

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

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

Address LONG LANE/WEALD ROAD LONG LANE HILLINGDON

Development: Installation of 20m monopole, 12 antenna apertures, 9 equipment cabinets and development ancillary thereto.

LBH Ref Nos: **60754/APP/2020/1467**

Drawing Nos: 985044_HGN007_50681_UB0121_M002
Mobile UK Councils & Connectivity
Arboricultural Impact Assessment
Connected Growth Manual
Mobile UK 5G Health QA Information Paper
MBNL 5G and Future Technology
985044_HGN007_50681_UB0121_M002
985044_HGN007_50681_UB0121_M002
985044_HGN007_50681_UB0121_M002
985044_HGN007_50681_UB0121_M002

Date Plans received : 07/05/2020

Date(s) of Amendment(s):

Date Application Valid: 07/05/2020

1. SUMMARY

The applicant seeks prior approval for a telecommunications installation under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015.

The proposed scheme involves the installation of a 20m monopole, 12 antenna apertures, 9 equipment cabinets and development ancillary thereto and the retention of the existing 12m monopole, 3 antennas and equipment cabinets.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed telecommunications installation, by virtue of the size, design and siting of the proposed monopole and the quantity, 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 and Policies DMHB 11, DMHB 12 and DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the western side of Long Lane adjacent to the junction with Weald Road. The surrounding area is largely residential in character. This site is occupied by a

length of highway verge on the west side of Long Lane. The verge features a collection of large/mature oak trees which are a valuable landscape feature with high amenity value in this area.

3.2 Proposed Scheme

The applicant seeks prior approval for a telecommunications installation under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015.

The proposed scheme involves the installation of a 20m monopole, 12 antenna apertures, 9 equipment cabinets and development ancillary thereto and the retention of the existing 12m monopole, 3 antennas and redundant equipment cabinets.

3.3 Relevant Planning History

60754/APP/2005/1574 Adj. To Footway On Grass Verge Near Junction Of Weald Road & Lo
INSTALLATION OF A 12 METRE HIGH IMITATION TELEGRAPH POLE MOBILE PHONE
MAST AND EQUIPMENT CABINETS (CONSULTATION UNDER SCHEDULE 2, PART 24 OF
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
1995)(AS AMENDED)

Decision: 12-07-2005 Refused **Appeal:** 27-01-2006 Allowed

60754/APP/2014/4072 Adj. To Footway On Grass Verge Near Junction Of Weald Road & Lo
Removal of existing 12m high replica telegraph pole mast and installation of a replacement
11.7m high streetworks tower, associated ground based equipment cabinets and ancillary
development (Consultation Under Schedule 2, Part 24 of the Town and Country Planning
(General Permitted Development) Order 1995) (as amended.)

Decision: 31-12-2014 Approved

60754/APP/2019/3678 Long Lane/Weald Road Long Lane Hillingdon
Installation of a 20m monopole, 12 antenna apertures, 9 equipment cabinets and development
ancillary thereto and the removal of the existing 12m monopole, 3 antennas and redundant
equipment cabinets

Decision: 08-01-2020 Refused

Comment on Planning History

60754/APP/2019/3678 - Installation of a 20m monopole, 12 antenna apertures, 9 equipment cabinets and development ancillary thereto and the removal of the existing 12m monopole, 3 antennas and redundant equipment cabinets was refused for the following reasons:

1. The proposed development, by reason of the size, design and siting of the proposed monopole and the quantity, 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 BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHB 21 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

2. 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 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 Policies BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB 14 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consultation

Landscape Officer -

This site is occupied by highway verge to the west of Long Lane, Hillingdon. There is already a monopole with cabinets very close to where the new mast and cabinets will be sited. While there are no TPO's or Conservation Area designations affecting the site, the wide verge to the west of the footpath contains many fine trees including two prominent oaks, one of which is an 'A' grade tree. - Both trees are worthy of TPO's however, council-owned / managed trees are not normally protected by TPO because the Council, as responsible landowners, do not place their tree assets at risk.

COMMENT This application has been discussed with the Council's tree officer, John Bartlett. The existing and proposed masts and cabinets are closer to the trees than would be wished. However, the application is supported by a tree report with protection measures specified and a working method statement intended to safeguard the trees. The specification includes hand digging the foundations, protective fencing and ground protection measures. Provided that the method statement is strictly adhered to, the application is acceptable.

RECOMMENDATION No objection subject to strict adherence to the tree protection measures and working method statement.

Highways Officer - No objection

1 letter of objection has been received following the public consultation exercise raising the following concerns:

This application appears to be an exact copy of a previous one, which quite rightly the council rejected (60754/APP/2019/3678) Once again, I write to strongly oppose further development at this cell site located in a totally residential area. It has already been upgraded from two green cabinets and an 'old telegraph pole' style mast to the current grey mast with 3 additional grey cabinets. Developing this site further with the proposed nine larger cabinets and an even taller mast which would then exceed the height of the tree line in the adjacent wooded area, would be completely unacceptable and a huge negative impact on residents living in the vicinity. I note the new cabinets location is also proposed to be moved right next to the roadside, rather than set back into the wooded area where they would not be so prominent. This position would make the overall visual impact even worse than at present. Bearing in mind the wooded area which surrounds it, this new application still contains no attempts to enhance the new site visually i.e. screening, disguised mast, green painting of cabinets etc, and I consider it should

therefore be declined for a second time.

6. 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

DMT 2 Highways Impacts

LPP 4.11 (2016) Encouraging a connected economy

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

In addition:

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 -Development Management Policies (2020) states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The closest residential properties are Nos. 83 and 85 Long Lane which are approximately 25 meters away from the proposed installation. There are roads separating the residents and the equipment cabinets and the new monopole. Whilst the proposed development would be highly visible, its impact on neighbouring amenity would be limited.

7.2 Impact on Street Scene

Policy DMHB 11 of the Hillingdon Local Plan:Part Two-Development Management Policies states that all development will be required to be designed to the highest standards and, incorporate principles of good design. Likewise policy DMHB 12 of the Local Plan (2020) states that development should be well integrated with the surrounding area.

The proposed development would result in a the provision of a monopole measuring 8m higher than the existing monopole that is to be retained. The proposal would add a further 9 cabinets to the street scene in addition to the existing cabinets that are to be retained. The cabinets would measure between 1.2 metres and 2.2 metres in height and would be clustered hard up against the footway and would result in the loss of soft landscaping within the streetscene. Thus the number, siting and size of the cabinets and the height and of the proposed monopole are considered to be visually obtrusive.

The proposed monopole, by virtue of its size and siting, and the proposed cabinets, by virtue of their siting and number, would create an obtrusive form of development which would add visual clutter to the street scene. As such, the proposal would not harmonise with the character of the area and would be detrimental to local visual amenities, contrary to Policies DMHB 11, DMHB 12 and DMHB 21 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

7.3 Traffic Impact / Pedestrian Safety

Policy DMT 2 and DMT 5 of the Hillingdon Local Plan: Part Two - Development Management policies seek to ensure that development is not prejudicial to pedestrian and highway safety. The Council's Highways Officer was consulted and has advised that application is not detrimental to the safety and convenience of the highway network.

7.4 Carparking & Layout

See above.

7.5 Urban Design, Access and Security Considerations

The issues are addressed in the sections above.

7.6 Other Issues

Principle of development

Policy DMHB 21 of the Hillingdon Local Plan: Part Two (2020) states that telecommunications developments will only be permitted where the apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas and it has been demonstrated that there is no possibility for use of alternative sites, mast sharing and the use of existing buildings. The policy states that there must be no adverse impact on areas of ecological interest, landscape features or buildings of architectural or historic interest.

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

Government guidance supports the avoidance of proliferation of sites and the sharing of masts between operators. It is clear from this NPPF guidance that existing buildings and structures should always be considered first. In this case, the proposal is to replace and upgrade the existing telecommunication installation for two carriers, H3G (UK) Ltd and EE (UK) Limited. Given the existence of the existing telecommunications equipment close to this location, there is no objection, in principle, to the use of this site for telecommunications equipment.

Landscaping

Policy DMHB 14: Trees and Landscaping requires:

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.

D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees.

Where the tree survey

identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to

offsite provision.

The previous application was refused on the grounds that 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 the site and further fails to demonstrate protection for and long-term retention of the trees.

This application is supported by an arboricultural statement. This site is occupied by highway verge to the west of Long Lane, Hillingdon. The wide verge to the west of the footpath contains many fine trees including two prominent oaks, one of which is an 'A'grade tree. - Both trees are worthy of TPO's however, council-owned / managed trees are not normally protected by TPO because the Council, as responsible landowners, do not place their tree assets at risk. The Council's Landscape Officer has confirmed that this application has been discussed with the Council's tree officer, John Bartlett. The existing and proposed masts and cabinets are closer to the trees than would be wished. However, the application is supported by a tree report with protection measures specified and a working method statement intended to safeguard the trees. The specification includes hand digging the foundations, protective fencing and ground protection measures. Provided that the method statement is strictly adhered to, the application is acceptable. In the event of an approval, conditions could be imposed accordingly.

8. 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)

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