

Report of the Head of Planning & Enforcement Services

Address: THE CO-OPERATIVE CHILDCARE (FORMERLY BUFFER BEAR),
INGLENOOK SIPSON LANE SIPSON

Development: Erection of 1 No. non-illuminated wall mounted fascia sign on the principal elevation and 1 No. non-illuminated free standing sign.

LBH Ref Nos: 26758/ADV/2011/50

Drawing Nos: Location Plan
11-293 01 REV C Proposed Signage
Existing Photographs

Date Plans Received: 27/06/2011 **Date(s) of Amendment(s):** 27/06/2011
Date Application Valid: 27/06/2011 22/08/2011

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 and OL1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 ADV1 Standard Advertisement Conditions

i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

- iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
- vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4 ADV2 Non-illumination (Signs)

The advertisement(s) hereby permitted shall not be illuminated.

REASON

In order to protect the visual amenity of the area and highway safety in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 ADV9 Removal of Specified Signs

Prior to the display of the advertisement(s) hereby approved, the following advertisement(s) shall be removed:

- i) free standing sign at the entrance to the site;
- ii) banner erected in the hedgerow on the front boundary line;
- iii) fascia board on the principal elevation of the premises.

REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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 Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13 New development must harmonise with the existing street scene.

OL2	Green Belt -landscaping improvements
OL5	Development proposals adjacent to the Green Belt
BE27	Advertisements requiring express consent - size, design and location
BE29	Advertisement displays on business premises
OL4	Green Belt - replacement or extension of buildings
PPG2	Green Belts

3. CONSIDERATIONS

3.3 Relevant Planning History

26758/E/90/1850 Inglenook Sipson Lane Sipson

Change of use of a dwellinghouse to a day nursery (maximum 36 under 5-year old children) and erection of a single-storey rear extension and parking facilities

Decision: 01-02-1991 Approved

26758/H/97/3096 Inglenook Sipson Lane Sipson

Installation of a non-illuminated free standing sign

Decision: 19-01-1998 Approved

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.3 To seek greater public access to the countryside for informal leisure activities.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- OL2 Green Belt -landscaping improvements
- OL5 Development proposals adjacent to the Green Belt
- BE27 Advertisements requiring express consent - size, design and location
- BE29 Advertisement displays on business premises
- OL4 Green Belt - replacement or extension of buildings
- PPG2 Green Belts

5. Advertisement and Site Notice

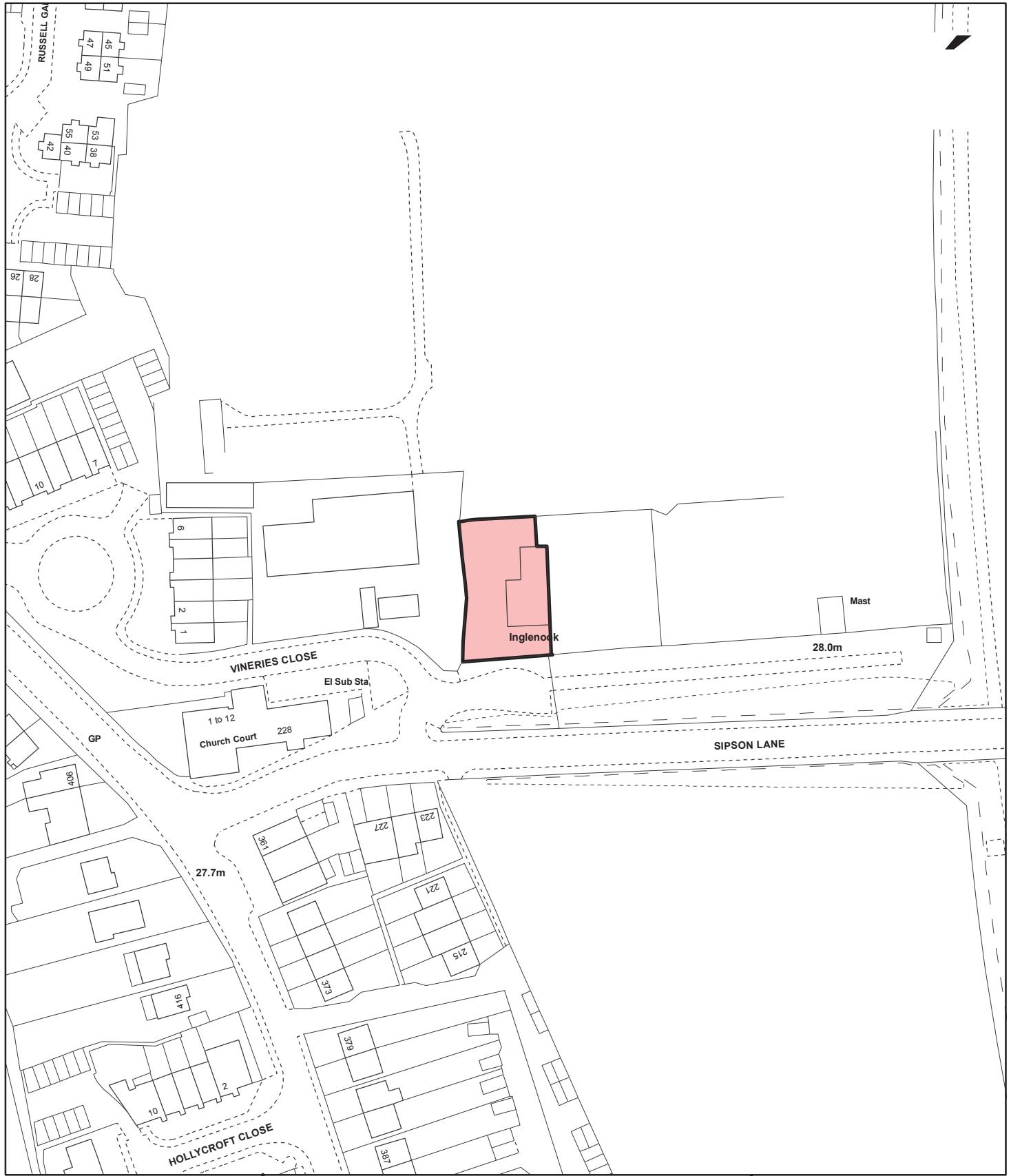
- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

7. MAIN PLANNING ISSUES

Contact Officer: Alex Smith

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Notes

 Site boundary

For identification purposes only

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Site Address

**The Co-Operative Childcare
Formerly Buffer Bear
Inglebrook, Sipson Lane, Sipson**

Planning Application Ref:

26758/ADV/2011/50

Scale

1:1,250

Planning Committee

Date

Central and South

Sept
2011

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