



**DEVELOPMENT CONTROL
COMMITTEE**

WEDNESDAY 28 JUNE 2006

ADDENDUM

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LONDON BOROUGH OF HARROW

ADDENDUM

DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 28TH JUNE 2006

Section 1

1/01 Please amend the following:

f) Consultations:

The Pinner Association: Proposal does not respect surrounding townscape nor has it any regard to scale and character of surrounding environment, would be at variance with predominant characteristics of the area; view of Wakehams Hill would be blighted, would be an overpowering mass of continuous building which would hand to intensification of use at odds with general character of area, siting of building and parking spaces leaves insufficient amenity space and constitutes over-development of the site, access drive inadequate, exacerbate traffic and parking problems.

The Hatch End Association: Proposed development by reason of its height and scale of building sited on the hill top on edge of Green Belt boundary would result in an unacceptable visual impact to the detriment of the character and openness of the Green Belt, especially from views within Pinner Park Farm below.

Notifications:

Amend Replies to **35**

1/03 The description of development should read.....'USE OF EDUCATIONAL PREMISES (CLASS D1 USE) FOR OFFICES (CLASS B1) AND / OR MEDICAL (CLASS D1) PURPOSES

A plan (Ref No: CNWL/OXRD/GND/REVA) was received on 19/06/06 showing the building with a ramped entrance and a car parking area that would be accessible to a wheelchair user.

Section 2

2/01 Highways Engineer: No objections on highway or traffic grounds.

2/06 e) Applicant Statement

Phase 1 – Current Application (pale blue on plan)

- As part of the Council's Post-16 Agenda, decanted accommodation is being provided ready for use by September 2006.
- A temporary single storey triple teaching unit is proposed at the north end of the existing east side hard games area.
- A single storey double unit to the north triple unit, to replace an existing single storey double unit that needs relocating to make way for a permanent main school building extension yet to be the subject of planning application (Phase 2).
- Double unit is requested to be permanent.

Phase 2 (green on plan)

- Two storey extension for Post-16 Centre (permanent).

Phase 3 (dark blue on plan)

- Change of age transfer accommodation (permanent).
- Replacement dining room.

2/07 Delete Condition 1 and substitute Condition:

The use hereby permitted shall not be open to customers outside the following times:

12.00 noon to 01.30 am on the following day Friday to Sunday

REASON: To safeguard the amenity if neighbouring residents.

2/09 Existing site plan attached (scale 1:500) illustrating the footprints of flats at 'Cherrystone', 'Appletree' and 'Breaburn'.

2/17 APPRAISAL

Amend Section 4: one parking space proposed on frontage with landscaping.

**2/19 /
2/20** **Notifications:**
Harrow Hill Trust: no response.

2/27 1 objection received:
difficult to understand drawings; will brickwork match?; how will garage be built on steep slope in front garden?; will front or side of garage face up the road?; will wall and hedge be retained?

Section 3

3/05 Amend DESCRIPTION:
“...OPENING FROM 10.00 HOURS TO 01.00 HOURS SUNDAY TO THURSDAY AND...”

**3/07 /
3/08** **WITHDRAWN** by Applicant

Section 5

Item: 5/02

PADDOCK ADJACENT TO PINNERWOOD FARM, WOODHALL ROAD, HATCH END, PINNER

Ward PINNER

PRIOR APPROVAL DETERMINATION: 15M HIGH TELECOMMUNICATIONS MAST WITH 3 ANTENNA AND 1 DISH ANTENNA; EQUIPMENT CABINETS WITHIN ENCLOSED COMPOUND

Applicant: Orange PCS Ltd
Agent: Mason D Telecoms

RECOMMENDATION

PRIOR APPROVAL of details of siting and appearance IS required

Plan Nos: GLN7648//GA/101A, 102A, 103A, 104A, supporting statement and 3G coverage plots

Subject to consultation response, REFUSE prior approval of details of siting and appearance for the development described in the application and submitted plans for the following reason(s):

1 The proposal, by reason of its excessive height, siting and appearance, would be detrimental to the visual amenity of the Green Belt and Area of Special Character and to the character and appearance of the nearby Pinnerwood Farm Conservation Area.

2 The proposal would result in an unacceptable impact on trees of significant amenity value which, in the opinion of the local planning authority, would be detrimental to the character and appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

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

- SEP4 Biodiversity and Natural Heritage
- SEP5 Structural Features
- SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land
- EP28 Conserving and Enhancing Biodiversity

EP31	Areas of Special Character
EP32	Acceptable Land Uses
EP33	Development in the Greenbelt
EP29	Tree Masses & Spines
S1	The Form of Development and Pattern of Land Use
SD1	Quality of Design
SD2	Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
D4	Standard of Design and Layout
D10	Trees and New Development
D11	Statutorily Listed Buildings
D12	Locally Listed Buildings
D14	Conservation Areas
D24	Telecommunications Development

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP (D24)
- 2) Need for Installation (D24)
- 3) Greenbelt and Area of Special Character/ Visual Amenity (S1, SD1, SEP5, SEP6, EP31, EP32, EP33)
- 4) Character and Appearance of Conservation Area (SD2, D14)
- 5) Impact on Trees (EP29, D10)
- 6) Impact on Locally Listed and Statutorily Listed Buildings (SD2, D11, D12)
- 7) Impact on a Site of Nature Conservation Importance (SEP4, EP28)
- 8) Consultation Responses

INFORMATION

a) Summary

Green Belt:

Conservation Area:	Adjacent
Listed Building:	Pinnerwood House
Area of Special Character	Harrow Weald Ridge
Site of Nature	Yes
Conservation Importance:	
Council Interest:	None

b) Site Description

- Part of an agricultural field at Pinnerwood Farm, on gently rising ground and adjacent to the boundary with Pinner Hill Golf course, sited directly adjacent to a path designated as a public bridleway
- Significant body of trees along the adjacent golf course boundary (subject to a Tree Preservation Order) provides a backdrop to the site as viewed from the east, from the north (on the public bridleway) the site is open and readily visible
- The site and surrounding land falls within the metropolitan Green Belt, a Site of Nature Conservation Interest and the Harrow Weald Ridge Area of Special Character
- Pinnerwood Farm and its immediate surroundings, located to the east of the site, was designated as a Conservation Area in 1980 and contains a Grade II Listed Building (Pinnerwood House) and a number of locally listed buildings

c) Proposal Details

- Installation of new 15m high mast with 3 antennas and three associated cabinets at ground floor level
- Timber fenced compound surrounding the proposal measuring 7m x 7m, height of the fence is 1.2 metres high
- The mast would be painted midnight green, antennas would be standard, the associated cabinets would be painted midnight green and the fence stained dark green

d) Relevant History

WEST/70/01/DTE Determination: 15m monopole REFUSED
mast, 6 panel antennas, 2 dish 06-MAR-01
antennas, radio equipment cabin
and ancillary development

Reasons for Refusal:

The proposal, by reason of its siting and appearance, would be seriously detrimental to the amenity of the Green Belt and Area of Special Character, to the character and appearance of the nearby Pinnerwood Farm Conservation Area, the wider setting of Pinnerwood House (a listed building) and the amenities of surrounding residential occupiers.

Dismissed on Appeal.

e) Applicant Statement

- There is an operational need for the development
- One alternative site has been looked at but the applicant site represents the most suitable option
- Believe proposal will have minimal impact on area, the mature trees and hedgerow will help shield the installation
- Believe it will not substantially alter the visual amenity or cause undue visual intrusion
- The proposal complies with ICNIRP guidelines

f) Consultations:

CAAC: Objection : the proposal would like adjacent to the public footpath going to Pinner Hill. It is considered to be overly cluttering and obtrusive in this location. A telecommunications proposal has already been turned down at appeal in a nearby location.

English Nature: awaited.

Advertisement:	Character of Conservation Area Setting of a Listed Building	Expiry: 13-JULY-06
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Notifications:

Sent:	Replies:	Expiry:
22	4	04-JUL-06

Summary of Responses:

Green Belt and conservation area impact; character impact; detrimental to enjoyment of scenery, visual impact; there is already great reception here; cannot other masts be used?; health implications due to radiation emissions

APPRAISAL

1) Compliance with ICNIRP

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines. In accordance with central government advice it is not necessary to consider actual or perceived health effects further in these circumstances.

2) Need for Installation

The applicant provides technical information with regards to the current capacity, coverage and the contribution that the proposal site would make. From the applicant's explanation it is apparent that the proposal site would largely improve the quality of coverage of an area already served by existing, other sites, and that the extension of best quality coverage would substantially cover open, Green Belt land.

3) Green Belt and Area of Special Character / Visual Amenity

PPG 8 (2001) clarifies that telecommunications development is inappropriate to the Green Belt, unless it maintains openness. It is considered that the proposed installation by reason of mast height, the bulk of the equipment cabin, the enclosure created by the associated fencing and its siting on open, rising ground in relation to lower, open land to the, south and east, does not maintain openness and is by definition harmful. Neither is it considered that there are very special circumstances pertaining to the installation that outweigh this harm.

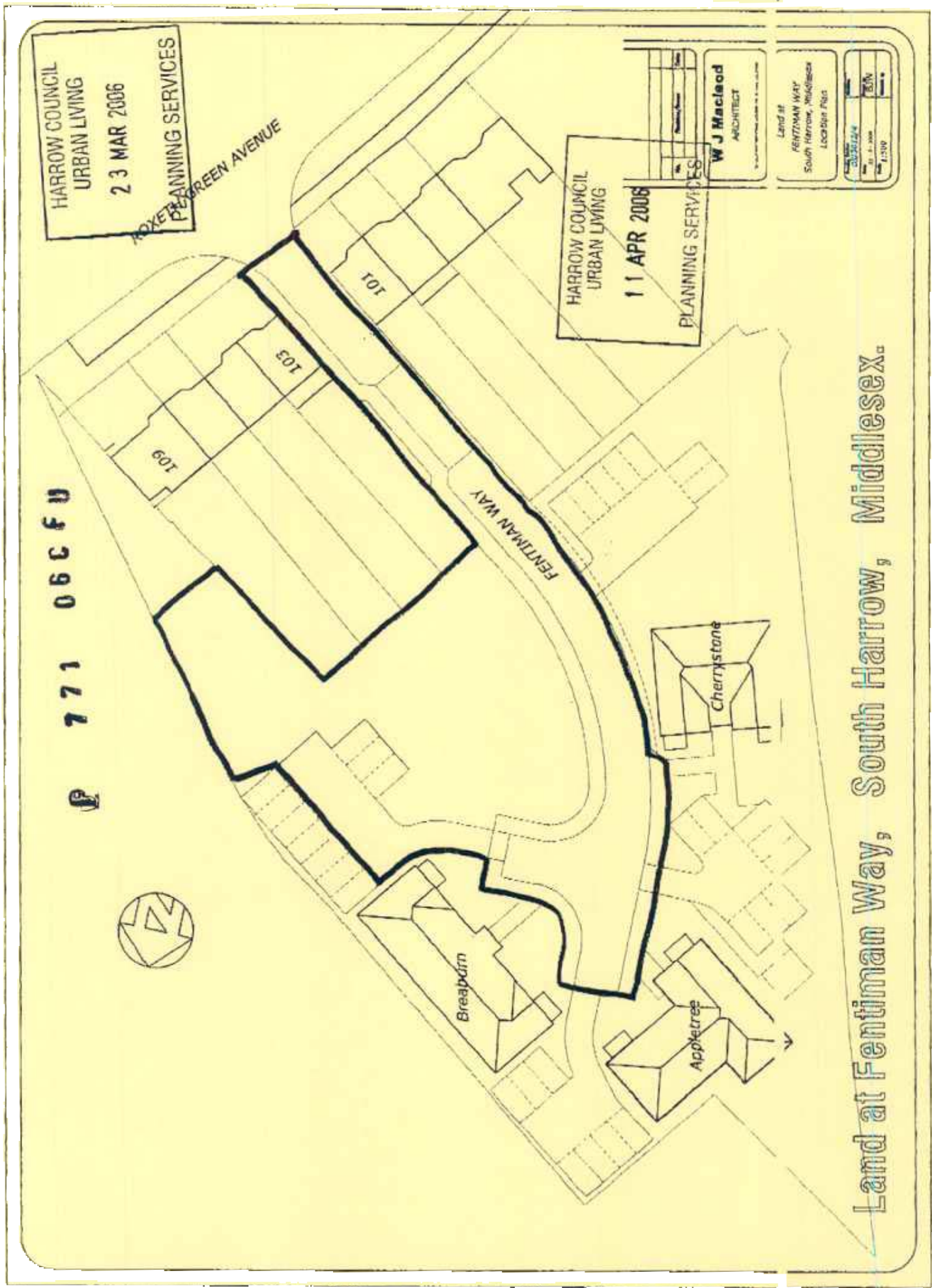
The Planning Inspector determining the appeal related to application WEST/70/01/DTE considered the amenity issues of visual impact in the Green Belt. Although the site was further north, along the same boundary, within Pinnerwood Farm, she considered that the site, within an open field would be "wholly open to view from public footpaths on the lower ground to the south and east... the installation as a whole could not fail to be seen and to attract attention from the paths and tracks below... the appeal proposal would introduce a highly intrusive group of structures onto unspoilt open land, at a point where the land represents a valuable visual resource for the general public." (Paragraphs 5 & 6). Taking these comments into account, together with the fact that this particular site is in closer proximity to the public footpaths, it is considered that the proposal would introduce a conspicuous, intrusive new feature into this part of Green Belt, directly adjacent to a public bridleway detrimental to its visual amenity and would conflict substantially with the UDP policies for the protection of the Green Belt.

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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HARROW COUNCIL
 URBAN LIVING
 23 MAR 2006

PLANNING SERVICES

HARROW COUNCIL
 URBAN LIVING
 11 APR 2006

PLANNING SERVICES

W J Macleod
 ARCHITECT

Land at
 FENTIMAN WAY
 South Harrow, Middlesex
 Location Plan

DATE	BY
11 APR 2006	WJM
1:100	

P 771 06 C F U

Land at Fentiman Way, South Harrow, Middlesex.

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DEVELOPMENT CONTROL COMMITTEE – 28 JUNE 2006

AGENDA ITEM 11

**ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON
PLANNING APPLICATIONS**

Application	Objector	Applicant/Applicant's Representative (who have advised that they would wish to reply)
Item 2/25 Ebberston, 39 South Hill Avenue, Harrow	Mrs Arla de Beer	

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