



**DEVELOPMENT CONTROL
COMMITTEE**

WEDNESDAY 8 DECEMBER 2004

ADDENDUM

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ADDENDUM

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WEDNESDAY 8TH DECEMBER 2004

Section 1

1/01 Drawing Nos. replace 04/2309/1A and 04/2309/6
with 04/2309/B and 04/2309/6A

Additional Conditions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on approved plans shall be installed in the flank walls of houses on plots 1, 8, 9 and 14 of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

The window(s) in the flank walls of houses on plots 1, 8, 9, and 14 of the approved development shall:

- a) be of purpose-made obscure glass,
- b) be permanently fixed closed below a height of 1.8 metres above finished floor level,

and shall thereafter be retained in that form.

- Petition referred to was submitted in response to developer interest in this and other sites.

Section 2

2/01 Revised drawings received 29-NOV-2004. Amend plan No. to read PMB/04/149/1B; 2D.

2/02 DEFER at Officers' request to await expiry of Notice period.

2/03 **Notifications**

Amend Summary of Response:

- delete "Support proposals"
- amend to read: "...object to a surface car park as it would not solve the severe parking shortage in Stanmore Broadway

4. Consultation Responses

Amend to read:

Objections raised are car park management issues.

2/05 **Summary of response:** Object to loss of Post Office services

2/08 **Notifications**

1 reply: government guidelines may not require parking but obvious guests will arrive by car; cars have to mount pavement outside house; safety issues raised with M.P. and highways department.

2/10 **INFORMATION**

Details of this application are report to the Committee as a petition against the proposal was received, and at the request of a Nominated Member.

2/13 The footprint, floorspace and volume calculations for the proposed conservatory are as follows:

	Original	proposed	% over original
Footprint(m2)	71.5	84.2	17.76%
Floor Area (m2)	71.5	84.2	17.76%
Volume (M3)	214.5	248.76	15.97%

2/16 & 2/17 Substitute Plans 03-0972/1/D; 2/D for plan Nos 03-0972/101, 102, 103

CAAC: No objections.

Section 3

3/02 **CAAC** (2ND consultation): Objections: Comments and opinions have not changed from previous CAAC meeting.

Section 4

Item 13 Telecommunications Development

These items are reported as a decision is required to comply with the 56 day deadline

A) P/2895/04/CDT

Eastcote Road, opposite junction of Lyncroft Avenue

RECOMMENDATION

1. Prior Approval of siting and appearance is NOT required.

Site Description

- Highway verge on the west side of Eastcote Road adjacent to an area of trees next to the River Pinn.
- Approximately 6m to the north is an existing 10m high telecommunications mast.

Proposal Details

- 12m high pole with 1.5m antenna sited at the rear edge of the footway.
- 2 ancillary cabinets

Relevant History

WEST/683/01/DTE	Determination 12.5m mast with Antennae equipment cabinet	REFUSED 04-SEP-2001 APPEAL ALLOWED
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Applicant's Statement

The applicant confirms compliance with ICNIRP standards.

APPRAISAL

- 1) **Visual amenity/character of the area**
When determining the above appeal, the appointed Inspector made the following comments.

“From properties to the west and north and from the open space next to West End Lane the copse would obscure mast views, even in winter when leaves had dropped from the mainly deciduous trees. The mast and equipment would not be lost to view at any time, but they would not, in my view, be unduly prominent. As for the views of the mast from the from the local schools of the allotment areas referred to in representations, any harm to their visual amenity would, in my view be small.

It is considered that the same considerations apply to the current proposal.

- 2) **Consultations Response**
Affect visual amenity
Affect trees
Health Hazard
Alternative location should be found

Telecommunications Development

These items are reported as a decision is required to comply with the 56 day deadline

B) P/2915/04/CDT

Land adjacent to 2 Woodhall Drive, Pinner

Provision of 10m high telecommunication pole style microcell with equipment cabinet

RECOMMENDATION

Drawing number 30/GLN7947/01 Rev A

1. Prior approval of details of siting/appearance IS required
2. REFUSE approval of details of siting/appearance for the following reason(s):
 - 1) The proposal, by reason of excessive size and unsatisfactory siting, would be visually obtrusive and unduly prominent to the detriment of the amenity of local residents and the streetscene in general.
 - 2) The proposal, by reason of excessive size and unsatisfactory siting, would reduce the footway width to an unacceptable degree which would be detrimental to pedestrian safety.

MAIN CONSIDERATIONS

- 1) **Compliance with ICNERP**
- 2) **Visual Amenity/Character of the Area**
- 3) **Highway Safety**
- 4) **Impact on trees**
- 5) **Consultation Response**

INFORMATION

Summary

Adopted 2004 Key UDP Policies: SD1, D4, D24

Site Description

- A pedestrian footpath located to the south eastern side of Uxbridge Road, opposite its intersection with Woodhall Gate
- The proposed site is located on the footpath adjacent to an open stream that runs alongside the rear boundary of 2 Woodhall Avenue
- Scattered trees/vegetation exist along the stream bed with approximate heights ranging from 7.0 – 9.0 metres
- Along this section of Uxbridge Road, the tallest structures encompass the 6.0 metre steel street poles, each set approximately 20-30 metres apart
- The nearest school is over 750m away

Proposal Details

- 10m high simulated telegraph pole, with inoyek duel polar omni antenna and equipment cabinet
- the dimensions of the equipment cabinet would be 1.45m x 0.65m x 1.25m high
- The facilities would be sited on the 2.2 – 2.5m wide pedestrian pavement to the south east side of Uxbridge Road.

Relevant Details

None

Applicant's Statement

A mobile phone transmitter is designed to cover a specific area and will link its coverage to the next site in the network, creating a patchwork of overlapping coverage 'cells' across the county. So if a person is on the move, the network will transfer their calls from one site to the next. There is currently a deficiency in the network in the residential surrounding the proposed location. The proposed development will increase capacity and improve the coverage in the target cell centre. The proposed development is not within a conservation area and would not have a detrimental impact on it or indeed any listed building or landmark. The telecommunications equipment does not constitute a "serious risk to amenity in residential area".

The proposed structure has been sited and selected so as to minimise visual impact upon the local environment consequently the structure is not suitable for sharing. The proposed base station will comply with ICNIRP guidelines and therefore the "emissions associated with it do not present any hazards".

The Government guidelines state that provided a proposed base station meets the ICNIRP guidelines for public exposure then it should not be necessary for the local planning authority to consider the health effects and concerns about them. The proposed base station will comply with ICNIRP guidelines.

The telecommunications installation proposed as set out in the application has been designed and sited, having regard to technical, engineering and land use planning considerations, in order to minimise its impact on the local environment. Accordingly, the proposed development is considered to conform with the London Borough of Harrow Unitary Development Plan and the relevant national planning policies (PPG8).

CONSULTATION

Notification	Sent	Replies	Expiry
	95	10	03-DEC-04

Response: object most strongly on grounds that there is ongoing and unresolved debate taking place relating to possible long term radiation hazards of

microwaves, emanating from the antennae; in view of suspected dangers from radiation hazards the value of properties in the immediate vicinity would be dramatically reduced; the erection of such equipment is totally inappropriate for this area; a conservation area is adjacent with strict rules on what can and cannot be done to/ around properties thus the facility would be totally out of character for the area; facility would be unsightly and bring down the price of property near it; would endanger the health of young children; hope that another alternative place away from the residential area can be found; it will be a health hazard and radiation emitted will cause an environmental issue; the mast would protrude 4-5 metres above the skyline - including a possible large "cage" on the top; the mast should be sited up on Pinner Hill amongst the trees where because of the altitude would not be as high and would therefore be camouflaged by the trees; the mast is excessively high and obtrusive, however a potentially more acceptable site exists; the pole and cabinet may be subject to vandalism and become a public hazard; adverse impacts to the quality of reception to radio and television; adverse impact of the reception of telephones both landlines and mobiles; the Stewart report on mobile masts is inconclusive and it strongly suggests there might be biological effects and as a result human health will be affected; TV report of 25th November indicates further research will take place so Council should wait until research results are published; mast is close to rear garden resulting in inability to spend time in the garden due to absorption of electromagnetic waves emitted by the mast; even if potential health risk can be disproved, the perception alone will be sufficient to devalue those properties which are immediately adjacent; no obvious benefit to the local community as difficulties are not experienced by anyone in obtaining adequate mobile phone reception in the area.

APPRAISAL

1) ICNIRP Compliance

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

2) Visual Amenity/Character of the Area

The proposed mast and cabinets would be located on the pavement of Uxbridge Road, opposite the T intersection of Woodhall Gate and adjacent to a stream that runs along the rear boundary of 2 Woodhall Avenue.

The position of the mast would also be sited adjacent to a small stream and the principal rear garden of the nearest residential property, No.2 Woodhall Avenue. The dwelling at No 2 Woodhall Avenue would be situated approximately 15m from the proposed mast. The siting of the mast would be set against a backdrop of mature (deciduous) trees of an approximate height of 7.0 –9.0 metres. Along this section of Uxbridge Road, the tallest structures encompass the 6.0 metre steel street poles, each set approximately 20 – 30 metres apart. As the proposed mast would be taller than both the adjacent trees and nearby lighting poles, it is considered that the mast would be generally obtrusive and prominent to the detriment of the amenity of neighbouring residents and the character of the locality.

2) Highway Safety

The plans show that adjacent to the proposed equipment cabinet the remaining width of the footway would be 1.4 metres (for a length of 1.45m).

It is considered that this provides insufficient width causing pedestrian safety and disabled access to be compromised. In the context of the current application it is considered that sufficient space exists for pedestrian safety and a reason for refusal on this basis would be difficult to justify.

3) Impact on Trees

It is not envisaged there would be any impact to the existing trees located adjacent to the proposed siting of the telecommunications facility.

4) Consultation Responses

There are largely dealt with by the report above. With regard to health concerns the proposal is compliant with ICNIRP requirements. Furthermore property values are not a matter that is a relevant planning consideration.

CONCLUSION

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

Telecommunications Development:

These items are reported as a decision is required to comply with the 56 day deadline

C) P/2861/04/CDT

Junction of Elms Road and Uxbridge Road

Determination: Provision of 10.3M high 'lamppost' style telecommunications column with equipment cabinet

RECOMMENDATION

Plan Nos: 30/GLN7809/01/A

1. Prior approval of siting and appearance IS required.
2. REFUSE approval of details of siting and appearance for the following reason(s):

The proposed development, by reason of its size, appearance and proximity to existing street furniture, would give rise to a proliferation of such apparatus to the detriment of the visual amenity and appearance of the streetscene and the area in general.

INFORM41_M (SD1, D4, D24)

Site Description

- Footpath adjacent to graveyard at the junction of Elms Road (B459) and Uxbridge Road (A410)

- Prominent location situated on a bend in the busy Uxbridge Road
- A number of signs, streetlights, and markers present in the vicinity of the site
- Nearest residential dwelling located approximately 53m away on Elms Road
- Mature trees and hedges located on the boundaries of the graveyard
- Similar telecoms masts located approximately 110m northeast outside the Texaco petrol station.

Proposal details

- Provision of 10.3m lamppost style Microcell telecommunications column sited towards the rear of the footway
- Ancillary cabinet located 4.4m south of the column to the rear of the footpath. Cabinet dimensions to include 1.45m (L), 0.65m (w) and 1.25m (h).
- Column colour to be galvanised steel/ grey and cabinet to be Midnight green.

Relevant History

- Whilst not specifically relating to the same site, 2 similar applications were refused previously by the Council at the nearby petrol station. These were subsequently allowed by appeal and have since been erected.
- Another application was recently refused outside the nearby Leefe Robinson Public House for the following reason:

“The proposed development, by reason of its proximity to existing similar telecommunications equipment and street furniture, would give rise to a proliferation of such apparatus to the detriment of the visual amenity and appearance of the street scene and the area in general.”

Applicants Statement

- Application site is not within a Conservation Area or other specially designated planning or land use area.
- Consideration has had regard to technical, engineering, environmental and land use planning considerations within the design
- Currently a lack of coverage within the area. Proposal will increase capacity and improve coverage in target cell centre, therefore proposed site is required to be fully operational in order to provide the necessary service
- Due to lack of response to pre-application consultation it is deemed that the proposed location is the most suitable available.
- The proposal is in accordance with national and local planning policy considerations.
- Alternative sites considered and not chosen – sites either unsuitable or owners unwilling to allow telecommunications equipment to be installed.
- ICNIRP guidelines would be complied with.

NOTIFICATIONS

Sent
82

Replies
8 + petition
of 35 signatures

Expiry
22-NOV-2004

Response: Unsuitable location in highly populated area; risk to health; other potential sites have not been properly investigated; not in keeping with the general appearance of the surrounding area; already have 2 of these columns in the area and a 3rd was recently tuned down; equipment cabinets attract graffiti and bill sticking; Let telecoms company's find better technology; will add to existing clutter of street furniture; detrimental to visual amenities; equipment box would obstruct footpath and cause a nuisance and hazard to children, the elderly and disabled; reduces property value.

APPRAISAL

1) ICNIRP Compliance

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

2) Visual & Residential Amenity

Notwithstanding the position of 2 similar monopole masts and cabinets which were allowed by appeal and located approximately 110-115m away outside the Texaco petrol station on Uxbridge Road, it is not considered that the subject site is suitable due to its prominent location at the junction of Elms Road and Uxbridge Road. The site is located in a dip in the road and is highly visible in views down Uxbridge Road.

When viewed in conjunction with other street furniture including signs, streetlights and various markers, the addition of a 10.3m telecoms column and equipment cabinet would lead to a further proliferation of street furniture which would be detrimental to the visual amenities of the area.

The height of the column would be significantly taller than existing streetlights and other street furniture and this would add to its visibility in the streetscene.

It is considered that sufficient space would remain within the footpath to allow the safe passage of pedestrians and disabled users.

3) Consultation Responses

The applicant has provided an ICNIRP Declaration relating to conformity with public exposure guidelines; Property value is not a material consideration; Other issues discussed in report.

CONCLUSION

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

Reason for inclusion on addendum

Application for determination expires on 29-DEC-2004 prior to next Planning Committee Meeting.

Telecommunications Development:

These items are reported as a decision is required to comply with the 56 day deadline

D) P/2888/04/CDT**Outside North Harrow Methodist Church Hall, Pinner Road**

Determination - Provision of 10M high lamppost style telecommunications column with associated equipment cabinet

RECOMMENDATION

Plan Nos: 30/GLN7952/01/A

1. Prior approval of siting and appearance IS required.
2. GRANT approval of details of siting and appearance

INFORM40_M (SD1, D4, D24)

INFORM23_M – Considerate Contractor Code of Practice

Site Description

- Western side of Pinner Road, North Harrow, on the footpath outside the North Harrow Methodist Church Hall
- Site near a busy road junction (Pinner Road/ Headstone Lane/ George V Avenue A404)
- Residential properties opposite at approximate distance of 30m
- Tall street lights set at regular intervals along the busy Pinner Road/ George V Avenue

Proposal details

- Provision of 10m lamppost style Microcell telecommunications column sited towards the front edge of the footway
- Ancillary cabinet located 8m north of the column to the rear of the grass verge. Cabinet dimensions to include 1.45m (L), 0.65m (w) and 1.25m (h).
- Column colour to be galvanised steel – Anthracite grey and cabinet to be Midnight green.

Relevant History

- None

Applicants Statement

- Application site is not within a Conservation Area or other specially designated planning or land use area.
- Consideration has had regard to technical, engineering, environmental and land use planning considerations within the design
- Currently a lack of coverage within the area. Proposal will increase capacity and improve coverage in target cell centre, therefore proposed site is required to be fully operational in order to provide the necessary service
- As a consequence of pre-application consultation it is deemed that the proposed location is the most suitable available.
- The proposal is in accordance with national and local planning policy considerations.
- Alternative sites considered and not chosen – sites either unsuitable or owners unwilling to allow telecommunications equipment to be installed.
- ICNIRP guidelines would be complied with.

NOTIFICATIONS	Sent 190	Replies 15 + petition of 130 signatures	Expiry 30-NOV-2004
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Response: Location is inconsiderate and aesthetically intrusive; Its presence will damage the quality of the neighbourhood; Its position represents a safety hazard for those accessing the church; Health risks; Long term effects unclear; There are a large number of scientific reports and studies identifying adverse health effects of non-thermal exposure to microwave and radiofrequency radiation; Should err on the side of caution; Working parts at same level height as sleeping accommodation of houses opposite; Too near to school(s); Negative impact on property value; Several masts located on nearby fire station and more on nearby Library; Church were not involved in pre-consultation; Creates visibility hazard for church users; Cabinet would prevent access for maintenance of brick wall; No notification of the application from LBH; Risk of demolition by traffic; Mast adds to street clutter and deterioration of the built environment; increase possibility of driver distraction; danger to children; Out of character.

APPRAISAL

1) ICNIRP Compliance

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

2) Visual & Residential Amenity

Given the proximity of the site to a busy distributor road, road junction and separation distances to dwellings, it is not considered that the proposed mast and cabinet would be particularly intrusive in the street scene and the visual and residential amenities of the area would be preserved.

The proposed column would be similar in height to existing streetlights, which are set at regular intervals and characterise the street furniture along this stretch of the road.

It is not considered that the proposal would impair site-lines for vehicles or impede pedestrian/disabled users of the footpath.

3) Consultation Responses

With regard to health concerns the applicant has provided an ICNIRP Declaration relating to conformity with public exposure guidelines; property value is not a material consideration; relevant neighbouring properties notified; other issues discussed in report.

CONCLUSION

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

Reason for inclusion on addendum

Application for determination expires on 23-DEC-2004 prior to next Planning Committee Meeting

Item 15 Amend Head of Law & Administration to Director of Legal Services.

Item 19 Any Other Business

354-366 Pinner Road, Harrow (P/504/04/CFU)

An appeal has been lodged against the refusal of planning application P/504/04/CFU for redevelopment to provide a 3-6 storey building containing supermarket, 119 flats and community facility, with parking and accesses.

A Nominated Member is required as the recommendation of the Chief Planning Officer was for approval of the scheme.

DEVELOPMENT CONTROL COMMITTEE – 8 DECEMBER 2004

AGENDA ITEM 9

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

Application	Objector	Applicant
Item 1/01 19 & 21 & R/O 11-29 Alexandra Avenue, South Harrow	Mr S Terry Mr Terry has requested that the Committee allow him to speak for 5 minutes as he considers this to be a major application.	Mr B MacLeod
Item 2/02 Land r/o 18-50 The Broadway, Stanmore	Ms M Collins	Mr B MacLeod
Item 2/10 37 Nelson Road, Stanmore		Mr Bhasin would like to address the meeting should an objector speak at the meeting.
Item 2/14 7 Hillview Close, Pinner		The Applicant would like to address the meeting should an objector speak at the meeting
Item on the Addendum Planning Application P/2888/04/CDT	Ms L Holt	

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