



HILLINGDON
LONDON

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

Mr Ryan Marshall
Troy Mills, Helena House
Troy Road
Horsforth
Leeds
LS18 5GN

Application Ref: 75730/APP/2020/2219

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:

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 (as amended) for determination as to whether prior approval is required for siting and appearance)

Location of development: Land At, Pump Lane
Hayes,

Date of application: 16 July 2020

Drawing/plan Numbers: See attached schedule for details

Signed: 

Head of Planning, Transportation and Regeneration

Date: 4 September 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).
- 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/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 . The proposed development, by reason of the siting of the equipment cabinets would result in the reduction in width of the pedestrian footway, leaving insufficient space for all pedestrians, not least wheelchair and mobility scooter users, blind and visually impaired persons. The proposal would therefore be detrimental to pedestrian safety and contrary to DMHB 12, DMHB 21 and DMT 5 of the adopted Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy 7.2 of the London Plan (2016).

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 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.
- 3 . 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

SCHEDULE OF REASONS

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.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

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SCHEDULE OF PLANS

Covering letter - received 21 Jul 2020

Site Specific Supplementary Information Received 28-07-2020 - received 05 Aug 2020

Aerodrome consultation and response - consulted on 28.7.20 - received 05 Aug 2020

CG0486 - received 19 Aug 2020

Declaration of Conformity with ICNIRP Public Exposure Guidelines - received 21 Jul 2020

Letter to Site Provider - received 21 Jul 2020

Developers Notice - received 21 Jul 2020

002 - Site Location Plan Issue A - received 21 Jul 2020

100 - Existing Site Plan Issue A - received 21 Jul 2020

150 - Existing Elevation A Issue A - received 21 Jul 2020

210 - Proposed H3G Site Plan Issue A - received 21 Jul 2020

260 - Proposed H3G Elevation Issue A - received 21 Jul 2020

303 - Proposed H3G Antenna Schedule & Line Configuration Issue A - received 21 Jul 2020

305 - Equipment Schedule & Support Structure Details Issue A - received 21 Jul 2020