

Item No.	Report of the Head of Planning, Transportation and Regeneration	
Address	BAYLISS TELECOMMUNICATIONS SITE LONG LANE HILLINGDON	
Development:	Installation of a 20m monopole, 12 antenna apertures, 6 equipment cabinets and development ancillary thereto (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for determination as to whether prior approval is required for siting and appearance).	
LBH Ref Nos:	75608/APP/2020/2424	
Drawing Nos:	Supplementary information Declaration of Conformity with ICNIRP Public Exposure Guidelines Councils and Connectivity DCMS Connected Growth Manual DCMS/MHCLG Collaborating for Digital Connectivity Government Response Mobile Planning Consultation MBNL 5G and Future Technology- SW 5G and Health: Questions and Answers May 2019 RAF Northolt Consultation Aerodrome Consultation 216 - Max Configuration Site Plan Sheet 2 Issue A 266 - Max Configuration Elevation Sheet 2 Issue A 002 - Site Location Plan Issue A 216 - Existing Site Plan Sheet 2 Issue A 266 - Existing Elevation Sheet 2 Issue A Developers Notice Covering Letter	
Date Plans Recieved:	04/08/2020	Date(s) of Amendment(s):
Date Application Valid:	04/08/2020	

1. SUMMARY

This application seeks prior approval for a telecommunication installation of a 20m monopole with cabinet at base, 12 antenna apertures, 6 equipment cabinets and development ancillary thereto under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The purpose of the proposal is to provide 5G network and improve coverage and capacity for Hutchison 3G UK Limited (H3G) and EE Limited in the area.

The proposal is considered to be an obtrusive form of development which would add visual clutter to the street scene and the wide central reservation that runs down Station Road. The proposal would not harmonise with the character of the area and would be detrimental to local visual amenities. It is also considered that the proposal has not fully investigated alternative sites within the immediate and surrounding area. As such, it fails to comply with Policies DMHB 11 and DMHB 21 of The Local Plan: Part 2 - Development Management Policies (2020) and the National Planning Policy Framework (2019).

This application is recommended for Refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of the siting in this open prominent position, size, scale and design of the proposed monopole and the size, scale and siting of the equipment cabinets, would create an obtrusive form of development which would add visual clutter to the detriment of the character, appearance and visual amenities of the street scene. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and the National Planning Policy Framework (February 2019).

2 NON2 Non Standard reason for refusal

In the absence of a Tree Survey and Arboricultural Implication Assessment to BS5837:2012 standards, the application has failed to demonstrate that the development will safeguard existing trees on/adjacent to the site and further fails to demonstrate protection for and long-term retention of the trees. The proposal is therefore detrimental to the visual amenity of the street scene and the wider area contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHB 14 of the adopted Hillingdon Local Plan: Part Two - Development Management Policies (2020).

3 NON2 Non Standard reason for refusal

In the absence of an appropriate appraisal of the surrounding area, the submission fails to adequately assess whether there are other more appropriate sites available for the development, in accordance with Paragraph 115 of the NPPF (February 2019) and Policy DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE 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 REFUSE 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 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 21	Telecommunications
LPP 4.11	(2016) Encouraging a connected economy
NPPF- 10	NPPF-10 2018 - Supporting high quality communications

3 I71 LBH worked applicant in a positive & proactive (Refusing)

In dealing with the application the Council has implemented the requirement in the

National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 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.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

4

The applicant is advised that the background elevation of the existing and proposed is inaccurate and does not reflect what is presently on site.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the east of Long Lane, directly across from no. 23 and 25 Long Lane. On the north is an existing substation. The site is located on the grass verge on the south of an existing highway sign and backs onto the pedestrian walkway and open green space with mature trees to the east. The green open space is currently used for pedestrian access onto Churchill Avenue and Charville Lane West.

The surrounding area comprises of mainly 2-storey high semi detached houses and towards the junction of Uxbridge Road and Long Lane is a petrol station on the east and a series of local shops on the west.

It should be noted that there is currently a 40m lattice tower at Hillingdon Fire Station (192m away) on Uxbridge road which is currently unoccupied with equipment, 154m away from the application site on the south also along Uxbridge Road in front of the petrol station there is a telecommunication mast and cabinets and 350m north of the application site on Long Lane, there is an 12m telecommunication mast with cabinets installed.

3.2 Proposed Scheme

The application seeks to install a 20m monopole with cabinet at base, 2 antenna apertures, 6 equipment cabinets and development ancillary thereto.

The proposed cabinet dimensions:

- 600mm (D) x 600mm (W) x 1900mm (H)
 - 750mm (D) x 2000mm (W) x 1850mm (H)
 - 580mm (D) x 610mm (W) x 1200mm (H)
 - 660mm (D) x 1900mm (W) x 1780mm (H)
 - 400mm (D) x 1230mm (W) x 1000mm (H)
 - 500mm (D) x 1200mm (W) x 1250mm (H)
 - 700mm (D) x 1600mm (W) x 1600mm (H) with 20m monopole
- (Volume of equipment housing = 9.13 cubic metres)

Material:

No material or finishes have been provided on the plan or in the supplementary information.

It is noted that there is a discrepancy between the existing and proposed elevation to what

is presently on site. An informative has been added to advise of the discrepancy.

3.3 Relevant Planning History

75608/APP/2020/1615 Bayliss Telecommunications Site Long Lane Hillingdon

Installation of 20m monopole, 12 x antenna apertures, equipment cabinets and development ancillary therefore (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).

Decision: 14-07-2020 Withdrawn

Comment on Relevant Planning History

No planning history relevant to the application. This is a new site however, as discussed above, a list of nearby sites has been noted within a 350m radius to this application site.

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.

This application site is to be operated by Hutchison 3G UK Limited (H3G) and EE Limited. A cell search have been undertaken and were discounted.

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

- Roof Top - no tall buildings within the area capable of address the network requirement of this location.
- Existing Telecommunication Site - the nearby EE/H3G mast currently in place is not capable of accommodating for 5G equipment in its current form
- Existing Telecommunication Site - existing structure does not meet the essential network needs and capacity required for 5G upgrade and does not comply with network planner's recommendation of optimum level of coverage
- Greenfield - would required 30m+ structure which would be taller in both height and width which would cause further harm to the character of the area than the proposed cell. There already resides a GF tower with the vicinity, this was found unsatisfactory due to structural integrity and ICNIRP compliance due to the existing equipment.

As emphasised in the NPPF, evidence that the applicant has explored the possibility of

erecting antennas on an existing building, mast or other structure are to be provided should a new mast or base station is proposed. In this instance, although a cell search was undertaken however, it should be acknowledged that there were no consideration of potential upgrade options to existing sites to incorporate 5G equipment as opposed to proposing a new site. The greenfield lattice tower which the applicant has referred to, indicates that it was found "unsatisfactory due to structural integrity and ICNIRP compliance due to the existing equipment", however, at the time the officer was on site, there were no existing equipment on the lattice tower and no further evidence was provided as to whether there are possibilities that the existing site can be reused. As such, the proposal is considered to have fail to adequately investigate alternative solutions for a monopole location.

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 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

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:- 1st September 2020

5.2 Site Notice Expiry Date:- 10th September 2020

6. Consultations

External Consultees

A site notice was displayed adjacent to the site and expires on 10th September 2020. A total of 232 neighbouring owners/occupiers have been consulted. Two objection have been received including Oak Farm Residents' Association.

Summary of comments:

- There are already multiple masts nearby and mobile communications are already provided so I see no benefit in installing another mast and an additional eye sore.
- The mast by the fire station is about 100 foot high and appears to have nothing installed on it, why is another mast required within 300 metres.
- I also have health concerns regarding the use of 4 and 5G, the long term risks are not currently known (I assume this application is for this purpose) and would prefer no such installations are located near residential properties, indeed would it not be better for the council to issue guidance controls such that a minimum distance is always maintained. Should risks later become known I would like this objection to be held on record and that the Council proceeded without due caution and therefore would retain liability for any adverse consequences later proven.

OAK FARM RESIDENTS' ASSOCIATION:

OFRA wishes to object to this proposal.

The proposal covers the installation of a 20m monopole, 12 no. antenna apertures, equipment cabinets and development ancillary thereto (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for determination as to whether prior approval is required for siting and appearance).

Review of the documents shows that the proposal represents a significant increase in size and height over the existing pole, with an extremely cluttered arrangement of ground level supporting cabinets. Overall, the design is poor, and the main pole will be highly visible, extending 5 metres higher than the existing tree line in a predominately residential setting. The main mast is also substantially thicker in diameter, which along with its height, will make the monopole even more prominent and have a detrimental effect on the visual amenity of the site. The clutter of ancillary equipment cabinets will also pose significant distraction to motorists approaching a bus stop and a very busy junction with A4020, Uxbridge Road.

The applicant has failed to demonstrate sufficient justification for this site, instead of alternatives a few hundred metres away on the Uxbridge Road which is a more urban setting.

MOD:

No comments have been received at the time this report was written.

HEATHROW AERODROME SAFEGUARDING:

No comments have been received at the time this report was written.

Internal Consultees

HIGHWAYS OFFICER:

This is an application for a monopole and related cabinets on an area of highways grass verge. The location does not impact on footways or pedestrian desire lines. The minimal servicing and maintenance requirements can be undertaken close by where parking is unrestricted. There are no highway objections to this application.

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 9.13 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

Not applicable to this application.

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 site is located within the MOD and Heathrow height restriction area. It is 2.2km from RAF Northolt. No comments from either MOD or Heathrow Aerodrome Safeguarding have been received at the time this report was written.

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 proposed new mast is 20 metres high with 6 cabinets located alongside the grass verge. The cabinets range in height from 1 metre to 1.85 metres and has an overall footprint of 9.13 cubic metres.

The site is slightly set back from the public highway, however it remains 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 Long Lane and would have a detrimental impact on the openness, character and appearance of the street scene and to the open space which the site backs

onto. In addition, due to the open nature and high visibility of the site, the proposed telecommunications installation would appear as an incongruous addition to this part of the neighbourhood. The location of the cabinets and its size will reduce the natural surveillance to the open space on the east hence would potentially encourage anti-social behaviours in the area.

As noted previously, there are existing 3 other sites including 2 masts and a unoccupied lattice tower within a 350 radius to this application and there is a lack of further investigation for potentially reuse of existing site or upgrades possibilities. When viewed from the north and down Uxbridge Road, the background of the existing 40m lattice tower can also be seen, however the additional 20m monopole and cabinet would add undue clutter to the street scene in general.

Whilst the mast is to provide 5G services and to improve capacity and coverage of existing services, the proposal will add undue clutter to the streetscene which will have a significant negative impact on the visual amenity of adjacent residents and to the area in general. It would harm the character and appearance of the street scene and as such, the proposal is contrary to Policy BE1 of The Local Plan: Part 1 - Strategic Policies (2012) and Policies DMHB 11, DMHB 12 and DMHB 21 of 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 neighbouring dwelling is 33.5m away, no. 23 and 25 Long Lane. There are existing mature trees and a bus stop directly west of the site. To the west and south-west, there are also a cluster of existing trees with large canopies which separates the adjoining residential dwellings to the site. The surrounding street trees will provide some sort of screening to the neighbouring residential dwellings. However, due to its proximity, size and overall height of the equipment, the proposal would still be highly visible especially the top section of the monopole. On balance, the proposal is considered to have limited impact on the outlook of the existing residents.

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 site is located on the grass verge therefore will not impact on the footpath, pedestrian or highways safety.

7.11 Urban design, access and security

Refer to Section 7.07 of this report.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy DMHB 14 of The Local Plan: Part 2 - Development Management Policies (2020) states that all developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

The site is located on the grass verge adjacent to the pedestrian walkway. Directly to the

east, approximately 6.5m away are existing mature trees with dense canopy that extends onto the the pedestrian footpath. In the absence of further information, the impact to the adjacent trees could not be fully assessed. As such the proposal would fail to comply with Policy DMHB 14 of The Local Plan: Part 2 - Development Management Policies (2020).

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 Section 6.1 of 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 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 ground-base apparatus consisting of a new 20m monopole, 12 antenna apertures, 6 equipment cabinets and development ancillary thereto under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The siting of the proposal would result in an unacceptable impact on visual amenity and the equipment would add visual clutter to the street scene. Therefore, it is contrary to Policy BE1 of The Local Plan: Part 1 - Strategic Policies (2012) and Policies DMHB 11, DMHB 12 and DMHB 21 of The Local Plan: Part 2 - Development Management Policies (2020)

Furthermore, it is also considered that the proposal has not fully investigated alternative sites within the immediate and surrounding area, particularly the reuse of existing sites. As such, it fails to comply with Policies DMHB 11 and DMHB 21 of The Local Plan: Part 2 - Development Management Policies (2020) and the National Planning Policy Framework (2019).

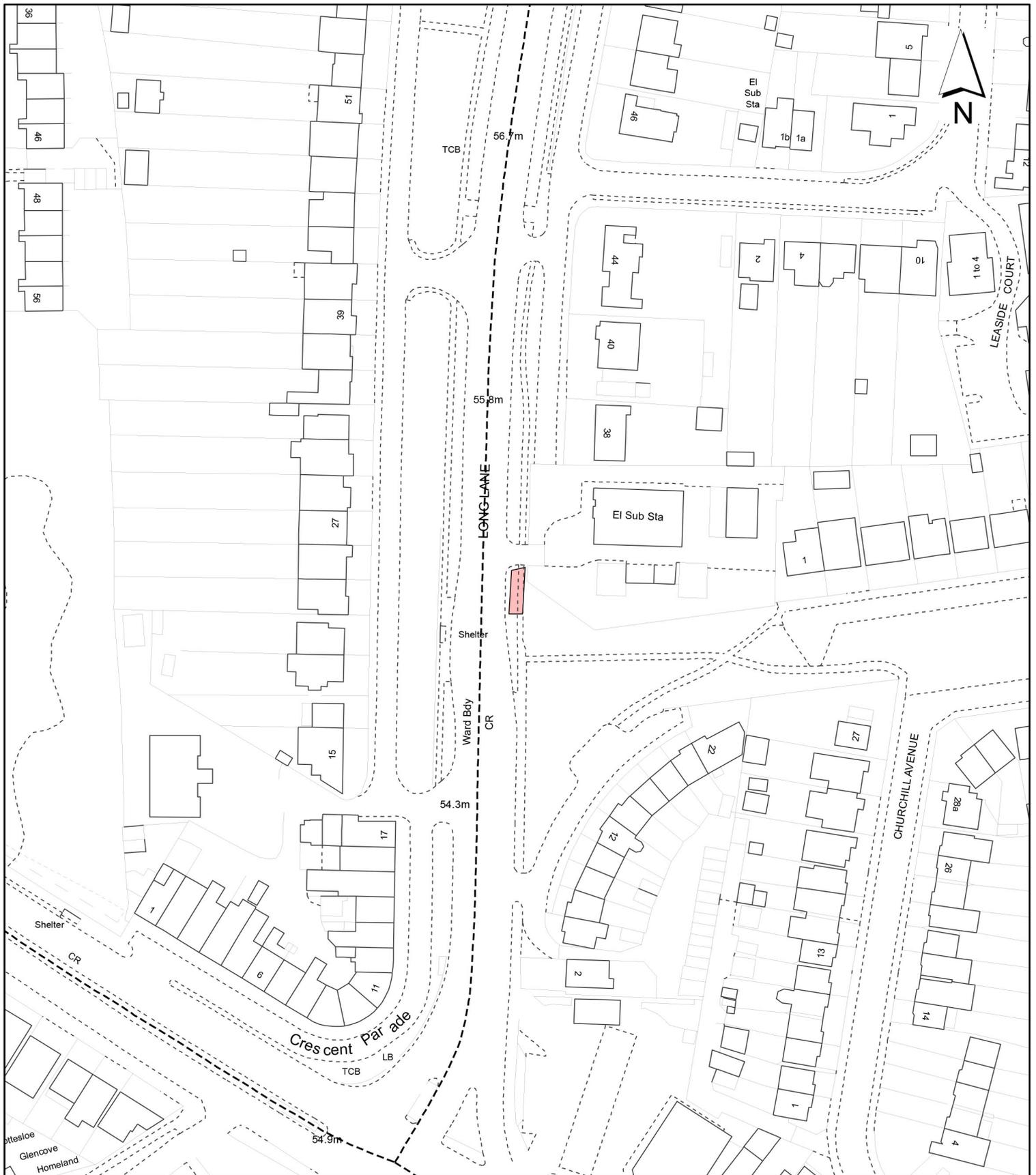
It is recommended that prior approval be required and that permission be refused.

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

Contact Officer: Rebecca Lo

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:

**Bayliss Telecommunications Site,
 Long Lane**

Planning Application Ref:
75608/APP/2020/2424

Planning Committee:
Central & South

Scale:
1:1,250

Date:
Sept 2020

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

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

