

SECTION '2' – Applications meriting special consideration

Application No : 15/00464/FULL1

Ward:
Shortlands

Address : Land Adjacent 2 Hengist Way Hayes
Lane Beckenham

OS Grid Ref: E: 538980 N: 168230

Applicant : CTIL Ms Marta Ziemska

Objections : YES

Description of Development:

Siting of radio base station comprising 25m monopole with dual stacked antennas within shroud bt 20 and 25m, 4 equipment cabinets and 1 slim line meter pillar sited on grass verge to the South of Hengist Way, Hayes Lane, Bromley

Key designations:

Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Smoke Control SCA 21
Smoke Control SCA 9

Proposal

It is proposed to erect a 25m high telecommunication column, including dual stacked shrouded antennas from 20-25m. Two 0.3m transmission dishes at 20m, 4 cabinets and a meter pillar to house the electrical and electricity meter. The mast is required to provide new 4G coverage to the area and to enable site and network sharing between O2 and Vodafone.

Location

The application is a consultation by CTIL regarding the need for the approval of siting and appearance on land adjacent to 2 Hengist Way, Hayes Lane.

Consultations

Nearby owners/occupiers were notified of the application and a large number of letters of objection were received. These can be summarised as follows:-

- unsightly and out of place

- visually intrusive
- health Hazard
- mast is too tall
- impact detrimentally on the residential character of the area
- mast is too tall
- the mast will tower above the line of existing trees
- the mast and cabinets will be an eyesore

Comments from Consultees

The Street Trees Officer considers that the proposal should be rejected on the grounds that the excavation required for the installation would be significantly detrimental to the rooting areas of the 2 mature oak street trees. The location is inappropriate and if the installation were to proceed it could lead to a decline in the tree's health.

The Council's Highway Engineer does not raise an objection to the principle of the proposal but, given the location, states that there should be a construction management plan provided, which should also cover maintenance arrangements.

The Council's Rights of Way Officer concludes that there are no public rights of way affected by this application - it lies within the adopted highway. Refer to highway planning colleagues.

No comments have been received from The Council's Environmental Health Officer at the time of writing this report.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:-

- BE1 Design of new Development
- BE4 The Public Realm
- BE22 Telecommunications Apparatus

Planning History

There is no planning history associated with the site.

Conclusions

The main issues relating to the application is the effect that it would have on the character and visual amenities of the area and nearby residential properties. A number of objections have been received concerning the potential health risks associated with the installation of the proposal. The accompanying Design & Access statement states that the scale, massing and height of the proposed development have been considered in relation to that of the adjoining buildings, the topography, the general pattern of heights in the area and views, vistas and landmarks.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations, including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The proposed mast at 25m is likely to be appear over-dominant and an intrusive feature in the street scene, harmful to the visual amenities of the area and the amenities of nearby residential properties.

In view of the above, the Council considers the harm that would be caused to the visual amenities of the area including nearby residential properties that the application should be refused.

A material consideration to the determination of the application must be a similar development at Land adjacent 1 Romanhurst Gardens, Hayes Lane which was refused permission (application ref. 10/02125/TELCOM) for the installation of a 12.5m high shared telecommunications column with shrouded antennas together with a shared equipment cabinet and ancillary equipment.

The Council's Street Trees Officer has objected to the proposal on the grounds that installation would be significantly detrimental to the rooting areas of the two nearby mature oak street trees. The location is inappropriate and if the installation were to proceed it could lead to a decline in the tree's health

Given that a telecommunication mast was refused 5yrs ago for a nearby mast that was half the height, it is considered that this application is also unacceptable at this location and detrimental to local amenities.

Background papers referred to during production of this report comprise all correspondence on the file ref. 15/00464, set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: APPLICATION BE REFUSED

The reasons for refusal are:

- 1 Due to their height, siting and design, the proposed mast and ancillary equipment would be obtrusive and highly prominent features in the street scene, out of character and detrimental to the visual and residential amenities of the surrounding area and contrary to Policy BE22 of the Unitary Development Plan.
- 2 The installation of the proposed mast would be significantly detrimental to the rooting area of two nearby Oak Street Trees which could lead to a decline in the tree's health contrary to Policy NE7 of the Unitary Development Plan.