Management Policies (2020) states that development should be well integrated with the surrounding area and accessible. It should: i) improve legibility and promote routes and wayfinding between the development and local amenities; ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area; iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space; iv) provide safe and direct pedestrian and cycle movement through the space; v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard; vi) where appropriate, include the installation of public art; and vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.

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 located on the fringe of a industrial area adjacent to the residential area across the public highway to the south. Therefore, the surrounding site consists of a mixture of warehouse units/industrial units and multistory high flats with car parking that were formerly office buildings. It is noted that there are existing vertical features within the immediate area, including road signage, totem signage and street lighting columns.

The proposed monopole is located on the pedestrian footpath backing onto an industrial site. Facing directly south of the highways is the car park to the residential flats at the corner of Trevor Road and Blyth Road. The car parking area is bordered with mature trees especially at the junction of Trevor and Clayton Road, hence provides some separation and natural screening between the residential dwellings to the proposal site.

When viewed from the surrounding area, the telecommunication equipment will be visible, particularly the top section due to its height.

The Council's Conservation and Urban Design Officer has commented on this application. No objections have been raised. The proposed development is likely to result in little to no harm to the setting of the heritage assets.

Given the above, the proposal would have limited impact on the character and appearance of the area as well as the setting of the Listed Building and conservation area in general.

Therefore, the proposal is in accordance with Policies DMHB 2, DMHB 3, DMHB 11 and DMHB 21 of the The Local Plan: Part 2 - Development Management Policies (2020).

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

Policy DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020) seeks to ensure that developments do not adversely impact on the amenity of adjacent properties, and seeks to protect outlook for residents, defined as the visual amenity enjoyed by occupants when looking out of their windows.

The closest residential property, when measured from the application site to the rear elevation of the residential flats (Jupiter House) across Clayton Road, is 31m in distance. The rear of Jupiter House comprises of on-site car parking with soft landscaping bordering the perimeter of the premise. The existing soft landscaping and car park is considered to provide appropriate separation and screening as such, there would be limited impact on the amenity to the adjacent properties.

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

Not applicable to this application.

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

The Council's Highway's Officer has commented on this application and no objections has been raised. The application site is located on the pedestrian footpath set back from the highway and in line with existing street furniture, therefore, it would not impact on the highways or pedestrian safety.

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

Refer to Section 7.07 of this report.

#### **7.12 Disabled access**

The Council's Access Officer has comment on this application. No objections is raised subject to a condition to ensure that the remaining footway remains 1.5 metres wide to ensure accessibility.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

The application site is located on the side of the pedestrian footpath. It is unlikely that the proposal will impact on any nearby trees or landscaping.

#### **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**

None received.

## **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 Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

## **8. Observations of the Borough Solicitor**

General

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

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

#### **9. Observations of the Director of Finance**

Not applicable to this application.

#### **10. CONCLUSION**

The application seeks prior approval for the installation of a 20m Phase 8 Monopole C/W wraparound cabinet at base, 3 cabinets and associated ancillary works under under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015.

The proposal is considered acceptable and would have limited impact on the amenity of the adjacent properties and the setting of the listed building and conservation area. As such, this application complies with policies DMHB 2, DMHB 3, DMHB 4, DMHB 11, and DMHB 21 of The Local Plan: Part 2 - Development Management Policies (2020).

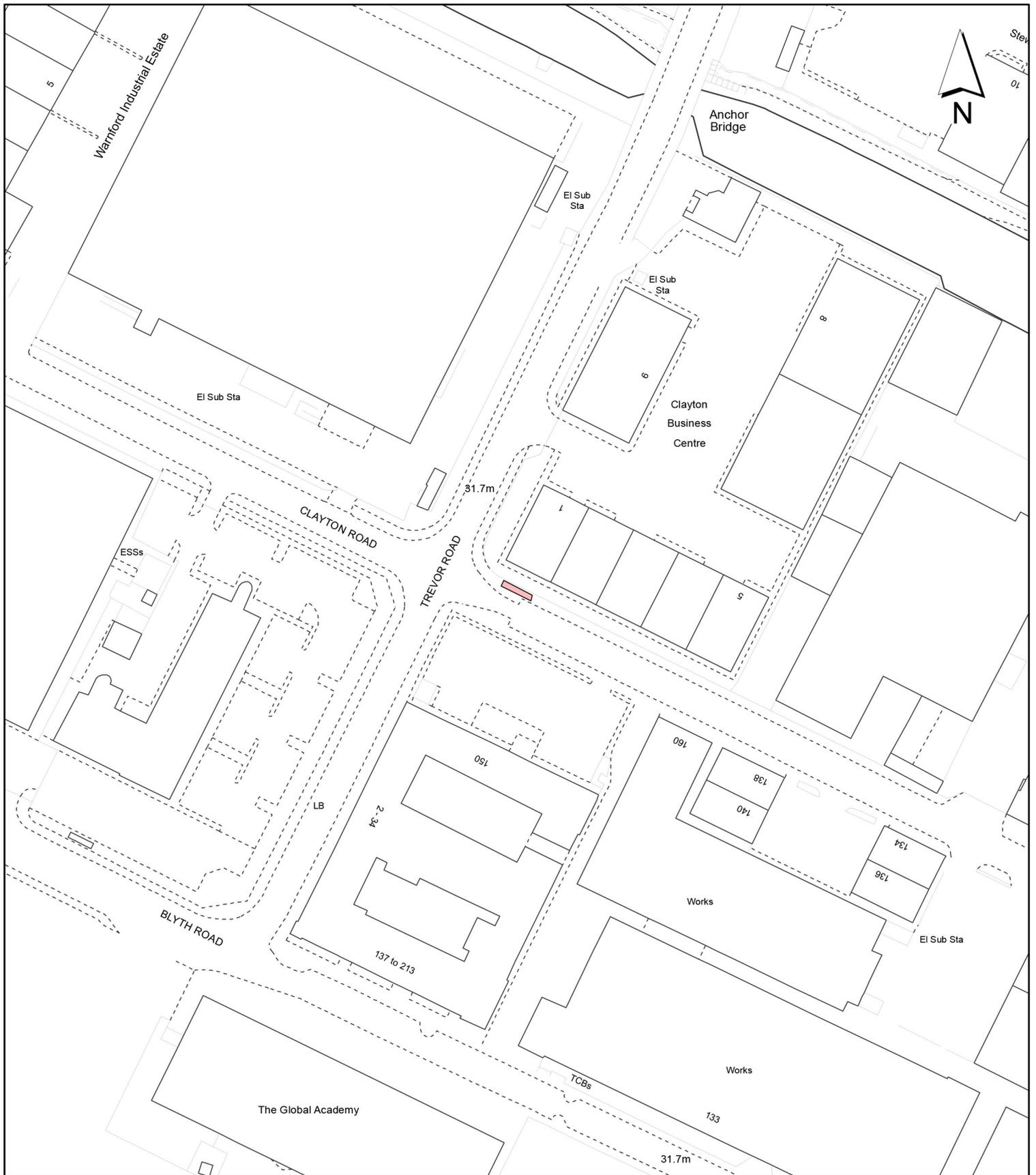
It is recommended that prior approval be required and that permission is granted.

#### **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)  
The London Plan (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:

**Land at Clayton Road Junction  
 With Trevor Road, Clayton Road**

Planning Application Ref:  
**75722/APP/2020/2187**

Planning Committee:  
**Central & South**

Scale:  
**1:1,250**

Date:  
**Sept 2020**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services  
 Planning Section**

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