

Report of the Head of Planning & Enforcement Services

Address B & Q WAREHOUSE GLENCOE ROAD HAYES

Development: Creation of a external storage area adjacent to Trade entrance
(Retrospective application.)

LBH Ref Nos: 56099/APP/2010/1409

Drawing Nos: Design and Access Statement
Un-numbered scale 1:1250 Location Plan
3813/03
Cover Letter
B&Q Supporting Letter

Date Plans Received: 16/06/2010 **Date(s) of Amendment(s):**

Date Application Valid: 16/06/2010

1. SUMMARY

Planning permission is sought for the creation of an outdoor storage area in the car park to stock bulky goods. The location of the storage area would harm the appearance of the original building, the street scene and surrounding area. Refusal is therefore recommended.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Visual Amenity

The proposal by virtue of the unscreened open storage of bulk goods to the front of the property, would have a detrimental impact on the visual appearance of the existing building and the surrounding area contrary to policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (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 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

3. CONSIDERATIONS

3.1 Site and Locality

This application relates to the car park area of the B&Q warehouse store located on the south west side of Glencoe Road. The car park area is located on the north west side of the B&Q store and is accessed directly off a roundabout on Glencoe Road that also serves the nearby Tesco's store. Residential properties in Patching Way lies to the south east, in Burndell Way to the south and in Wepham Close and Burpham Close to the south west, of the application site. The surrounding area comprises a mix of commercial retail warehouses and residential properties, and the application site lies within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the retention of an outdoor storage area for use for bulky trade (bricks/blocks) located the trade door area of the B&Q store. The storage area is located at the south west side of the car park, outside the trade door along the far end of the north west side of the main building, to the north east of Burpham Close. The area comprises approximately 220sq.m of floorspace and would result in the loss of 3 car parking spaces.

No structures are proposed for the storage area; the goods would be placed and stacked on the ground.

3.3 Relevant Planning History

56099/ADV/2001/41 B & Q Warehouse Glencoe Road Hayes
 INSTALLATION OF FIVE NON-ILLUMINATED EXTERNAL BANNER SIGNS

Decision: 30-10-2001 Approved

56099/APP/2002/430 B & Q Warehouse Glencoe Road Hayes
 VARIATION OF CONDITION 15 (TO ALLOW STORE TO TRADE TO 22.00 HOURS MONDAY TO SATURDAY INCLUSIVE) OF OUTLINE PLANNING PERMISSION REF.198CJ/93/2013 DATED 10/07/97; REDEVELOPMENT FOR RESIDENTIAL AND RETAIL USES

Decision: 11-07-2002 Approved

56099/APP/2010/1411 B & Q Warehouse Glencoe Road Hayes

Creation of a temporary/seasonal display area for horticultural products to front (Retrospective application.)

Decision:

Comment on Relevant Planning History

Planning permission was granted for the B&Q store (as part of a comprehensive retail and residential development) in July 1997 (ref 198CJ/93/2013). Condition 25 of that permission prevents the storage of goods associated with the retail use outside the retail building. The reason for the condition was in the interest of residential and visual amenity.

Planning permission (ref: 56099/APP/2009/1743) for use of part of the rear yard for storage was approved in October 2009.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

22 adjoining owner/occupiers have been consulted. 1 letter of objection has been received on the grounds that the placing of goods in this location is unsafe and creates a hazard for pedestrians.

Councillor Allam: Requests that this application is determined by the planning committee.

Internal Consultees

Highway Engineer: No objection of highway grounds. The loss of parking spaces is not an issue as

the car park is rarely full during peak times.

EPU: No objections subject to a condition restricting the hours of use of the outdoor storage area.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the issue of the site by B&Q was established under planning permission ref: 198CJ/93/2013 in 1997.

7.02 Density of the proposed development

This is not applicable to this application.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

This is not applicable to this application.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

The outside storage area is located at the far end of the warehouse site and would have an adverse impact on the appearance of the building and objection is raised in this regard.

7.08 Impact on neighbours

The outside storage area is some 20m from the flank wall of 20 Burpham Close and is in front of an already busy and noisy trade collection point. It is considered that the outdoor use of this area would result in a material increase in noise and disturbance over and above the everyday use of the store by employees and customers.

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The Council's parking standards for retail warehouses is 1 space per 50sq.m.

There are some 578 car parking spaces serving B&Q and Comet stores. Both stores have a combined floorspace of 11,405sq.m and this equates to approximately 1 space per 20sq.m. It is therefore considered that even with the loss of the 3 car parking spaces, there is sufficient car parking spaces to cater for visitor demand for both stores.

Therefore, the proposal does not result in an increase in on street demand for car parking, in accordance with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's adopted Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

Finally, the outdoor storage area is located away from the main pedestrian thoroughfare and as such, does not prejudice highway and pedestrian safety.

7.11 Urban design, access and security

This is not applicable to this application.

7.12 Disabled access

This is not applicable to this application.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, landscaping and Ecology

This is not applicable to this application.

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

The third party comments have been addressed in the report.

7.20 Planning obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no relevant planning issues.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

This is not applicable to this application.

10. CONCLUSION

The storage area is considered to harm the appearance of the building, the street scene and the surrounding area. As such the scheme would not comply with policy BE13 of adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and therefore, this application is recommended for refusal.

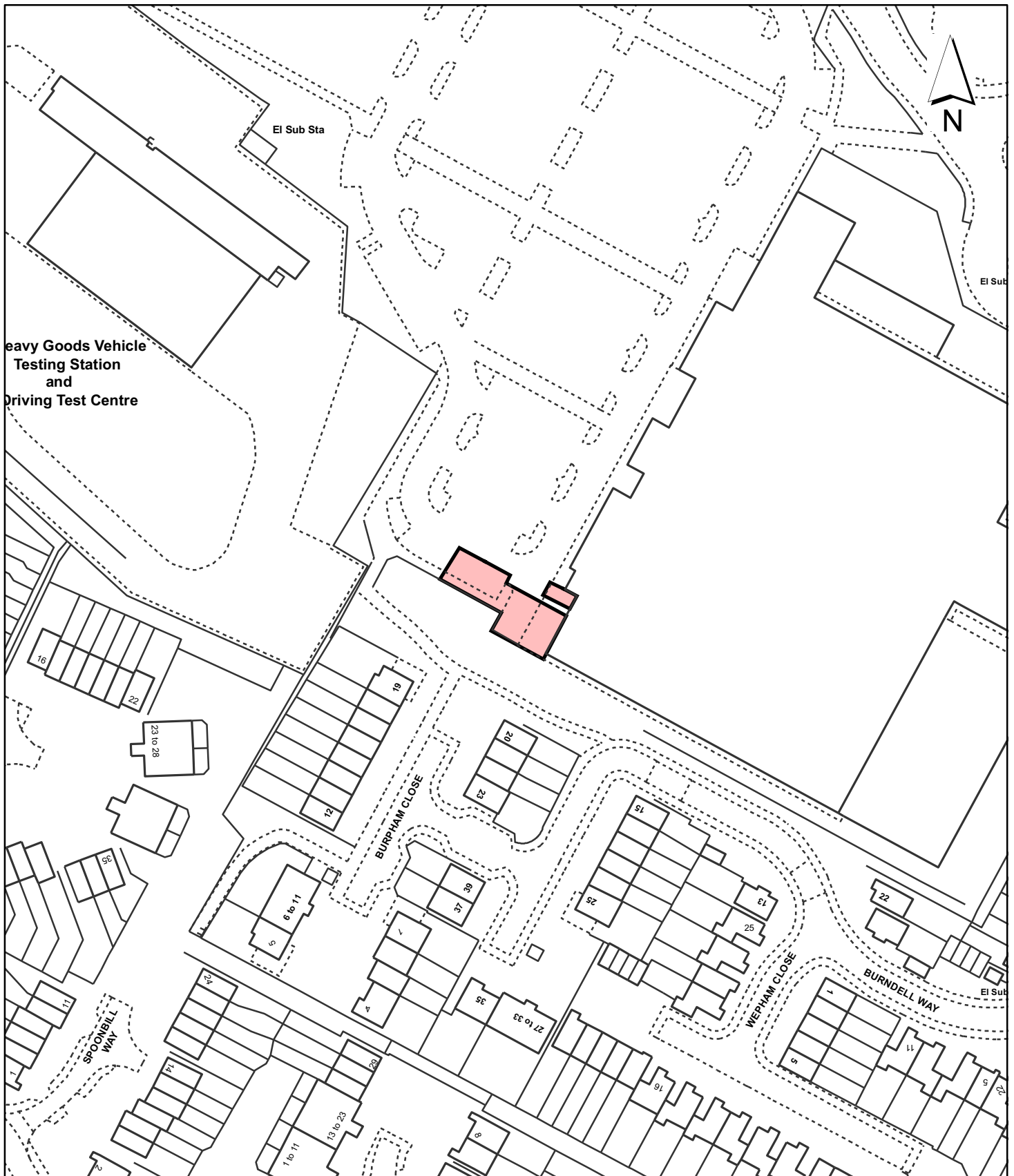
11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)


Council's adopted Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

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Notes

 Site boundary

For identification purposes only.

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Site Address

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Glencoe Road
Yeading**

**LONDON BOROUGH
OF HILLINGDON**
**Planning, Environment
& Community Services**

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Planning Application Ref:

56099/APP/2010/1409

Scale

1:1,250

Planning Committee

Central and South

Date

**November
2010**



HILLINGDON
LONDON