



**TOWN AND COUNTRY PLANNING(GENERAL DEVELOPMENT PROCEDURE) (AMENDMENT)
ORDER 2016
Schedule 2 Part 24**

Mr George Oliver
Beacon Comms Group
131 Trinity Street
Huddersfield
HD1 4DZ

Application Ref: 60086/APP/2020/374

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and Orders made thereunder, hereby give notice that:-

Prior approval is required for the siting and design of the development referred to hereunder and details of the siting and design of the development referred to hereunder are REFUSED:-

Description of development:

Installation of a 20m monopole, 12 antenna apertures, 8 equipment cabinets, relocation of 300mm dish and the removal of the existing 11.7m monopole, 3 antennas, redundant equipment cabinets and development ancillary thereto

Location of development: Telecommunications Streetworks Mast, Lombardy Retail Park, Uxbridge Road

Date of application: 04 February 2020

Drawing/plan Numbers: See attached schedule for details

Signed:

Head of Planning, Transportation and Regeneration

Date: 7 August 2020

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SCHEDULE OF REASONS

- 1 · The proposed development, by reason of the siting, size, scale, height and design of the proposed monopole and the quantity, size, scale and siting of the equipment cabinets, would create an obtrusive form of development which would be detrimental to the character, appearance and visual amenities of the street scene and the wider area. 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 adopted Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

- 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 · The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.
- 3 · On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
- 4 · 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 'Saved' UDP 2007, Local Plan Part 1, 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.
- 5 · The applicant should note that the Local Planning Authority consider that the siting of the proposed streetworks on or adjacent to the site of the current mast and cabinets would be more acceptable.

END OF SCHEDULE

SCHEDULE OF REASONS

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
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SCHEDULE OF PLANS

002 Site Location Plan Issue A - received 04 Feb 2020
100 Existing Site Plan Issue A - received 04 Feb 2020
150 Existing Elevation A Issue A - received 04 Feb 2020
266 Max Configuration Elevation Issue A - received 04 Feb 2020
216 Max Configuration Site Plan Issue A - received 04 Feb 2020
265 Max Configuration Elevation Issue A - received 04 Feb 2020
215 Max Configuration Site Plan Issue A - received 04 Feb 2020
Declaration of Conformity with ICNIRP Public Exposure Guidelines - received 04 Feb 2020
Councils and Connectivity - received 04 Feb 2020
5G and Future Technology - received 04 Feb 2020
Supplementary information - received 04 Feb 2020
Collaborating for Digital Connectivity - received 04 Feb 2020