

Report of the Head of Planning, Transportation and Regeneration

Address HASTE HILL NURSERIES FORE STREET EASTCOTE

Development: Demolition of two existing barns and the erection of two replacement structures

LBH Ref Nos: 71072/APP/2021/179

Drawing Nos:

- A1.3 Rev. A
- A1.4 Rev. A
- Design and Access Statement
- Specifications
- A1.1 Rev. A
- A1.2 Rev. A
- Location Plan Amended
- A1.1 Rev. A
- A1.2 Rev. A
- A1.5 Rev. A
- Flood Risk Assessment
- CIL Form

Date Plans Received: 15/01/2021 **Date(s) of Amendment(s):** 15/01/2021

Date Application Valid: 18/02/2021

1. SUMMARY

The application seeks planning permission for the demolition of 2 of the existing barns and the erection of a 2 replacement structures.

The proposed buildings are considered to represent an appropriate form of development within the Green Belt and would not detract from the openness of the Green Belt or the rural character and appearance of the area.

For the reasons outlined above, this application is recommended for approval.

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 A1.1 Rev. A; A1.2 Rev. A; A1.3 Rev. A and A1.4 Rev. A received 19/02/2021, 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 (2021).

3 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).

INFORMATIVES

1 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 or 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is situated on the western side of Fore Street opposite nos. 160 - 170. The site occupies an area of approximately 4,450 sqm and is in use as a nursery garden. The site principally comprises a shop; a large polytunnel; 2 smaller polytunnels; 2 barns and hardstanding for access and car parking.

The application site lies within Green Belt as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The proposal is for the demolition of the existing barns and the erection of 2 replacement

barns.

3.3 Relevant Planning History

71072/APP/2015/2714 Haste Hill Nurseries Fore Street Eastcote

Use of land as nursery gardens (Application for a Certificate of Lawful Development for an Existing Development)

Decision: 16-09-2015 Approved

71072/APP/2019/3527 Haste Hill Nurseries Fore Street Eastcote

Barn used for storage of horticultural equipment and general operation of nursery, barn used for storage of horticultural equipment, logs and general operation of nursery, hard standing to form customer parking, tarmac road for general operation of nursery, shop area with concrete base and timber frame used for retail sales, septic tank, large double span polytunnel (used for growing ornamental plants and herbs) and two small polytunnels used for growing ornamental crops (Application for a Certificate of Lawful Development for an Existing Development)

Decision: 06-01-2020 Approved

71072/PRC/2018/211 Haste Hill Nurseries Fore Street Eastcote

Need certificate of lawful development for some buildings on site

Decision: 19-03-2019 OBJ

Comment on Relevant Planning History

A Certificate of Lawfulness for the existing use of the site was approved in September 2015, where it was established that the land had been used as a Nursery Garden continuously for a period of greater than 10 years. The submitted documentation confirmed this and that it appeared the use of the site as the Nursery Gardens commenced in 1957.

A further Certificate of Lawfulness was submitted in 2019 to establish that the existing structures on site had been in place for over 4 years. This was also approved.

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 (2021)

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.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

DMEI 4 Development on the Green Belt or Metropolitan Open Land

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP G2 (2021) London's Green Belt

NPPF- 12 NPPF-12 2018 - Achieving well-designed places

NPPF- 13 NPPF-13 2018 - Protecting Green Belt land

NPPF- 6 NPPF-6 2018 - Building a strong, competitive economy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

18 neighbours and the Northwood Hills Residents Association were consulted for a period of 21 days expiring on the 15 March 2021. No responses were received

Internal Consultees

Access Officer - This application concerns the replacement of two barn buildings for storing horticultural equipment and logs. No accessibility concerns are raised,

Highways - 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 (2020) Policies DMT 1, DMT 2 & DMT 6 and Policies T4 and T6 of the London Plan (2021).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Para. 145 advises that exceptions to this are buildings for agricultural purposes and the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

Para 83 of the NPPF also advises that policies and decisions should enable the development and diversification of agricultural and other land based rural businesses.

Policy DMEI 4 of the Local Plan: Part Two - Development Management Policies (2020) advises that inappropriate development in the Green Belt will not be permitted unless there are special circumstances. Extensions and redevelopment will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and the purposes of including land within it, having regard to;

- i) The height and bulk of the existing building on site
- ii) The proportion of the site already developed
- iii) The footprint, distribution and character of the existing buildings
- iv) The relationship of the proposal with any development on site to be retained
- v) The visual amenity and character of the Green

The proposal is for the replacement of 2 buildings with 2 new buildings within the same use. The proposal therefore relates to this exception in Policy DMEI 4 and the principle of development is therefore considered acceptable, subject to compliance with all other policies.

7.02 Density of the proposed development

Not relevant to this proposal

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

Not relevant to this proposal

7.04 Airport safeguarding

Not relevant to this proposal

7.05 Impact on the green belt

The application site is located within the Green Belt and as such the development must be considered against relevant policy and guidance contained within the NPPF.

Policy DMEI 4 of the Local Plan: Part Two - Development Management Policies (2020) advises that replacement buildings within the Green Belt will only be permitted if the development would not result in any disproportionate change in the bulk and character of the original building; the development would not significantly increase the built up appearance of the site or having regard to the character of the surrounding area would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The proposed buildings are to be located in the same position as the existing, towards the rear of the site. Although slightly larger in footprint, they would be no higher than existing. The proposed barns would be viewed adjacent to the existing polytunnels and reflect the agricultural nature of the site. Given the position of the proposed barns it is not considered that they would significantly increase the built up appearance of the site as a whole.

It is therefore considered that the proposed buildings would appear appropriate in its rural Green Belt setting and would not detract from the agricultural character of the immediate surrounding area, in accordance with Policies DME1 and DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020).

7.07 Impact on the character & appearance of the area

As above.

7.08 Impact on neighbours

Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The Council will aim to ensure

that there is sufficient privacy for residents. The Council will also expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

The proposal buildings are of a similar size and use to the existing buildings and situated to the rear of the site. The nearest residential units are situated on the opposite site of Fore Street approximately 92m away. Given the nature of the development and the degree of separation it is not considered that the proposal would significantly impact on the amenity of the neighbouring properties in accordance with the requirements of Policy DMHB 11.

7.09 Living conditions for future occupiers

Not relevant to this proposal

7.10 Traffic impact, car/cycle parking, pedestrian safety

Local Plan: Part 2 Policy DMT 6 requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

Local Plan: Part 2 Policies DMT 1 and DMT 2 require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

As the proposal is for the replacement of two existing buildings and the new buildings would be utilised for comparable storage uses with only a moderate increase in GIFA, there are no specific concerns with the level of existing parking provision (which is to remain unaltered) or indeed generated activity which is expected to be absorbed by the local road network without notable detriment to traffic congestion and road safety.

7.11 Urban design, access and security

Not relevant to this proposal

7.12 Disabled access

The Access Officer has not raised any access issues.

7.13 Provision of affordable & special needs housing

Not relevant to this proposal

7.14 Trees, Landscaping and Ecology

Not relevant to this proposal

7.15 Sustainable waste management

Not relevant to this proposal

7.16 Renewable energy / Sustainability

The existing barns have no guttering. The applicant intends to use the guttering on the new barns to collect rainwater which would then be used to irrigate plants (greywater recycling in effect).

7.17 Flooding or Drainage Issues

The existing barns have no guttering. The applicant intends to use the guttering on the new barns to collect rainwater which would then be used to irrigate plants (greywater recycling in effect).

7.18 Noise or Air Quality Issues

Not relevant to this proposal.

7.19 Comments on Public Consultations

Not relevant to this proposal

7.20 Planning Obligations

Not relevant to this proposal

7.21 Expediency of enforcement action

Not relevant to this proposal

7.22 Other Issues

None.

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 Probit 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 buildings are considered to represent an appropriate form of development within the Green Belt and would not detract from the openness of the Green Belt or the rural character and appearance of the area and approval is recommended.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).

Hillingdon Local Plan Part 2 (2020).

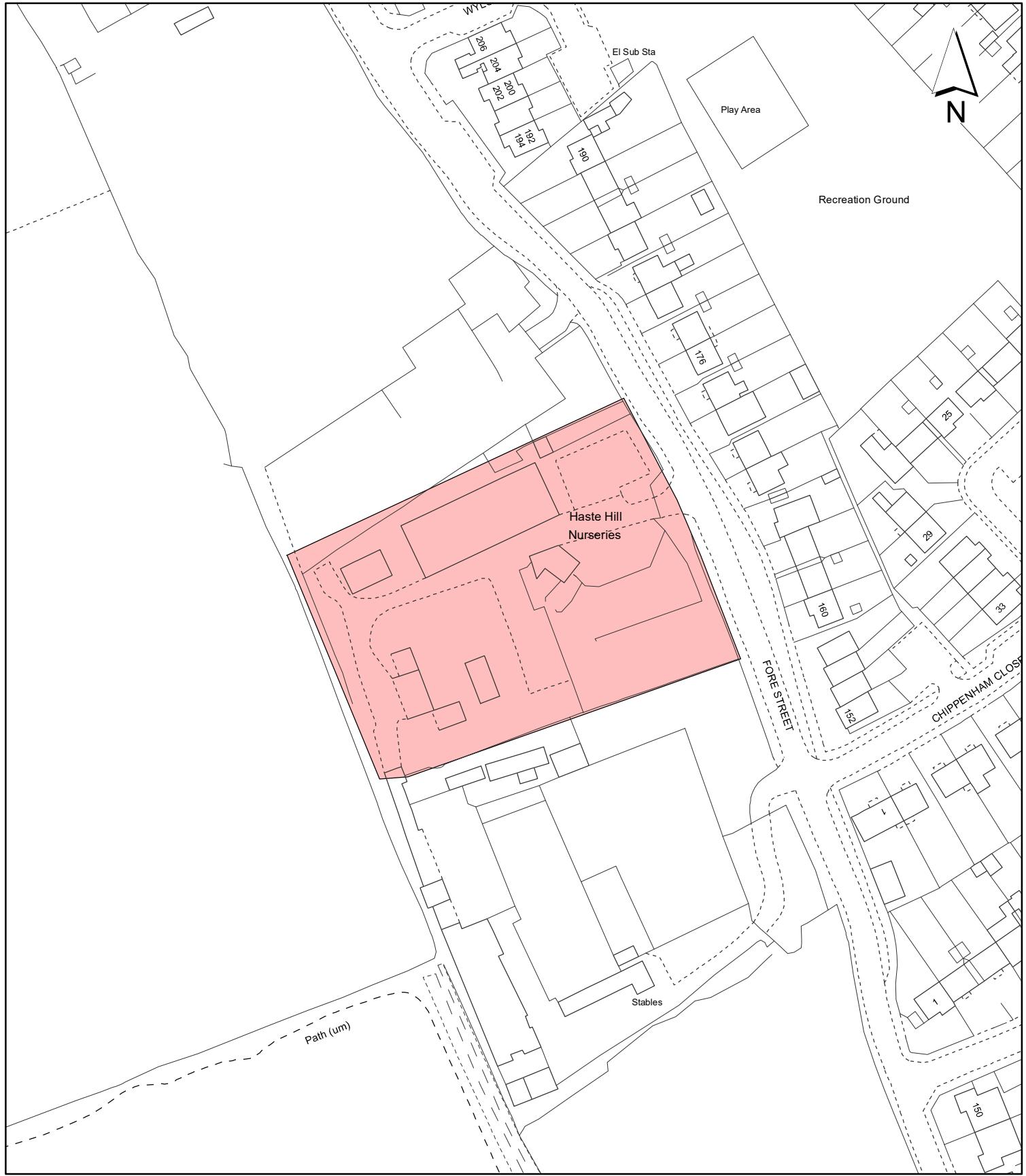
The London Plan (2021).

Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework (2019)

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Haste Hill Nurseries,
Fore Street**

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

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

71072/APP/2021/179

Scale:

1:1,250

Planning Committee:

North

Date:

May 2021



HILLINGDON
LONDON