



DEVELOPMENT CONTROL COMMITTEE

TUESDAY 11 APRIL 2006

SUPPLEMENTAL COMMITTEE AGENDA

AGENDA - PART I

- Enc. 11. **Planning Applications Received:** (Pages 1 - 16)
Report of the Group Manager (Planning and Development).
- Item Nos: 3/05, 3/06 and 5/05.
18. **Structure of the Development Control Committee:**
This item has been added to the agenda at the request of the Nominated Member for the Conservative Group:
- "The Portfolio Holder for Planning, Development and Housing has proposed a motion to the full meeting of Council taking place on 27 April 2006 regarding the structure of the Development Control Committee. The nature of the proposal is unknown. The Nominated Member proposes that the Development Control Committee should be fully conversant with the proposals, and able to make a recommendation to Council in relation to the proposals, before the motion is decided by Council".
19. **Statutory Notifications:**
This item has been added to the agenda at the request of the Nominated Member for the Conservative Group:
- "In view of the recent Appeal Decision in relation to Maurville House, the Nominated Member proposes that residents of care homes be notified if a planning application is submitted relating to the care home premises".

AGENDA - PART II (PRESS AND PUBLIC EXCLUDED)

- Enc. 17. **East End Farm Barns:** (Pages 17 - 50)
Report of the Group Manager (Planning and Development).

Note: In accordance with the Local Government (Access to Information) Act 1985, the following agenda items have been admitted late to the agenda by virtue of the special circumstances and urgency detailed below:-

<u>Agenda item</u>	<u>Special Circumstances/Grounds for Urgency</u>
11. Planning Applications Received – Item Nos. 3/05, 3/06 and 5/05.	These reports were not available at the time the main agenda was printed and circulated. They are included on the agenda in view of the significant public concern over the development, as the next meeting of the Committee is not until 7 June 2006.
17. East End Farm Barns – Part II appendix to the Part II report	The information required to compile the appendix was not available at the time the main agenda was printed and circulated. The appendix contains information to support the report circulated with the main agenda.
18. Structure of the Development Control Committee	A motion has been proposed for consideration by Council at its meeting on 27 April 2006. The next meeting of the Development Control Committee is not until 7 June 2006.
19. Statutory Notifications	The proposed change in statutory notification, if agreed, should be implemented as soon as possible. Due to the Borough Elections, the next meeting of the Development Control Committee is not until 7 June 2006.

LAND ADJ TO 36 PANGBOURNE DRIVE, STANMORE

3/05

P/458/06/CFU/RP1

Ward: CANONS

INSTALLATION OF 8 METRE HIGH SLIM LINE POLE WITH ONE ANTENNA AND EQUIPMENT CABINET

PHA COMMUNICATIONS LTD for ORANGE PCS LTD

RECOMMENDATION

Plan Nos:

REFUSE approval of details of siting/appearance for the following

- 1 The proposal by reason of its height, prominent siting and unsatisfactory appearance would be visually obtrusive and unduly prominent to the detriment of the appearance and character of this part of the Canons Park Estate Conservation Area, the amenity of local residents and the appearance of the adjoining open space.

INFORMATIVES

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plan are relevant to this decision:
D4 Standard of Design and Layout
D24 Telecommunications Development

MAIN CONSIDERATIONS

- 1) Compliance with ICNIRP
 - 2) Need for Installation
 - 3) Character of Area and Visual / Residential Amenity (S1, D24)
 - 4) Consultation Responses
-

INFORMATION

This report is included on the agenda in view of the significant public concern over the development.

a) Summary

Conservation Area: Canons Park Estate
Council Interest: Highway Land

b) Site Description

- Triangular shaped grassed area at the junction of Dalkeith Grove and Pangbourne Drive
- Grassed area is between the back edge of the footway and the railings bounding the open space.

c) Proposal Details

- Install a 8m high imitation telegraph pole with 1.7m antennae within the shroud on the top section of the pole, directly opposite Nos. 34 and 36 Pangbourne Drive, sited just within the boundary of the Canons Park Estate Conservation Area
- A 1.25m high equipment cabinet is to be installed near to the base of the mast

d) Relevant History

- None.

e) Applicant's Statement

- There are tall trees behind the site which will provide a suitable backcloth
- This location was chosen being centrally located within the area of coverage deficiency
- A large number of replies were received by the applicant in response to its consultation. These concerned: Health and Safety, Siting and Appearance, Site Sharing, and Schools /Colleges
- There are no existing operator installations or available buildings within the search area
- Proposal complies with ICNIRP public exposure guidelines
- The proposed replica telegraph pole will assist in blending in to the locality
- Full regard has been had to HUDP Policy D24 regarding telecoms equipment

f) Consultations

Notifications	Sent	Replies	Expiry
	11	3	04-APR-06

Summary of Responses: Contrary to HUDP Policy 24, adverse impact on conservation area, detrimental to residential visual amenities, noise, interference with other telecomm equipment, better sites and one existing antenna within 100m.

APPRAISAL

1) Compliance with ICNIRP

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines.

2) Need for Installation

The applicant submits that the mast is required to improve the service and that no alternate site is available. It does not comply with all parts of HUDP policy D24 in particular the effect on the conservation area and impact on visual amenity.

3) Character of Area and Visual / Residential Amenity

The site is just within the conservation area which covers much of the former Chandos estate southwards to Canons Park Station and Whitchurch Lane. The proposal represents an alien feature when viewed against the sylvian background bordering this part of the conservation area. Many homes in this location face onto the open area and those occupiers together with passers by will also have this visual experience.

In addition, the proposed replica telegraph pole would be seen without any of the cables normally associated with such structures and would therefore look out of place and inappropriate in this location, to the detriment of the character and appearance of this part of the conservation area.

4) Consultation Responses

Apart from the points raised in the above sections of the report, other issues raised are:

- Concerns about risk to health: ODPM guidance in PPG8 - Telecommunications Development is quite clear. Health concerns are accepted as a material planning consideration, but Local Planning Authorities are advised that if the development complies with the ICNIRP exposure guidelines then they should not give further consideration to health effects.
- Interference with radio equipment: this is not normally a planning matter.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above this application is recommended for refusal.



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London Borough of Harrow 100019206 Date: 04/04/2006 Scale: 1:1250

INSTALLATION OF 15 METRE HIGH SLIM LINE POLE WITH THREE ANTENNAE, ONE DISH AND FOUR EQUIPMENT CABINETS

PHA COMMUNICATIONS LTD

RECOMMENDATION

Plan Nos: GA/101/A, 102/A, 103/A, 104/A

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

- 1 The proposal by reason of its height, size and unsatisfactory siting adjacent to the boundary of the Harrow on the Hill Conservation Area and Area of Special Character would be visually obtrusive, unduly prominent and result in a proliferation of street furniture, to the detriment of the character and appearance of the conservation area and the locality in general.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision:

- D4 Standard of Design and Layout
- D24 Telecommunications Development

MAIN CONSIDERATIONS

- 5) Compliance with ICNIRP
 - 6) Need for Installation
 - 7) Character of Area and Visual / Residential Amenity (S1, D4, D26)
 - 8) Consultation Responses
-

INFORMATION

This report is included on the agenda in view of the significant public concern over the development.

a) Summary

Area of Special Character	Harrow on the Hill
Conservation Area:	Harrow on the Hill
Council Interest:	None

b) Site Description

- Site near to the T junction of West Street, Bessborough Road and Lower Road.
- Currently forms part of the footway running alongside school playing fields on the opposite side of the road to West Street.

c) Proposal Details

- Install a 15m high mast with three antennas and one dish.
- Also a bank of four equipment cabinets and electrical pillar.

d) Relevant History

- None

e) Applicant's Statement

- Site is best available for the local level of infill coverage required.
- Council will not share lamppost therefore have to seek an alternative highway solution.
- 6 options looked at including the edge of the cricket ground and West Street.

f) Consultations

Notifications

Sent

Replies

Expiry

4

AWAITED

04-APR-06

CAAC: Objection. Intrusion on the surrounding open space; highly visible in the winter months. Clutter. Fails to preserve or enhance the conservation area.

APPRAISAL

1) Compliance with ICNIRP

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines.

2) Need for Installation

The applicant contends there is a need to fill a gap in the Orange network in this locality.

3) Character of Area and Visual / Residential Amenity

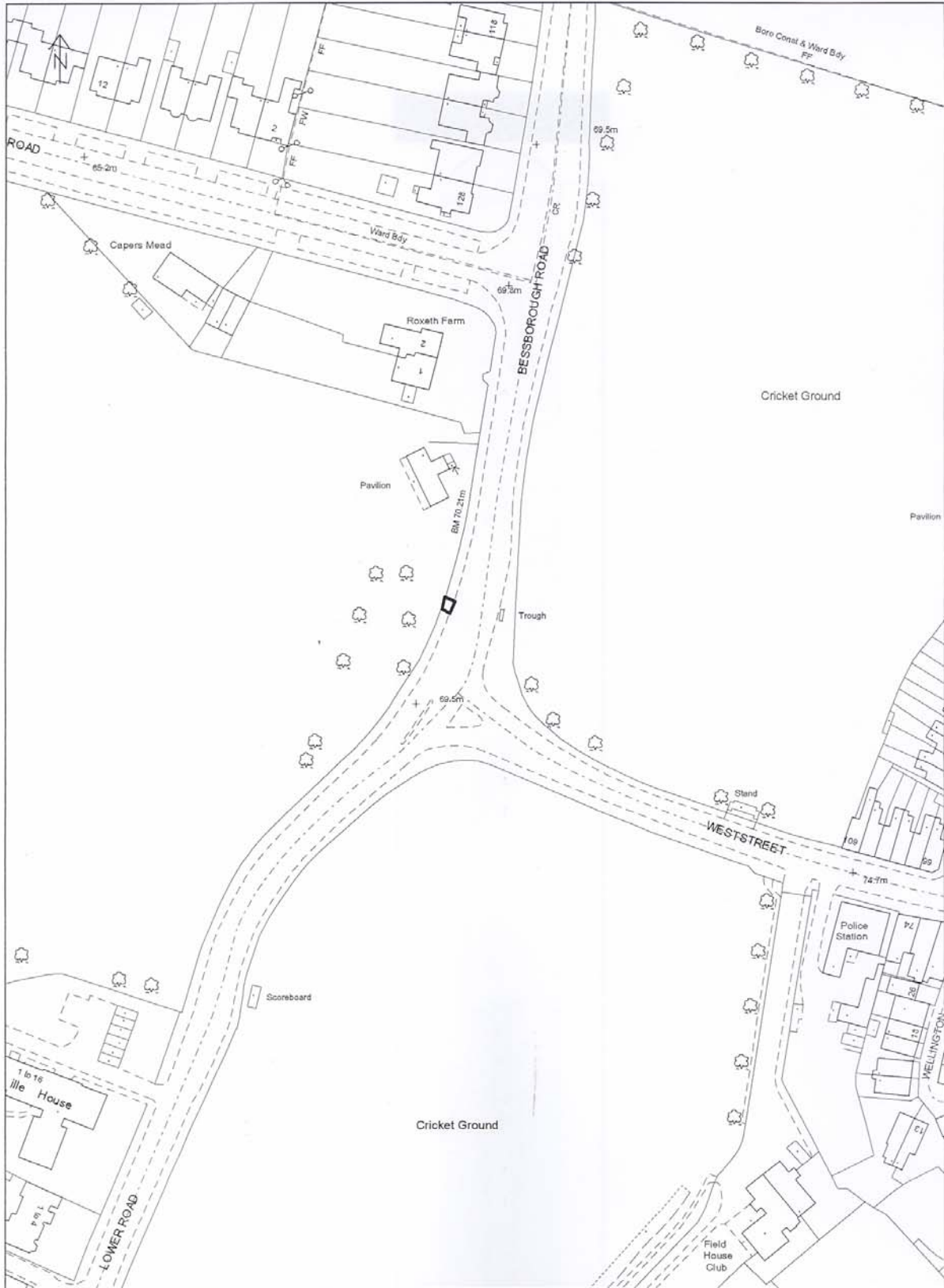
The impact of the development has been highlighted by the CAAC in its comments. In addition there is an adverse impact on the Area of Special Character. Due to the absence of nearby homes the impact on residential amenity is minimal.

4) Consultation Responses

- None to date.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above this application is recommended for refusal.



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**GRASS VERGE FRONTING 98 ALBURY DRIVE, AT P/826/06/CDT/OH
JUNCTION WITH EVELYN DRIVE, PINNER**

Ward: PINNER

PRIOR APPROVAL DETERMINATION: 8 METRE HIGH TELECOMMUNICATIONS MAST
(TELEGRAPH POLE DESIGN) WITH 1 ANTENNA AND EQUIPMENT CABINET

PHA COMMUNICATIONS LTD for ORANGE PERSONAL COMMUNICATIONS

RECOMMENDATION 1:

PRIOR APPROVAL of details of siting and appearance IS required

RECOMMENDATION 2:

Plan Nos: GLN7946/C/01/B, GLN7946/C/02/B and site plan

REFUSE approval of details of siting/appearance for the following
reason(s):

- 1 The proposal by reason of its height, prominent siting and unsatisfactory appearance would be unduly obtrusive in the streetscene to the detriment of the visual amenity of neighbouring occupiers and the character of the locality.

INFORMATIVES

MAIN CONSIDERATIONS

- 1) Compliance with ICNIRP
 - 2) Need for Installation
 - 3) Character of Area and Visual / Residential Amenity (S1, D4, D26)
 - 4) Consultation Responses
-

INFORMATION

This report is included on the agenda in view of the significant public concern over the development.

a) Summary

Green Belt	No
Conservation Area:	No
Council Interest:	None

b) Site Description

- Land at junction of Evelyn Drive and Albury Drive
- Site currently used as a maintained highways verge, it contains an area of lawn, there are no trees on this verge

- Site is directly adjacent to the front boundary of a residential property (98 Albury Drive)
- Surrounding area is completely residential – semi detached block towards the rear of site and detached houses facing directly opposite

c) Proposal Details

- Installation of new 8m replica telegraph pole which will hold one antenna and associated cabinet at ground level
- Cabinet would be sited 0.8m north of the pole and would measure 1.45m x 0.65m x 1.25m
- Telegraph pole would be finished in wood effect and cabinet would be painted midnight green

d) Relevant History

- None

e) Applicant's Statement

- There is an operational need for the development
- Alternative sites have been looked at but the applicant site represents the most suitable option
- The proposal complies with ICNIRP guidelines

f) Consultations

Notifications	Sent	Replies	Expiry
	23	Awaited	24-APR-06
	2	0	

APPRAISAL

1) Compliance with ICNIRP

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines

2) Need for Installation

The applicant provides technical information with regards to the current capacity and coverage. They state that the existing network in this area is unable to cope effectively and as a consequence there is an inadequate provision of service in this area. As such, the applicant shows both technical justification and an operational need for the works proposed.

3) Character of Area and Visual / Residential Amenity

The scale and location of the proposal is such that the works would have a negative visual impact on both the character of the area and the amenity of nearby residents. While the land surrounding the site does contain some street trees along the verges and pavements, there are no trees within the verge site itself. It is considered that the close proximity of residential dwellings surrounding the site, particularly No.98 Albury Drive means that any installation of telecommunications equipment would impact negatively on the visual amenity levels of these residencies. It is considered that this impact is exacerbated further by the openness and prominence of this site on a corner junction.

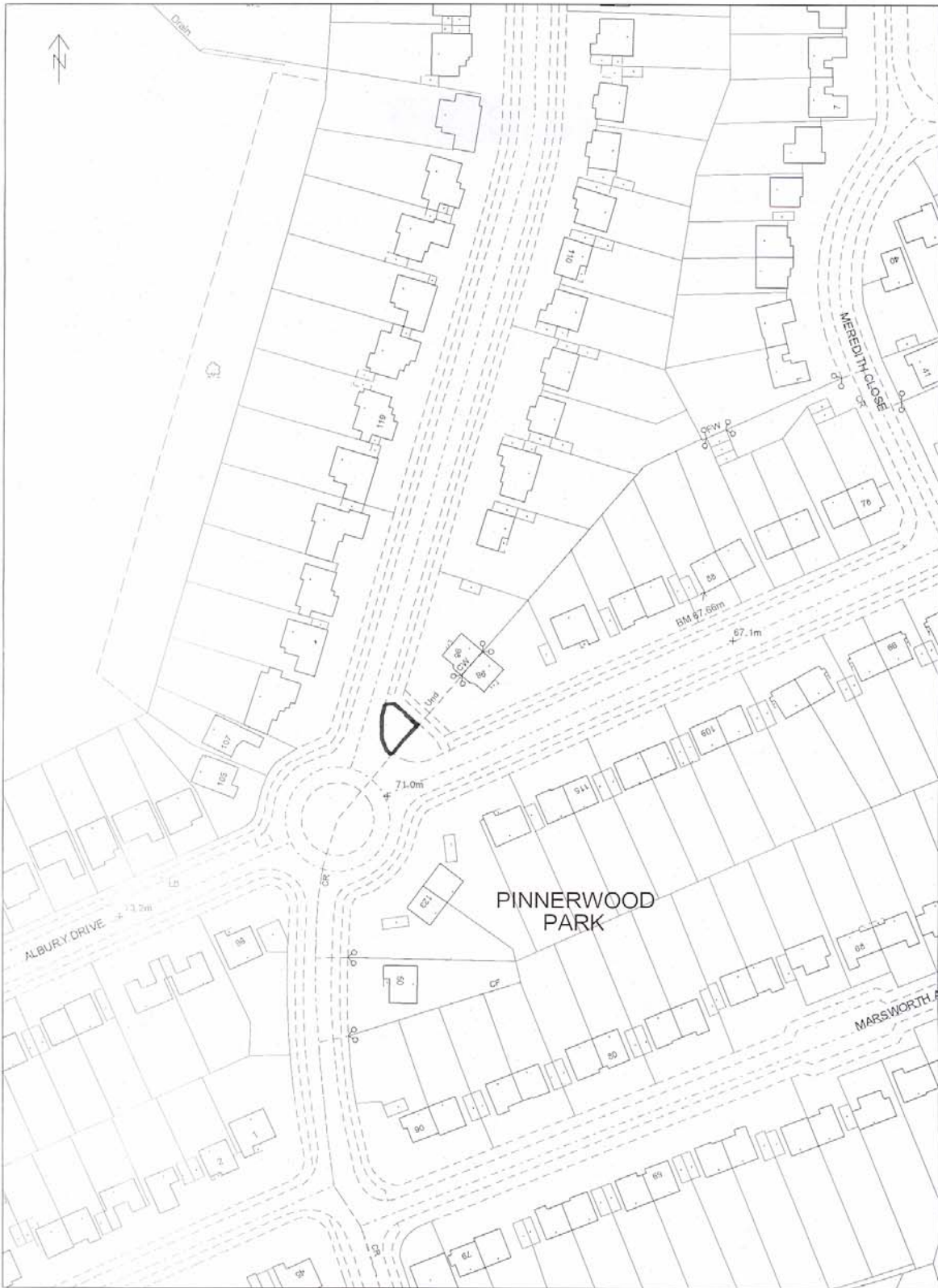
The prominence of this site means that the pole could be seen from a number of vantage points approaching the site from any of the four routes to the roundabout junction. Such a prominent location, so close to residential properties would invariably reduce residential amenity and therefore contravene Council Policy. Accordingly, the application is recommended for refusal

4) Consultation Responses

Awaited

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, prior approval of details of siting and appearance is required and this application is recommended for refusal.



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