

Report of the Head of Planning, Transportation and Regeneration

Address PYLON FARM NEWYEARS GREEN LANE HAREFIELD

Development: Demolition of existing outbuildings and construction of single replacement outbuilding

LBH Ref Nos: 12579/APP/2020/2742

Drawing Nos: Photographic Schedule, Rev. P0, dated 22/2/20
135 L 49 Rev. P1 (Proposed Section B B)
135 L 50 Rev. P0 (Proposed South Elevation)
135 L 37 Rev. P3 (Proposed Roof Plan)
McDougall Architects Ltd Letter dated 27/8/20
135 L 01 Rev. P1 (Location Plan)
135 L 02 Rev. P1 (Existing Site Layout)
135 L 05 Rev. P2 (Existing Ground Floor Plan)
135 L 32 Rev. P1 (Proposed Site Layout)
135 L 35 Rev. P2 (Proposed Ground Floor Plan)
135 L 48 Rev. P1 (Proposed Section)
Design & Access Statement, Rev. P1, dated 29/8/20
135 L 45 Rev. P1 (Proposed North Elevation)
135 L 06 Rev. P2 (Existing First Floor Plan)
135 L 07 Rev. P2 (Existing Roof Plan)
135 L 46 Rev. P1 (Proposed East Elevation)
135 L 47 Rev. P1 (Proposed West Elevation)
Statement on Town Planning and Green Belt Matters, June 2020
Client Statement
Arboricultural Report, July 2020
Bat Survey Report, June 2020

Date Plans Received: 01/09/2020 **Date(s) of Amendment(s):** 12/01/2021
Date Application Valid: 11/09/2020 29/08/2020

1. SUMMARY

The proposal is for the demolition of a small group of existing farm buildings and construction of a single replacement building that would continue to fulfill the same multiple functions in association with the maintenance of the farm and farm buildings, together with a proportion of domestic use within the farm yard area of Pylon Farm which forms part of the Green Belt.

A very similar application (12579/APP/2020/632 refers) was refused planning permission under delegated powers on 22/5/20 as it was considered that the application lacked detail in terms of the intended use of the building in relation to Green Belt policy, no survey had been undertaken to establish the presence or otherwise of a protected species, namely bats within the buildings and no arboricultural information had been submitted to allow the LPA to assess the impact of the proposal on trees on and adjoining the site.

The additional clarification and information has now been provided with this application and it is considered that all the reasons for refusal of the previous application have now been overcome. The application is recommended for approval, subject to the

recommended conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:-

135 L 32 Rev. P1 (Proposed Site Layout)
135 L 35 Rev. P2 (Proposed Ground Floor Plan)
135 L 37 Rev. P3 (Proposed Roof Plan)
135 L 45 Rev. P1 (Proposed North Elevation)
135 L 46 Rev. P1 (Proposed East Elevation)
135 L 47 Rev. P1 (Proposed West Elevation)
135 L 48 Rev. P1 (Proposed Section)
135 L 49 Rev. P1 (Proposed Section B B)
135 L 50 Rev. P0 (Proposed South Elevation)

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2016).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Ecological Enhancement / Safeguarding Measures to include installation of bird and bat boxes and light spillage mitigation [Bat Survey Report]
Tree Protection [Arboricultural Report]

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of Policies DMHB 14 and DMEI 7 of the Hillingdon Local Plan, Part 2 (2020).

4 COM6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be

shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5 COM12 Use Within Same Use Class

The premises shall be used for agriculture, commercial storage in connection with the adjoining converted farm buildings and ancillary residential storage and for no other purpose unless otherwise agreed in writing by the Local Planning Authority.

REASON

In order to accord with the terms of the application and to protect the openness of the Green Belt from increased activity generated by further uses / subdivision of the building, in accordance with Policy DME1 4 of the Hillingdon Local Plan Part 2 (2020).

6 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

7 COM9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Car Parking Layouts
 - 2.c Hard Surfacing Materials
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 14, DMEI 1 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

8 NONSC Sustainable Water Management Condition

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site to a greenfield run off rate which does not exceed 1.4l/s and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and Policies 5.13 and 5.15 of the London Plan (2016).

9 COM29 No floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

REASON

To protect the ecological value of the area in accordance with Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT 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 GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
LPP 5.13	(2016) Sustainable drainage
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.13	(2016) Parking
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.21	(2016) Trees and woodlands
DMHB 1	Heritage Assets
DMHB 2	Listed Buildings
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 7	Biodiversity Protection and Enhancement
DMEI 10	Water Management, Efficiency and Quality
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking

3 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

4 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and

Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

5 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

6 I4 Neighbourly Consideration - include on all residential exts

You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

7 I43 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

8 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

9 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

10 170 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

11 173 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

3. CONSIDERATIONS

3.1 Site and Locality

The 0.15 ha application site is located on the south side of New Years Green Lane, approximately 500m to the west of its junction with Breakspear Road South and forms part of Pylon Farm. The application site is occupied by a small group of farm buildings set back from the south side of New Years Green Lane, with the farmhouse located immediately to the east, separated from the application site by a farmyard.

The main farm building on the application site has a fairly traditional appearance, with wooded weatherboarding and an asbestos sheet ridge roof which provides ancillary agricultural / commercial and residential storage space and a brick outbuilding in front and a static caravan sited to the side of the main building, mainly in use as office space. The

buildings are in a poor state of repair. Retained barns, yards and associated structures on the adjacent site (within the blue line of the application) form part of the operational land used by West London Composting.

The site forms part of the Green Belt. The wider landscape tends to slope down towards the south-west. There are five residential properties in the vicinity on the other side of New Years Green Lane, one of which, St Leonard's Farmhouse is Grade II Listed. The farm house at Pylon Farm is also in residential use and is owned by the applicant.

The wider area has seen significant change over recent years which has altered the local character. The West London Composting operational facility is located to the east and shares a boundary with Pylon Farm and there is also an open compost maturation site on the northern side of New Years Green Lane. The Council's Civic Amenity site as well as BFA, which operates a large metal recycling plant, are located further along New Years Green Lane to the west. Country Compost Ltd, at Crows Nest Farm is also located to the west of the site which has light industrial/commercial uses on site as well as a compost business. Beyond these commercial / waste sites is open countryside, with arable fields and fragments of woodland.

This part of the Green Belt also forms part of the Colne Valley Regional Park.

3.2 Proposed Scheme

The proposal is for the demolition of a small group of existing farm buildings and construction of a single replacement building that would continue to fulfill the same multiple functions in association with the maintenance of the farm and farm buildings, together with a proportion of domestic use.

The proposed barn would occupy a similar siting to the demolished buildings and would be 27.22m long by 15.20m wide and would have a pitched roof, perpendicular to New Years Green Lane which due to the sloping ground levels, at its maximum height on the north elevation would have a ridge height of 7.87m and an eaves height of 4.21m.

Vehicular access into the building would be provided through roller shutter doors in the middle of the front (north) elevation with pedestrian access provided through double doors within the middle of each side elevation. The building would contain two sets of windows equally spaced either side of the side doors with 5 rooflights above the windows and door on each side elevation. The building would have an insulated timber structure above a cavity brickwork plinth, with full height brickwork piers to form bays. The walls would mainly be covered with insulated black painted horizontal timber planks and the roof would comprise concrete tiles. The proposed site plan shows the hardstanding around the building being re-surfaced with tarmac and extended to the front and to the west of the site.

The documentation submitted with the application advises that the Pylon Farm estate comprises 3 elements, namely:-

1. The farm house and yard, together with the group of outbuildings facing onto the farm yard;
2. The separate group of structures, known as Pond Farm. This is a commercial property estate adjacent to Pylon Farm that provides serviced business space for small businesses and
3. 25 acres of arable land surrounding the farm buildings.

The existing buildings facilitate storage for a wide range of goods and equipment associated with the maintenance of Pylon Farm and Pond Farm premises, together with workspace for the same purpose. The buildings also provide storage space for a wide range of equipment required for field maintenance and hay collection and associated office space and document storage. In addition, the outbuildings also provide a limited range of residential purposes such as firewood storage for use within Pylon Farmhouse, storage of old furniture and a small home gym.

The documentation advises that the proposal is for continued storage of a variety of goods and equipment, together with a small workshop and administrative space to facilitate the continued operation of the applicant's business. Also proposed is a small w.c., shower and changing area, along with a tea point that will allow the applicant to change from muddy and wet work clothes and allow ease of use of administration space without need to enter the house. In addition, the building will allow 2 cars to be securely parked and enable a 4 post car lift to be installed to service and maintain business vehicles as well as a track racing car which is a hobby of the applicant.

3.3 Relevant Planning History

Comment on Relevant Planning History

The most relevant planning history is an almost identical application for the demolition of existing farm buildings and construction of a replacement building which was refused on 22/5/20 (12579/APP/2020/632 refers) for the following reasons:-

The application fails to demonstrate that the proposed agricultural building is reasonably required in terms of the continued functioning of an agricultural unit. The proposal therefore fails to provide sufficient justification for the proposal in terms of NPPF (February 2019), Policy 7.16 of the London Plan (March 2016) and Policy DMEI 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

The proposal involves the demolition of an existing building whose design and siting make it suitable for bats. In the absence of any ecological surveys to establish the presence or otherwise of protected species on site, the proposal fails to demonstrate that there would be no detrimental impact on protected species, contrary to the NPPF (February 2019), Policy 7.19 of the London Plan (March 2016) and Policy DMEI 7 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

In the absence of any Tree Survey and Arboricultural Implication Assessment to BS5837:2012 standards and existing and proposed land level information, the Local Planning Authority was unable to fully assess the likely impact of the proposal, including the extension of hardstanding areas, on nearby trees and their root protection areas. As such, the proposal fails to demonstrate that the development would not have a detrimental impact on the retention and longevity of surrounding trees. The proposal is thus contrary to Policy 7.21 of the London Plan (March 2016) and Policies DMHB 14 and DMEI 7 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

4. Planning Policies and Standards

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the

following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan - Consolidated With Alterations (2016)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2020)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October 2019.

The Mayor considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required.

On 9th December 2020, the Mayor wrote to the Secretary of State to advise of his intention to formally approve a new draft London Plan, which included his best understanding of the modifications required. The Secretary of State responded on 10th December 2020 requesting that the draft London Plan was re-submitted with more specific amendments to address the 11 previous Directions and 2 additional Directions. On 21st December 2020, the Mayor formally approved a new London Plan, the 'Publication London Plan'. This has been submitted to the Secretary of State. The Secretary of State has 6 weeks to respond or can request a further extension of time. The Mayor can only publish the Plan after the Secretary of State has given approval.

More limited weight should be attached to parts of draft London Plan policies where the Secretary of State has directed specific amendments. Greater weight may be attached to

policies that are not subject to the specific amendments from the Secretary of State.

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.HE1	(2012) Heritage
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation

Part 2 Policies:

NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
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DMT 1	Managing Transport Impacts
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5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **2nd November 2020**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 surrounding occupiers have been consulted on this application, together with the Harefield Tenant

and Residents' Association and a site notice was displayed outside the site on 8/10/20, with the last date for consultation responses being 29/10/20. 1 objection response from a neighbouring occupier has been received, raising the following concerns:-

- (i) The proposed building will have an excessively higher ridge than the current buildings and with a much larger footprint. This proposed ridge level will exceed the current tree levels and will ruin the green belt views.
- (ii) The applicant has more than a dozen other barns to use for proposed storage of vehicles and currently uses outside contractors to make hay as per the last 10 plus years.
- (iii) The current barns are very much in keeping with all of the surrounding buildings in the area and requires more remedial than demolition work. This remedial work would still yield a very useable barn without changing the landscape.

Herts and Middlesex Wildlife Trust:
No response.

Internal Consultees

Planning Policy Officer:

Development Plan

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Designations

- Colne Valley Regional Park
- Green Belt

Principle of Development

The proposed development involves the demolition of the existing farm building and the erection of a replacement agricultural building (barn). The site lies within the Green Belt and the Colne Valley Regional Park area.

Green Belt

Policy EM2 of the Local Plan: Part One (November 2012) notes that any proposals for development in the Green Belt will be assessed against national and London Plan policies, including the very special circumstances test.

The National Planning Policy Framework (NPPF) attaches great importance to the Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. The NPPF states that once Green Belt boundaries have been defined and local planning authorities are required to positively enhance the beneficial use of the Green

Belt. Paragraph 144 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

Paragraph 145 of the NPPF (2019) notes a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless it meets one of the exceptions. Exceptions relevant to this development are:

- Part a) of paragraph 145 which states that buildings for agriculture and forestry are not inappropriate; and
- Part c) of paragraph 145 which states that the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building are not inappropriate; and

- Part d) of paragraph 145 which states that the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces is not inappropriate.

Policy DMEI 4 of the Local Plan: Part Two (2020) notes inappropriate development in the Green Belt will not be permitted unless there are very exceptional circumstances. Extensions and redevelopment of sites will also only be permitted where this would not have a greater impact on the openness of the Green Belt as well as the purposes of including land within it, than the existing development, having regard to:

- the height and bulk of the existing building on site,
- the proportion of the site that is already developed,
- the footprint, distribution and character of the existing buildings on site,
- the relationship of the proposal with any development on the site that is to be retained; and
- the visual amenity and character of the Green Belt.

The proposed replacement building appears to have a slightly larger footprint and is taller than the current building. The proposed scheme should be assessed against the above policies and the criteria in Policy DMEI 4 in assessing its impact on the Green Belt.

Tress and Landscape Officer:

This site is occupied by a complex of farm buildings set back from the the south side of New Years Green Lane. Retained barns, yards and associated structures on the adjacent site (within the blue line of the application) form part of the operational land used by West London Composting. The site lies within the Green Belt which seeks to retain the openness of the landscape and prevent urban sprawl. There are existing trees along the north, east and west boundaries which provide some degree of visual screening. - There are no TPO's or Conservation Area designations affecting the site.

Comment

This application was preceded by application ref. 2020/632, which was refused. The current scheme is similar to that previously submitted, however, additional supporting information has been provided, including a tree report by DPA, dated July 2020. The report has identified and assessed 7 individual trees and a hedge, H8 on the schedule. There are no 'A' grade trees. Two trees are category 'B': T1 a Lombardy poplar and T4, a Black poplar. The remaining trees are lower value, 'C' grade. The report confirms that T6 magnolia and T7 an apple tree will be removed to facilitate the development. These are small, low value trees, of no particular merit. Their removal is acceptable. All other planting around the site perimeter will be protected and retained. The report provide tree protection details and an arboricultural method statement. Furthermore, arboricultural supervision / monitoring has been specified to ensure that the protection measures are strictly adhered to. The proposed single large barn will replace a collection of smaller structures. The ridge height of the new barn will be just under 1 metre higher than the tallest structure to be demolished and 600mm above the height of the nearest retained farm building. According to the D&AS, the only proposed landscape will be a concrete apron of hardstanding around the barn to provide access. No landscape enhancement has been proposed. Tree planting within the grass verge is required to mitigate the tree loss and the scale of the new building and extensive area of hardstanding.

Landscape Related Policies

Relevant landscape planning policies include: DMEI 4 Green Belt DMHB 11 New development DMHB 14 Trees and landscape

Recommendation

If the proposal is deemed to be acceptable in the Green Belt, there is no objection subject to conditions COM9 (parts 1, 2, 4 and 5).

Highways Engineer:

Site Characteristics & background

The address is designated as Green Belt land and New Years Green Lane is bounded by Harvil Road and Breakspear Road South which are both designated as a 'Classified' in Hillingdon's road hierarchy.

The site is a developed Brownfield site formally used for equestrian and agricultural and waste disposal purposes. It is now predominantly used for Hay cutting purposes and storage.

The proposal is for a replacement agricultural building of slightly larger scale (388-405m² gross external area) which is aimed to consolidate farm operations.

The application site is divided into two parts which share the same vehicular access/egress located midway through New Years Green Lane which is established and is to remain unaltered.

Appraisal

As there are no envisaged implications related to the aspect of highway consequences whether internal or external to the site envelope, the proposal is therefore considered acceptable on highway and transport grounds.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies 6.3, 6.9, and 6.13 of the London Plan (2016).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site forms part of the Green Belt.

Paragraph 133 of the NPPF (2019) states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. The NPPF states that once Green Belt boundaries have been defined, local planning authorities are required to positively enhance the beneficial use of the Green Belt. Paragraph 144 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

Paragraph 145 of the NPPF notes a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless it meets one of the exceptions. Exceptions relevant to this development are:

- Part a) of paragraph 145 which states that buildings for agriculture and forestry are not inappropriate; and
- Part c) of paragraph 145 which states that the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building are not inappropriate; and
- Part d) of paragraph 145 which states that the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces is not inappropriate.

In terms of the use, the proposal would continue the use made of the existing outbuildings, namely for the storage and maintenance of goods and equipment associated with agriculture on the surrounding arable fields and to service and maintain the former farm buildings that are now in commercial use. The small scale, residential use would also continue, including firewood and old furniture storage and small gym. Therefore the use would essentially remain the same.

Policy DMEI 4 of the Local Plan: Part Two (2020) notes inappropriate development in the Green Belt will not be permitted unless there are very exceptional circumstances. Extensions and redevelopment of sites will also only be permitted where this would not have a greater impact on the openness of the Green Belt as well as the purposes of including land within it, than the existing development, having regard to:

- the height and bulk of the existing building on site,
- the proportion of the site that is already developed,
- the footprint, distribution and character of the existing buildings on site,
- the relationship of the proposal with any development on the site that is to be retained; and
- the visual amenity and character of the Green Belt.

The proposed building would have a very similar siting to the existing outbuildings, albeit the footprint would be squared-off with a regular rectangular shape. In terms of the floor space, the existing outbuildings have an overall ground floor area of 325sqm with 63sqm provided on the first floor of the main building to give a total of 388sqm. This compares to the proposed building which would provide a total of 405sqm on the ground floor, with no first floor proposed. As regards height, the proposed building would have a maximum eaves height of 4.21m and ridge height of 7.87m, approximately 1m and 1.2m taller than the maximum eaves and ridge heights respectively of the outbuildings it would replace. This compares with other retained outbuildings on site which have a comparable eaves height, although the ridge height would be approximately 0.8m higher.

The proposed outbuilding would therefore have a slightly larger footprint and be marginally taller than the current outbuildings it would replace. However, the building would still be set back from the road and this site is fairly well screened from the road by mature trees that only permit restricted views of the site. The site is also adjoined by built development and commercial and waste sites so that it is somewhat remote from the open countryside. The proposal would also replace outbuildings that are in a poor state of repair, including a static caravan. It is therefore concluded that replacement building is not materially larger than the outbuildings it would replace and that on balance, it would not have a material adverse impact on the openness of the Green Belt as compared to the current situation.

The proposal is considered to comply with the NPPF and accord with the criteria of Policy DMEI 4 of the Local Plan: Part Two (2020).

7.02 Density of the proposed development

Not applicable to this application.

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

The application site does not form part of nor is it located close to a Conservation Area or Area of Special Local Character. The proposal would also replace the existing building so that any archaeological interest is unlikely to be disturbed.

The site does lie opposite St Leonard's Farmhouse, a Grade II Listed Building which originally dates from the 16th century however was re-fronted in the 19th century and is a

traditionally constructed timber framed building defined by its red brick exterior and plain clay tiled gable roof.

On the previous application (12579/APP/2020/632), the Council's Conservation / Urban Design Officer advised that the original setting of the farmhouse was rural in character, with a few farm buildings and open farmland around. Whilst this character has somewhat been compromised by the activities and use of land around the heritage asset, the lane like character of New Years Green Lane and remaining open environment positively contributes to the building setting and significance but in terms of the impact of the proposal on the setting of the Listed Building, such harm is likely to be limited due to the nature of the proposed building, which would relate to the agricultural environment.

As such, the officer concluded that there would be negligible harm to the setting of the listed building and no objections were raised on this basis.

7.04 Airport safeguarding

No airport safeguarding issues are raised by this application.

7.05 Impact on the green belt

The proposed replacement farm building would occupy a very similar siting as the outbuildings it would replace. As a result of the squaring-off of the existing footprint of the outbuildings and 1.2m increase in the ridge height to 7.87m, the bulk of the building would increase, mainly within the roof mass. With the increase in the length of the roof ridge, the bulk of the building would also extend towards the road frontage and towards the western boundary of the site, albeit the building's footprint would not materially extend beyond the built envelope formed by the existing outbuildings, whilst the separation distance to the farmhouse from the main elevation of the building would generally increase by approximately 1.5m, with an increase in the main width of the farmyard.

The limited increase in the ridge height of the building would not materially impact the openness of this part of the Green Belt, given the built context on site and the recessive nature of the ridged roof. Along the bulk of the building would extend towards the road frontage, the building would still be set back a similar distance as compared to the existing outbuildings and the road frontage and the eastern and western boundaries are marked by a mature trees which will assist in the screening of the building from wider views from the road and surrounding Green Belt. A landscaping condition will also ensure that additional trees are planted to further reduce the its impact.

The existing outbuildings on site are also in a poor state of repair and include a static caravan and an asbestos sheet roof to the main outbuilding. The proposal, which comprises timber boarded clad ding and a tiled roof, will improve the appearance of the site and its use, including the storage of farm and hay collection equipment, will assist in the maintenance and upkeep of the surrounding Green Belt.

As such, it is considered that the scheme is acceptable in terms of its overall impact of the openness of the Green Belt, in accordance with Policy DMEI 4 of the Local Plan: Part Two (2020).

7.07 Impact on the character & appearance of the area

Policy DMHB 11 requires all development to be designed to the highest standards and incorporate principles of good design, including harmonising with the local context; use of high quality building materials and finishes; internal design and layout maximises sustainability and is adaptable; protects features of positive value and their settings and includes landscaping and tree planting. Proposals should also not impact upon the

amenity, daylight and sunlight of adjoining properties and open space, development does not prejudice the development of adjoining sites and appropriate provision is made for the storage of waste and recycling.

Policy DMHB 12 re-iterates Policy 11 by stating that development should be well integrated with the surrounding area and be accessible by improving legibility and promote routes and wayfinding between the development and local amenities; public realm design takes account of the established townscape character and quality of the surrounding area; includes landscaping that is suitable for the area; makes provision for the safe and direct movement of pedestrians and cyclists; incorporates appropriate and robust hard landscaping; incorporates public art where appropriate and incorporates inclusive design. Public realm improvements will also be sought from developments close to transport interchanges and community facilities.

The proposal would replace existing buildings with a single building that would have a similar overall size and siting. The proposed building would have a ridge height approximately 1m higher than the tallest structure to be demolished and 600mm above the height of the nearest retained farm building so that it would appear marginally more dominant but the building would be set back some distance from the road and this road frontage is marked by mature vegetation and trees so that its impact on the street scene would not be readily discernible.

The design of the building, although it introduces some features that would have more of a domestic character such as the window openings and rooflights, would with its simple design and materials, such as the black painted timber cladding retain sufficient agricultural character so as to sit comfortably within its rural setting.

It is also noted that the Council's Conservation/Urban Design Officer did not raise any objections to the loss of the existing buildings or overall design of the proposal on the previous proposal.

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

With the exception of the farm house at Pylon Farm which is in the applicant's ownership, the nearest adjoining residential properties to the application site are located diagonally on the opposite side of Newyears Green Lane where they would not be unduly affected by the proposal.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Highway Engineer has reviewed the application and advises that the proposal is for a replacement agricultural building of slightly larger scale (with an uplift from 388m² to 405m² gross external area) which is aimed to consolidate farm operations. The application site is divided into two parts which share the same vehicular access/egress located midway through New Years Green Lane which is established and is to remain unaltered. As there are no envisaged implications related to the aspect of highway consequences whether internal or external to the site envelope, the proposal is therefore considered acceptable on highway and transport grounds.

The Engineer concludes that the application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies 6.3, 6.9, and 6.13 of the London Plan (2016).

7.11 Urban design, access and security

Relevant planning issues are discussed within the relevant sections of this report.

7.12 Disabled access

No accessibility issues are raised by this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Trees and Landscaping

Policy 7.21 of the London Plan (2016) and Policy G7 of the Publication London Plan (2020) state that development proposals, wherever possible, should retain existing trees of value, replace any tree loss and should include the planting of additional trees.

Policy DMHB 11 of Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development proposals to include the principles of good design, including need to consider local topography and views both from and into the site and landscaping and tree planting is required to protect and enhance amenity, biodiversity and green infrastructure. Policy DMHB 14 of the Part Two Local Plan requires development to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit; provide a landscape scheme that includes hard and soft landscaping appropriate to the area that enhances biodiversity and amenity; living walls and roofs are considered where ground floor space is limited and accurate tree surveys are provided where the proposals affect trees.

The Council's Trees and Landscape Officer has reviewed the proposal and advises that the site is occupied by a complex of farm buildings set back from the the south side of New Years Green Lane. Retained barns, yards and associated structures on the adjacent site (within the blue line of the application) form part of the operational land used by West London Composting. There are existing trees along the north, east and west boundaries which provide some degree of visual screening, although there are no TPO's or Conservation Area designations affecting the site.

The officer states that this application was preceded by application ref. 12579/APP/2020/632, which was refused. The current scheme is similar to that previously submitted, however, additional supporting information has been provided, including a tree report by DPA, dated July 2020. The report has identified and assessed 7 individual trees and a hedge, H8 on the schedule. There are no 'A' grade trees. Two trees are category 'B': T1 a Lombardy poplar and T4, a Black poplar. The remaining trees are lower value, 'C' grade. The report confirms that T6 magnolia and T7 an apple tree will be removed to facilitate the development. These are small, low value trees, of no particular merit and their removal is acceptable. All other planting around the site perimeter will be protected and retained. The report provides tree protection details and an arboricultural method statement. Furthermore, arboricultural supervision / monitoring has been specified to ensure that the protection measures are strictly adhered to. The proposed single large barn will replace a collection of smaller structures. The ridge height of the new barn will be just under 1 metre higher than the tallest structure to be demolished and 600mm above the height of the nearest retained farm building. According to the D&AS, the only proposed

landscape will be a concrete apron of hardstanding around the barn to provide access. No landscape enhancement has been proposed. Tree planting within the grass verge is required to mitigate the tree loss and the scale of the new building and extensive area of hardstanding.

The Landscape Officer's suggested landscaping scheme condition forms part of this report's recommendation.

- Ecology

Policy DMEI 7 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect biodiversity and advises that if development is proposed on or near a site considered to contain features of ecological value, applications must submit appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects.

In the officer's report on the previous application, it was acknowledged that the buildings on site, including features such as weatherboarding and accessible loft space do provide potential for roosting bats, all species of which are European Protected Species under the Conservation of Habitats and Species Regulations 2017, particularly given that the site is also situated in close proximity to very high value feeding habitat and there are records of bats being present in the vicinity. The previous application was refused, in part due to the lack of any ecological surveys.

This application is supported by a Bat Survey Report, prepared by Ecology by Design. A preliminary roost assessment was carried out on the buildings on site in May 2020, a desk top study undertaken and a further roost survey, including an emergence survey using electronic bat detectors was undertaken on 3/6/20. Although the main building was assessed as having low potential to support roosting bats and very old bat droppings were found on the floor, no bats emerged from or entered the building during the emergence survey, although three species of bats, categorised as being common within England (common pipistrelle, soprano pipistrelle and noctule) were recorded foraging to the north of the site and along the hedgerow to the west of the site. The report does advise that for the survey findings to remain valid, building works should be undertaken within two years. The report concludes with its recommendations and suggested enhancements for the site, including the need to safeguard nesting birds (active swallow nests were found within the barn at the time of the survey); the need for sensitive use of artificial light and site enhancements including a bat box to be installed on the new building or on a mature tree on site and a bird box on the building.

These recommendations and enhancements are included with the supporting documentation condition. On this basis, the application is considered to accord with Policy DMEI 7 of the Local Plan.

7.15 Sustainable waste management

This proposal would not alter existing waste collection arrangements at the site.

7.16 Renewable energy / Sustainability

This is a minor application and energy efficiency measures would be dealt with under the Building Regulations.

7.17 Flooding or Drainage Issues

The site is in Flood Zone 1 and less than 1 hectare in area and as such, a Flood Risk

Assessment (FRA) is not required for this proposal. Policy DMEI 10 of the Local Plan, Part 2 does require all development proposals to make adequate provision for surface water run-off and water use efficiency and a Sustainable Water Management condition forms part of the officer's recommendation.

7.18 Noise or Air Quality Issues

The application site is not located within Hillingdon's Air Quality Management Area and does not form part of an Air Quality Focus Area. The application proposes to continue the use of the outbuildings proposed to be demolished and the replacement building would not result in any significant increase in the amount of floor space. As such, the proposal would not result in any adverse impacts on noise generation or adverse impacts on air quality so that the scheme complies with Policies 7.14 and 7.15 of the London Plan (March 2016) and Policy DMEI 14 of the Hillingdon local Plan: Part Two - Development Management Policies (January 2020).

7.19 Comments on Public Consultations

The comments raised have been dealt with in the main body of the report.

7.20 Planning Obligations

The scheme would not result in significant adverse impacts that would need to be mitigated through a S106 obligation.

7.21 Expediency of enforcement action

The proposal does not raise any enforcement issues.

7.22 Other Issues

No other issues are raised by this application.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act

1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

The proposal for a replacement building in the Green Belt is acceptable in principle and its impacts on the openness of the Green Belt, the visual amenity of the area, impact on neighbouring property and highway impacts.

Additional clarification and information has also now been provided with this application which overcomes the reasons for refusal of the previous very similar application (12579/APP/2020/632 refers) which was refused planning permission due to a lack of detail relating to the use of the building in relation to Green Belt policy, no bat survey had been undertaken and no arboricultural information had been provided.

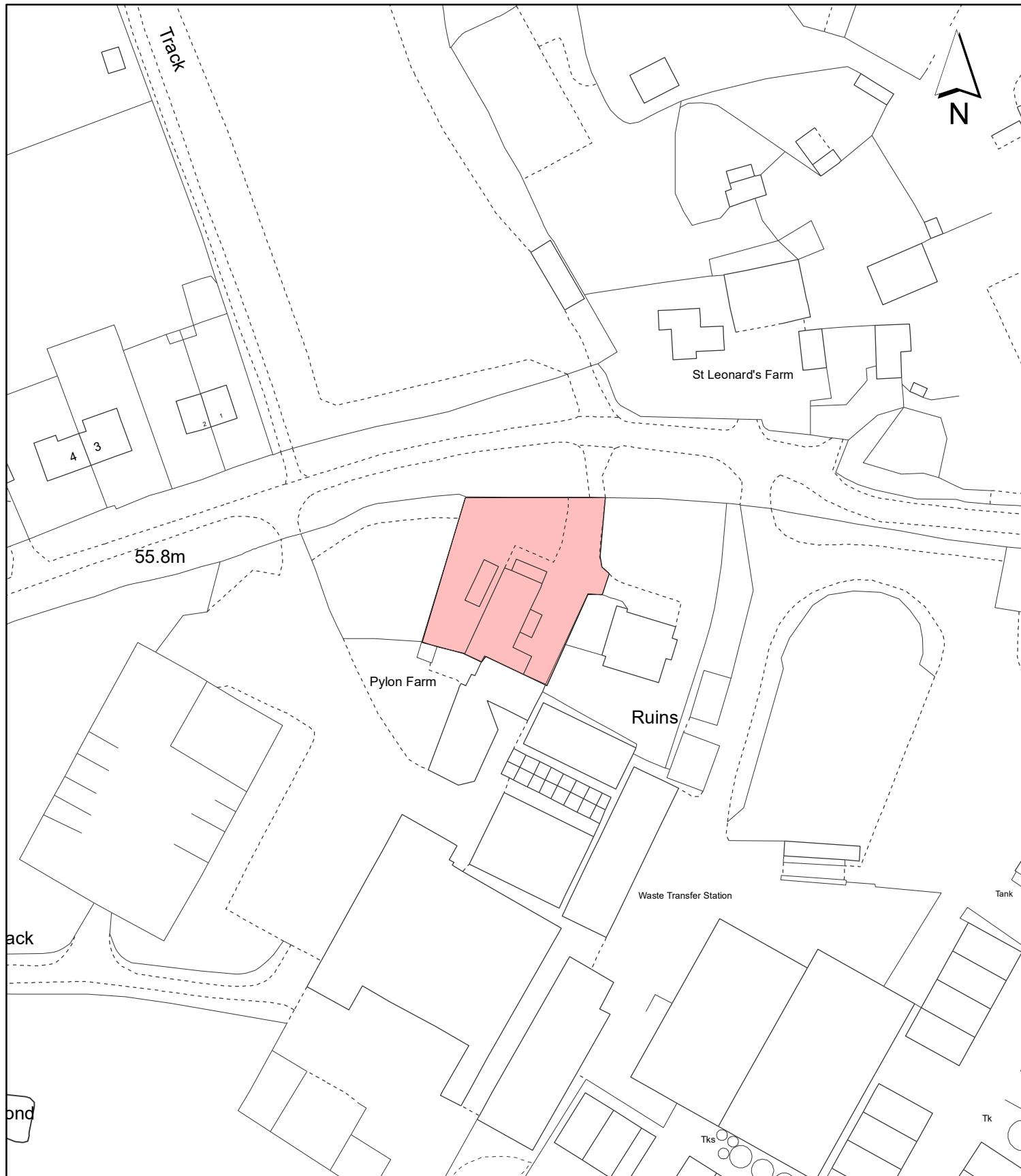
The application is therefore recommended for approval, subject to the recommended conditions.

11. Reference Documents

The National Planning Policy Framework (NPPF) (2019)
The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The London Plan (March 2016)
Publication London Plan (December 2020)

Contact Officer: Richard Phillips

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Notes:

 Site boundary

For identification purposes only.

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Site Address:

**PYLON FARM
NEWYEARS GREEN LANE
HAREFIELD**

Planning Application Ref:

12579/APP/2020/2742

Planning Committee:

North

Scale:

1:1,250

Date:

February 2021

**LONDON BOROUGH
OF HILLINGDON**
**Residents Services
Planning Section**

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LONDON