

Report of the Head of Planning & Enforcement Services

Address RUISLIP MANOR SPORTS & SOCIAL CLUB GROSVENOR VALE RUISLIP

Development: Removal of existing 18m floodlighting tower and replacement with a 20m mobile telecommunications lattice tower supporting 6 radio antennas to give an overall height of 21.3m, with other ancillary development thereto. Original floodlights to be re-located on the new tower at a height of 18m.

LBH Ref Nos: 1209/APP/2010/1839

Drawing Nos: Photomontage - looking northeast from Cranley Drive
Photomontage - looking east from Grosvenor Vale
Photomontage - looking east from Cranley Drive/Grosvenor Vale
100 Rev. B
200 Rev. B
300 Rev. A
301 Rev. A
400 Rev. A
500
Photomontage - looking south from the back of Shenley Ave
Design and Access Statement
Cornerstone: Supporting Technical Information dated 5th July 2010

Date Plans Received: 06/08/2010 **Date(s) of Amendment(s):**

Date Application Valid: 06/08/2010

1. SUMMARY

This application seeks full planning permission for the removal of an existing 18m floodlighting tower and replacement with a 20m mobile telecommunications lattice tower supporting 6 radio antennas to give an overall top height of 21.3m, with ancillary equipment cabinets. The original floodlights would be relocated to the new tower.

The installation is required to provide future 3G coverage as part of Vodafone's licence obligations. In support of the application Vodafone have supplied copies of technical details of their search/coverage area plans and justification for their site selection.

It is considered that the proposed installation would be visually acceptable in this location, being within a sports ground and officers have been unable to suggest any more appropriate alternative sites. It is considered that the proposal is consistent with advice in Policy BE37 of the Unitary Development Plan Saved Policies September 2007 and Planning Policy Guidance Note 8. As such, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 **Time Limit - full planning application 3 years**

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 OM1 **Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM11 **Floodlighting**

No floodlighting or other form of external lighting shall be installed until details have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

4 NONSC **Non Standard Condition**

The existing floodlighting tower shall be removed before the use of the new tower hereby approved commences.

REASON

To comply with the terms of the application and to ensure that the development does not result in an incongruous, visually obtrusive form of development and unwanted street clutter, in compliance with Saved Policies pt.1.11, BE13 and BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 NONSC **Non Standard Condition**

The antennas hereby permitted shall be removed if/when they are no longer capable of use as a consequence of technological development.

REASON

The apparatus does not contribute to the visual amenities of the area and should be removed if no longer required in accordance with Policy BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 153 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE37	Telecommunications developments - siting and design
OE1	Protection of the character and amenities of surrounding properties and the local area

3 11 **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 13 **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 115 **Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval

under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. CONSIDERATIONS

3.1 Site and Locality

The site forms part of a sports ground and social club with associated clubhouse, changing facilities, spectator stands and floodlighting, in use by the Ruislip Manor Sports and Social Club. The site is roughly rectangular and has an area of some 5.1ha, accessed from Cranley Drive to the south-west by means of a short access road.

The main pitch with spectator stands is sited in the south western corner of the site and has floodlighting on four 18.6m high masts sited close to each corner of the pitch. One of the existing floodlighting towers (northern corner) has been converted to a shared floodlighting/telecommunications mast and is 21.5m in height.

This application relates to the existing tower located in the western corner of the pitch, sited to the south of the main clubhouse building, which is 18m high with floodlighting at the top of the mast.

The site is surrounded by housing and has no designations within the Hillingdon Unitary Development Plan Saved Policies (September 2007), and as such is considered to form part of the developed area.

3.2 Proposed Scheme

This application proposes the replacement of the existing 18m high floodlighting tower, sited on the western corner of the main pitch, with a 21.6m high (including antennas) shared floodlighting/telecommunications lattice tower, incorporating six antennas to provide coverage for Vodafone and O2.

The lattice tower would have a triangular footprint. An equipment cabinet with dimensions of 1840mm wide by 400mm deep by 1450mm high would be sited against the clubhouse building, together with a smaller electrical mains pillar. The mast would be galvanised and the cabinets would be coloured white. The equipment cabinet for the floodlights would also be re-sited to the side of the tower.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning history relevant to this application includes:

The mast on the northern corner has been replaced with a shared floodlighting/telecommunications mast (21.5m) and ancillary equipment cabinet, similar to that which is now being proposed as part of this application (ref: 1209/AL/98/0908 approved 13/11/98).

4. Planning Policies and Standards

The application has been assessed principally against Policy BE37 of the Unitary Development Plan Saved Policies September 2007 and Planning Policy Guidance Note 8:

Telecommunications. Both seek to find solutions which minimise the impact of telecommunications development on the appearance of the surrounding area.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE37 Telecommunications developments - siting and design
- OE1 Protection of the character and amenities of surrounding properties and the local area

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 136 local owners/occupiers, including the Ruislip Residents Association.

27 replies have been received objecting on the following grounds:

- (i) Close proximity to residential: The mast would be located 65m away from residential areas. Guidelines suggest that a mast should be a minimum of 100m from residential areas. Locating a telecommunications mast less than 100m from residential would pose a health risk and devalue properties. Unduly intrusive on residential gardens and houses nearby;
- (ii) Visually detrimental: The increased height of 2m would result in an eyesore to the skyline;
- (iii) Limited screening: The existing trees do not provide a screen;
- (iv) Proximity to an area frequented by children: It is not acceptable to add a further mast in an area used frequently by children;
- (v) Health risk: Two masts in close proximity would increase radiation emissions resulting in long term harm to health. Potential interference mobile phones may have on pacemakers;
- (vi) Alternative location: There is already an existing mast within the ground. Why can this not be used? Should consider locating the antennas on tall buildings rather than in the middle of green space;
- (vii) Light spill: The existing flood lights already give off a large amount of light, flooding the surrounding back gardens up to 10pm. Concern that a taller tower would result in further light into the gardens and houses; and
- (viii) Reference to the Stewart Group research and use of the recommended precautionary approach.

OFFICERS COMMENT: The above comments have been addressed in the main report.

NATS SAFEGUARDING: No objection. The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria.

MINISTRY OF DEFENCE - RAF NORTHHOLT: No objection. The proposed development has been examined from a MoD safeguarding perspective and does not conflict with safeguarding criteria.

Internal Consultees

None

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Planning Policy Guidance Note 8: Telecommunications and Policy BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) are supportive of telecommunications development providing the visual impact is minimised. In particular they encourage telecommunications operators to make use of existing installations and tall buildings before considering alternative, and often more visually obtrusive options.

Given the existence of the existing large tower in this location, and the minor visual impact the antennas, ancillary equipment and additional 3.3m in height would have on the overall appearance of the installation, combined with policy advice to share existing telecommunications structures where available, it is not considered that refusal could be justified on visual grounds.

The applicant has searched this area and concluded that there are no other more suitable locations available. In support of the application O2/Vodafone have supplied copies of details of their search/coverage area plans and justification for their site selection.

Of note, there are no other more suitable existing telecommunications installations within a wide area of this site, which would be suitable for sharing and are not located within a residential area. It is likely therefore, that should this site be deemed unsuitable on grounds of proximity to residential, that an alternative more obtrusive site may be sought which, given the nature of the area, would most likely also be located in or closer to residential properties.

Also of note is that the partnership between Vodafone and O2 allows equipment locations to be shared, which was not always possible previously. This sharing of infrastructure reduces the need for an additional mast within the surrounding area, which would otherwise be required to meet Vodafone's coverage requirements.

Officers are unable to suggest a more suitable, visually less prominent alternative location for the installation within the surrounding area. It is considered that sharing the existing site offers the most appropriate option within the area, compliant with UDP policy and, accordingly, no objections are raised to the principle of the proposed development in this location, providing site specific issues can be satisfactorily addressed.

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. The application site is not located near any area of archaeology, Conservation Area, Listed Building or Areas of Special Character.

7.04 Airport safeguarding

NATS Safeguarding, the Ministry of Defence (MOD) and RAF Northolt have been consulted. Both raise no objection from a technical safeguarding aspect.

7.05 Impact on the green belt

The application site is not located near any Green Belt land.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The site is characterised by a mix of uses with a sports and social club located within the grounds.

The nearest residential properties are located to the east of the sports ground, approximately 65m away and the nearest education facility, White House Nursery, is located approximately 230m to the south-west. The nearest school, Sacred Heart Primary, is located approximately 530m away. Whilst the proposed location is surrounded by residential properties, it is considered that the proposed tower would not appear unduly obtrusive, given the distances that it is located from these properties and the fact that it would replace an existing floodlight tower, albeit at a greater height.

The proposed installation would be located centrally within the sports ground, next to part of the clubhouse building. At 21.3m high the proposed installation would be significantly taller than streetlights, surrounding buildings, and surrounding vegetation. However the tower would be of a similar height to the neighbouring shared telecommunications/floodlighting tower on the northern corner of the main pitch on this site, which was granted permission in November 1998 (ref: 1209AL/98/908). Although the proposed siting would be nearer to surrounding residential properties and closer to the main access of the site than the existing shared use mast, at a distance of approximately 65m from the rear elevation of the nearest residential property (being Nos. 23 and 25 Cranley Drive), it is considered that the proposed mast would not appear unduly intrusive from these properties, particularly having regard to the presence of the existing 18.6m high floodlighting tower in this corner.

It is acknowledged that this is a difficult area in which to find an appropriate site due to its suburban nature. However, it is noted that the applicant has demonstrated that there is a clear need for an installation in this location, with the submission of coverage plots with the application. The installation would also benefit from the use of an existing structure and the site would not be directly overlooked by residential properties.

Given the constraints of the area, the neighbouring telecommunications/floodlighting tower and flood lighting posts and use of an existing structure, it is considered that the installation at this location would be sympathetic to the visual amenity of the surrounding area.

For similar reasons, the additional impact of the 21.6m high mast would not be considered to be harmful within the street scene. A number of trees also help screen the site from the main access and Cranley Drive.

7.08 Impact on neighbours

The nearest residential properties to the proposed development are approximately 65m away in Cranley Drive.

Whilst visible from some residential properties, the applicant has submitted photomontages from a number of surrounding viewpoints to demonstrate that the visual

difference between the existing floodlighting tower and the proposed installation is minor, would not be directly overlooked and some tree screening would exist.

On balance, given the constraints associated with this largely residential area, and given that the mast would not be directly overlooked by these properties, it is not considered that the proposed installation would not impact on residential amenity sufficient to justify refusal.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Not applicable to this application. There would be no increase in traffic to/from the site as a result of the application and there are no parking requirements associated with the proposal. Telecommunications installations are visited infrequently for maintenance purposes only. As such, it is not considered that the proposed installation would have a significant detrimental impact on the free flow of traffic or highway safety.

7.11 Urban design, access and security

The proposed installation would be an extension to an existing floodlighting tower and would take on the appearance of the tower, which is utilitarian in its design. Whilst the proposal would result in an additional 3m in height added to the tower, it is considered that on balance, site sharing with the tower is a more appropriate option rather than the unacceptable cumulative impact of having two installations (the tower and a new mast) within the area. Overall, it is not considered that the proposal would have a significant detrimental impact on the character and appearance of the area, sufficient to justify refusal, particularly given the clear need for the installation.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this type of application. There is no requirement for this type of development to contribute towards affordable or special needs housing in the borough.

7.14 Trees, Landscaping and Ecology

The proposed development would not impact on 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

It is considered that concerns raised by the objections received have been addressed throughout the 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 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

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

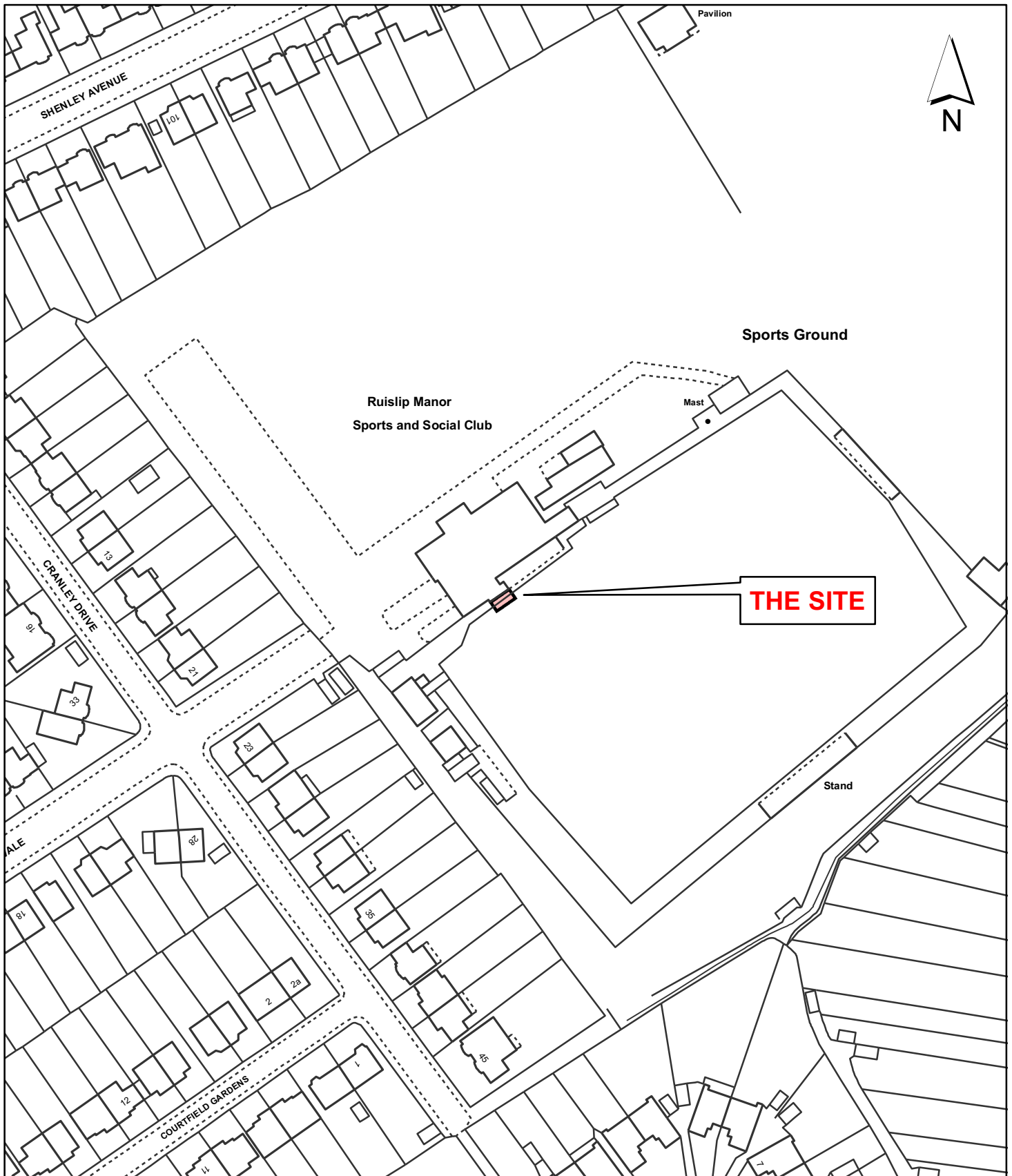
The proposed installation is considered to be visually acceptable in this location, and officers have been unable to suggest any more appropriate alternative sites. It is considered that the proposal is consistent with advice in Policy BE37 of the Unitary Development Plan Saved Policies September 2007 and Planning Policy Guidance Note 8 and, as such, approval is recommended.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Policies September 2007
PPG8: Telecommunications

Contact Officer: Tabitha Knowles

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Ruislip Manor Sports & Social Club
Grosvenor Vale
Ruislip**

Planning Application Ref:

1209/APP/2010/1839

Planning Committee

North

Scale

1:1,250

Date

**December
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
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