



HILLINGDON  
LONDON

A

## **VIRTUAL** North Planning Committee

### To Councillors on the Committee

Councillor Edward Lavery (Chairman)  
Councillor Henry Higgins (Vice-Chairman)  
Councillor Jas Dhot  
Councillor Becky Haggar  
Councillor Allan Kauffman  
Councillor Carol Melvin  
Councillor John Morgan  
Councillor John Oswell (Opposition Lead)  
Councillor Jagjit Singh

**Date:** WEDNESDAY, 9  
DECEMBER 2020

**Time:** 6.00 PM

**Location:** VIRTUAL MEETING

**Watch Live** Watch a live broadcast of this meeting on the Council's YouTube channel: [Hillingdon London](#)

**Important Meeting Advice:** Following UK Government advice to avoid all but essential travel and to practice social distancing, the usual physical public speaking rights at Planning Committee will be suspended temporarily during the coronavirus pandemic. Instead, written representations will be considered as part of Hillingdon's established Petitions Scheme.

**Published:** Tuesday, 1 December 2020

**Contact:** Democratic Services  
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# Agenda

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## Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

## PART I - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. The name of the local ward area is also given in addition to the address of the premises or land concerned.

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## Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	The Watertower Field, Ducks Hill Farm, Ducks Hill Road, Northwood –  60901/APP/2020/2979	Northwood	Change of use of land to store wood and agricultural products for biomass energy including installation of 3 storage bays, siting of a portable office block and a portable toilet block and addition of a fence and gate  <b>Recommendations: Refusal</b>	9 – 26  43 - 52
7	55 Northwood Way, Northwood –  27224/APP/2020/2978	Northwood Hills	Single storey outbuilding to rear for use as a gym/games room  <b>Recommendations: Refusal</b>	27 – 34  53 - 56

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## **PART II - Members Only**

*That the reports in Part 2 of this agenda be declared not for publication because they involve the disclosure of information in accordance with Section 100(A) and Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that they contain exempt information and that the public interest in withholding the information outweighs the public interest in disclosing it.*

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8 Enforcement Report

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## **PART I - Plans for North Planning Committee**

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# Agenda Item 3

## Minutes



**NORTH** Planning Committee

**18 November 2020**

**Meeting held at VIRTUAL - Live on the Council's YouTube channel: Hillingdon London**

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Henry Higgins (Vice-Chairman), Jas Dhot, Becky Haggart, Allan Kauffman, Carol Melvin, John Morgan, John Oswell (Opposition Lead) and Jagjit Singh</p> <p><b>LBH Officers Present:</b> Kerrie Munro, James Rodger (Head of Planning, Transportation and Regeneration), Luke Taylor (Democratic Services Officer), Alan Tilly (Transport Planning and Development Manager) and James Wells (Planning Team Leader)</p>
87.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
88.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest</p>
89.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes of the meeting held on 14 October 2020 be agreed as a correct record.</p>
90.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
91.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that Items 1 – 13 were marked as Part I and would be considered in public, and Items 14 – 16 were marked as Part II and would be considered in private.</p>
92.	<p><b>49 BEECH AVENUE, RUISLIP - 12926/APP/2020/2732</b> (<i>Agenda Item 6</i>)</p> <p><b>Demolition of existing bungalow and erection of two-storey building to provide three two-bed and one one-bed self-contained flats.</b></p>

Officers introduced the report, and the Committee heard that a petition had been received in objection to the application.

The agent had submitted a written representation that stated the siting of the driveway and proposed parking space would have exactly the same impact on 47 Beech Avenue that the parking adjacent to 19, 23, 29 and 31 Beech Avenue have on neighbouring properties, and the amenity space will act as a buffer zone between the parking and the units. The agent noted that the amended amenity space for each flat would have no adverse impact on 51 Beech Avenue, and compliance to parking requirements could be secured by planning conditions. Members were also informed that the proposal sat well on the site in terms of size and character and was not an overdevelopment that would be detrimental to the visual amenities of the street scene and character and appearance of the wider area.

The Committee noted that the officer's report was good, and there were enough reasons for refusal as the application was non-compliant. The officer's recommendation was then moved, seconded, and, upon being put to a vote, unanimously agreed.

**RESOLVED: That the application be refused.**

93. **1 MANOR HOUSE DRIVE, NORTHWOOD - 27306/APP/2020/237** (*Agenda Item 7*)

**Demolition of the existing dwellinghouse and erection of a two-storey building to consist of four two-bedroom flats and two one-bedroom flats with associated amenity space and parking.**

Officers introduced the application and noted the addendum, which included an amended condition.

A petition was received in objection to the application, and the petitioners stated that there were five issues with the application. The Committee heard that the proposed development did not have sufficient parking which would exacerbate parking concerns in the area and that the any permission required strict conditions on waste management to prevent waste being left on the kerbside. The petitioners requested a condition to require screening be maintained at all times, with appropriate re-planting, to maintain privacy for the development and properties on Manor House Drive, and that the any damage to the area caused by the development be restored by the developer at its conclusion. Finally, the petitioners stated that the development was too big for the site and out of keeping with surrounding houses, and would have an intrusive and adverse effect on neighbouring properties and their privacy and amenity.

The agent submitted a written representation that stated there were no technical issues in the application that could not be addressed through planning conditions, and the building is in keeping with the character of the area and of a scale consistent with the surrounding properties. The Committee heard that the bulk of the roof was reduced from what was considered unacceptable previously, and that the proposal would not create additional overlooking above that of the existing dwelling on site.

The Head of Planning and Regeneration noted that the cycle and bin storage should be separately conditioned to screening, and sought delegated authority to confirm final noise conditions for appropriate internal insulation. The Committee noted that a noise condition was no longer required, as the application was required to meet the most

relevant British standards.

Members thanked officers for the comprehensive report, but sought clarification over whether the proposed balconies would overlook the gardens of ground floor flats below. The Committee suggested that screening be used to prevent overlooking concerns and delegated authority be given to the Head of Planning and Regeneration to discuss this with the applicant. Responding to Councillors' questioning, officers commented that the roof elevation was 0.6m lower than in previous plans.

The Committee moved the officer's recommendation, subject to delegated authority to the Head of Planning and Regeneration to amend the noise condition, separate the conditions regarding cycle and bin storage and landscaping, and agree appropriate screening for the balconies to prevent overlooking. This proposal was then seconded, and upon being put to a vote, unanimously agreed.

**RESOLVED: That the application be approved, subject the delegated authority to the Head of Planning and Regeneration to:**

- 1. Amend Condition 7 to ensure it meets relevant British standards and has relevant internal insulation;**
- 2. Amend Condition 5 to remove cycle and bin storage from the landscaping condition; and,**
- 3. Add conditions regarding cycle and bin storage and screening.**

94. **WYLDEWOOD, 25 THE AVENUE, NORTHWOOD - 13305/APP/2020/2690** (*Agenda Item 8*)

**Four two-storey, three-bed terraced dwellings with habitable roofspace, parking and amenity space, installation of vehicular crossover to front and demolition of existing dwelling.**

A petition was received in objection to the application, and the petitioner submitted a written representation which noted agreement with the reasons for refusal. The Committee heard that the application was an overdevelopment of the site and would impact on the street scene and lead to overlooking at No 3 and 5 Chelwood Close. The petitioner also stated that there is a parking management scheme in The Avenue and the nine proposed spaces at the site could not all be used due to manoeuvring, and this would lead to parking concerns.

Members agreed that the proposal was too big, an overdevelopment of the site and a bad design, and noted the officer's report was good. As such, the officer's recommendation was moved, seconded and unanimously agreed.

**RESOLVED: That the application be refused.**

95. **18A ELGOOD AVENUE, NORTHWOOD - 47802/APP/2020/492** (*Agenda Item 9*)

**Installation of paved patio with timber railings and gates to the south eastern side elevation and part two-storey, part single-storey side/rear extension, single-storey front extension, installation of two rooflights to rear and front elevation. (Part Retrospective Application).**

Officers introduced the application.

A petition had been submitted in objection to the application, and a written representation received from petitioners. The Committee heard that the refusal reasons regarding the veranda from a previously appeal had not been overcome, and the application would cause harm to the area through its proposed height and materials. The petitioners wrote that no attempt to address the effect on 19 Gatehill Road had been made, and screening had been removed to expose the neighbours' garden and home. Furthermore, the windows and patio of 19 Gatehill Road would be more overlooked than before as there was no reduction in the height of the raised terrace. The petitioners requested a condition be added to ensure the garage was used to accommodate cars only, and the bathroom window obscurely glazed.

The applicant submitted a written representation that stated the proposed and completed works were fully compliant with all applicable and local planning policies. Councillors were informed that the proposed patio's size, height and design was acceptable and not considered to have an adverse impact on the amenity of adjacent properties and open space.

The Committee noted that the application was retrospective, but the patio was acceptable and there were no grounds to refuse the application. Responding to Councillors' questioning, officers confirmed that the extension was built away from 19 Gatehill Road, and the new windows caused no further overlooking of No. 19 that the existing windows in the house.

Members were informed that the application removed the roof and timber patio, and this was the main concern of the Planning Inspectorate. The Committee expressed concern that landscaping had been removed by the applicant, and a hedge or similar would be more suitable screening than a wall between the two properties. The Head of Planning and Regeneration noted that the application was in an Area of Special Character and a condition to ensure suitable screening was justified.

The Committee moved the officer's recommendation, subject to delegated authority to the Head of Planning and Regeneration to add an additional condition to ensure the screening between the site and 19 Gatehill Avenue was suitable for the local area. This proposal was seconded and unanimously agreed at a vote.

**RESOLVED: That the application be agreed, subject to delegated authority to the Head of Planning and Regeneration to agree an additional condition to ensure appropriate screening on the boundary between 18a Elgood Avenue and 19 Gatehill Road.**

96.	<p><b>2 GATEHILL ROAD, NORTHWOOD - 10808/APP/2020/2629</b> (<i>Agenda Item 10</i>)</p> <p>This application was withdrawn by the applicant prior to the meeting.</p>
97.	<p><b>SOUTH LAWN, HIGH ROAD, EASTCOTE - 20698/APP/2020/2964</b> (<i>Agenda Item 11</i>)</p> <p><b>Single-storey rear extension.</b></p> <p>Officers introduced the application.</p> <p>A petition had been received in objection to the application, and the petitioners submitted a written representation which stated a number of applications had been received at this site in recent years, and the building was now out of character with</p>



surrounding houses and the local area. Members heard that the application would have a detrimental impact on the house at Long Meadow, and is in excess of the permitted depth for a single storey extension. The Committee was informed that the proposal would adversely affect both the adjoining houses and was disrespectful to the idyllic part of the Borough.

Members noted that the proposal was astounding, and completely agreed with the officer's report. The recommendation was moved, seconded and unanimously agreed.

**RESOLVED: That the application be refused.**

98. **THE SIX BELLS PUBLIC HOUSE, DUCKS HILL ROAD, RUISLIP - 14387/APP/2020/2775** (*Agenda Item 12*)

**Proposed barn extension to provide a restaurant at ground floor and ten guest rooms at first floor, changing the use from a public house / restaurant to mixed use (Sui Generis), with associated works and landscaping.**

Officers introduced the item and noted the addendum.

A petition was received in support of the application, and a written representation was submitted by the petitioners. The petitioners confirmed that the applicant had restored the derelict listed building, and his latest proposal was welcomed by local residents, including the Ruislip Residents' Association. Members heard that the Covid-19 outbreak had prevented the dining hall at the site from opening, and the applicant needed to diversify for his business to survive, hence this application. The petitioners noted that the proposed changes should not create a visual intrusion, and local neighbours were happy with the plans, having been engaged by the applicant throughout the process. The Committee was informed that residents were happy for the application to be granted, and it was in the best interest of the local community, and would not cause harm to the green belt, the listed building or the local street scene by virtue of design.

Councillor Philip Corthorne, Ward Councillor for West Ruislip, submitted a written representation to the Committee. The Committee heard that local employment and the associated benefits of the application should be considered, particularly considering the challenging issues faced by businesses currently. Councillor Corthorne stated that the applicant was to be commended for his level of engagement with the local community, and noted that there was support from the Ruislip Residents' Association and local residents. The Committee heard that the question of weighing up the relevant considerations was subjective, but Councillors were urged to approve the application.

Members recognised the unusual nature of the situation, which had support from local residents and the Ruislip Residents' Association. The Committee expressed sympathy for the applicant in the current economic climate, and noted that if the application was refused, it could present difficulties for the business. Councillors agreed that local pubs were important parts of the community and that the restoration of the listed building had improved the site. The level of support from local residents was also noted.

The Committee commented that there was already permission for a restaurant at the site that had never opened due to the Covid-19 pandemic, and that this business could still be a success without the approval of the latest application. Members also noted that, although they could sympathise with local businesses and the applicant, planning considerations must be considered to approve the application. Concerns were

expressed regarding the design, and Councillors noted officers' comments that the application was considered too large, as the scale and mass of the application would overpower the Grade II Listed Building. Members also stated that they were not against the idea, but the development was too large and would need to be on a smaller scale to be approved.

The officer's recommendation was moved and seconded by the Committee. Upon being put to a vote, the recommendation received five votes in favour, and four votes against.

**RESOLVED: That the application be refused.**

99. **THE SIX BELLS PUBLIC HOUSE, DUCKS HILL ROAD, RUISLIP - 14387/APP/2020/2776** (*Agenda Item 13*)

**Proposed barn extension to provide a restaurant at ground floor and ten guest rooms at first floor (Application for Listed Building Consent).**

This item was heard alongside Item 12.

Officers introduced the item and noted the addendum.

Members moved and seconded the officer's recommendation, and upon being put to a vote, there was five votes in favour, and four votes against.

**RESOLVED: That the application be refused.**

100. **ENFORCEMENT REPORT** (*Agenda Item 14*)

**RESOLVED:**

- 1. That the enforcement action, as recommended in the officer's report, was agreed; and,**
- 2. That the Committee resolved to release their decision and the reasons for it outlined in the report, into the public domain, solely for the purposes of it issuing the formal beach of condition notice to the individual concerned.**

This item is declared as exempt from publication as it involves the disclosure of information in accordance with Section 100(A) and **paragraphs 1, 2 and 7** of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains **information relating to any individual, information likely to reveal the identity of an individual and information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime** and that the public interest in withholding the information outweighs the public interest in disclosing it.

101. **ENFORCEMENT REPORT** (*Agenda Item 15*)

**RESOLVED:**

- 1. That the enforcement action, as recommended in the officer's report, was agreed; and,**

2. That the Committee resolved to release their decision and the reasons for it outlined in the report, into the public domain, solely for the purposes of it issuing the formal beach of condition notice to the individual concerned.

This item is declared as exempt from publication as it involves the disclosure of information in accordance with Section 100(A) and **paragraphs 1, 2 and 7** of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains **information relating to any individual, information likely to reveal the identity of an individual and information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime** and that the public interest in withholding the information outweighs the public interest in disclosing it.

102. **ENFORCEMENT REPORT** (*Agenda Item 16*)

**RESOLVED:**

1. That the enforcement action, as recommended in the officer's report, was agreed; and,
2. That the Committee resolved to release their decision and the reasons for it outlined in the report, into the public domain, solely for the purposes of it issuing the formal beach of condition notice to the individual concerned.

This item is declared as exempt from publication as it involves the disclosure of information in accordance with Section 100(A) and **paragraphs 1, 2 and 7** of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains **information relating to any individual, information likely to reveal the identity of an individual and information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime** and that the public interest in withholding the information outweighs the public interest in disclosing it.

The meeting, which commenced at 6.00 pm, closed at 8.05 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on Telephone 01895 250636 or email (recommended): [democratic@hillington.gov.uk](mailto:democratic@hillington.gov.uk). Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

**The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.**

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## Report of the Head of Planning, Transportation and Regeneration

**Address** THE WATERTOWER FIELD, DUCKS HILL FARM DUCKS HILL ROAD  
NORTHWOOD

**Development:** Change of use of land to store wood and agricultural products for biomass energy including installation of 3 storage bays, siting of a portable office block and a portable toilet block and addition of a fence and gate

**LBH Ref Nos:** 60901/APP/2020/2979

**Drawing Nos:** Location Plan  
East Elevation  
West Elevation Revised  
North Elevation  
South Elevation  
Block Plan  
Planning Statement  
Site Plan

**Date Plans Received:** 17/09/2020 **Date(s) of Amendment(s):**

**Date Application Valid:** 28/09/2020

### 1. SUMMARY

The application is for full planning for use of the site as a storage and distribution facility for biomass. The site will store raw material from Ducks Hill Farm, local gardeners, landscapers, and tree surgeons carrying out arboriculture work before sending it to biomass facilities. The application seeks the creation of three 180m<sup>2</sup> open storage bays totalling 540m<sup>2</sup>, the siting of a portable site office totalling 8.92m<sup>2</sup>, the siting of a portable two unit toilet block totalling 10.02m<sup>2</sup>, the creation of two new accesses, removal of existing access, associated landscaping and hardstanding.

Policy DME 7 of the Local Plan Part 2 states: the Council will support farm diversification schemes including those related to the provision of renewable energy, provided that they minimise visual, traffic and environmental impacts and do not: (i) have an adverse impact on the open character of the countryside and landscape quality; (ii) contribute to visual "clutter"; (iii) significantly increase road traffic or congestion on rural roads and junctions; (iv) erode environmental quality, nature conservation value or limit public access to the countryside; and (v) have an adverse environmental impact on nearby residential areas or other sensitive receptors by virtue of noise, vibration, smoke, odour or emissions. The proposals are considered to conflict with a number of the objectives of policy DME 7.

The proposal represents inappropriate development within the Green Belt and it is considered that the proposal fails to demonstrate very special circumstances to overcome the harm by reason of inappropriateness and substantial harm to the openness and visual amenities of the green belt

Furthermore the application does not include an analysis of the impact on trees, including highway trees, over which the applicant has no control. The existing vegetation contributes to the character and appearance of the area, opposite Ruislip Woods. For these reasons, the application should be refused

Finally, based on the lack of submitted information related to the anticipated impacts of the proposal on the local highway network it is not possible for the Council to make a fully informed decision of the acceptability (or otherwise) of the proposal. A refusal on these grounds is therefore also recommended.

The application is before Committee as a result of a Member call in and the receipt of a petition against the proposal comprising 32 valid signatures.

## **2. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The development represents inappropriate development within the Green Belt and no very special circumstances have been provided which either singularly or cumulatively overcome the presumption against inappropriate development in the Green Belt. The land proposed for the proposed change of use of the land including installation of 3 storage bays, siting of a portable office block and a portable toilet block and addition of a fence and gate would have an industrial appearance and cause substantial harm to the visual amenity and openness of the Green Belt. The proposal is therefore contrary to Policy EM2 of the Hillingdon Local Plan Part 1 (November 2012) and Policy DME1 4 of the Hillingdon Local Plan Part 2 (January 2020).

#### **2 NON2 Non Standard reason for refusal**

The proposal for a new exit, gate B, is likely to result in damage to, or removal of, existing highway trees along the roadside. The application does not include any analysis of the impact on trees, including highway trees, over which the applicant has no control. The existing vegetation contributes to the character and appearance of the area, opposite Ruislip Woods. The proposal is therefore contrary to Policies DME 7 and DMHB 14 of the Hillingdon Local Plan Part 2 (January 2020).

#### **3 NON2 Non Standard reason for refusal**

In the absence of comprehensive submitted information related to the impacts of the proposal on the highway network, the applicant has failed to demonstrate that the scheme would not result in material harm to the local and strategic highway network and by virtue of the large numbers of vehicle movements proposed would raise highway safety concerns. The proposal is therefore contrary to Policies DME7, DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (January 2020) and Policy 6.3 of the London Plan (2016).

## **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 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.

DME 2	Employment Uses Outside of Designated Sites
DME 7	Farm Diversification
DMHB 14	Trees and Landscaping
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
LPP 6.3	(2016) Assessing effects of development on transport capacity
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 4	NPPF-4 2018 - Decision-making

### **3 159 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

### **4 171 LBH worked applicant in a positive & proactive (Refusing)**

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 the 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.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The proposed site is accessed from Ducks Hill Road (A4180) in the Watertower field at Ducks Hill Farm. Ducks Hill Farm is a Class 3b DEFRA registered agricultural holding in Northwood comprising 154 acres, the majority of which is used to graze cattle and other livestock as well as the production of silage.

The site currently has an 84sqm, 4m high agricultural building located in the middle, an area of concrete hardstanding and permission for construction of a 5.3m high, 4,000sqft barn with associated hard standing under application 5907/APP/2020/779. There is no proposed change of use for the existing building on site and the proposed site layout of the development ensures that the building will continue to function as envisaged by maintaining good access. The North-West area of the site is already used for the storage of woodchip which is sold and used on Ducks Hill Farm.

### **3.2 Proposed Scheme**

Change of use of land to store wood and agricultural product. The application seeks full planning for use of the site as a storage and distribution facility for biomass. The site will store raw material from Ducks Hill Farm, local gardeners, landscapers, and tree surgeons carrying out arboriculture work before sending it to biomass facilities. The application seeks the creation of three 180m<sup>2</sup> open storage bays totalling 540m<sup>2</sup>, the siting of a portable site

office totalling 8.92m2, the siting of a portable two unit toilet block totalling 10.02m2, the creation of two new accesses, removal of existing access, associated landscaping and hardstanding.

### 3.3 Relevant Planning History

5907/APP/2018/1439 Ducks Hill Farm Ducks Hill Road Northwood  
General Purpose Agricultural Building (Prior notification agricultural)

**Decision:** 02-07-2018 Approved

5907/APP/2018/4177 Ducks Hill Farm Ducks Hill Road Northwood  
Change of use of land to B8 (Storage) and the siting of 36 shipping containers

**Decision:** 07-06-2019 Refused

5907/APP/2020/779 Ducks Hill Farm Ducks Hill Road Northwood  
Erection of an agricultural building (Prior Approval)

**Decision:** 27-04-2020 PRN

60901/APP/2005/1902 The Water Tower Field, South Of Ducks Hill Grange Ducks Hill Road  
INSTALLATION OF A 17.5 METRE HIGH MONOPOLE MOBILE PHONE MAST, GROUND  
BASED EQUIPMENT CABINET, FENCED COMPOUND AND ANCILLARY DEVELOPMENT

**Decision:** 25-08-2005 Refused **Appeal:** 15-02-2006 Dismissed

60901/PRC/2020/165 The Water Tower Field, Ducks Hill Farm Ducks Hill Road Northwood  
Change of use to a biomass storage site including installation of three storage bays, a portable office cabin and portable toilet block.

**Decision:**

#### Comment on Relevant Planning History

5907/APP/2020/779 - Erection of an agricultural building (Prior Approval) (Prior Approval not required)

5907/APP/2018/1439 -General Purpose Agricultural Building (Prior notification agricultural)(Approval)

5907/APP/2018/4177 -Change of use of land to B8 (Storage) and the siting of 36 shipping containers (Refusal)

### 4. Planning Policies and Standards

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)  
West London Waste Plan (2015)  
The London Plan - Consolidated With Alterations (2016)

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 2019)

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.

The Mayor has considered the Inspectors' recommendations and, on the 19th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for any of the Inspectors' recommendations that the Mayor does not wish to accept.

Limited weight should be attached to draft London Plan policies that have not been accepted by the Mayor or that have only been accepted in part/with significant amendments. Greater weight may be attached to policies that were subject to the Inspector's recommendations and have since been accepted by the Mayor through the 'Intend to Publish' version of the Plan. The weight will then increase as unresolved issues are overcome through the completion of the outstanding statutory process. Greater weight may also be attached to policies, which have been found acceptable by the Panel (either expressly or by no comment being made).

Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt. Paragraph 145 of the NPPF (2018) notes the construction of new buildings are inappropriate in the Green Belt. Exceptions to this include the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it and 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.

Policy 7.16 of the London Plan (2016) requires that the strongest protection is given to

Green Belt, inappropriate development should be refused (except in very special circumstances) and development that helps secure the objectives of improving the Green Belt will be supported. The supporting text to Policy 7.16 at paragraph 7.55 explains the role of Green Belt as multi functional green infrastructure, with the Mayor keen to see improvements in its overall quality and accessibility, particularly where they are likely to help human health, biodiversity and improve overall quality of life.

The following policies of the Local Plan: Part 2 - Development Management Policies (2020) are of particular relevance.

#### Policy DME1 4: Development in the Green Belt or on Metropolitan Open Land

A) Inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special circumstances.

B) Extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to:

- i) the height and bulk of the existing building on the site;
- ii) the proportion of the site that is already developed;
- iii) the footprint, distribution and character of the existing buildings on the site;
- iv) the relationship of the proposal with any development on the site that is to be retained; and
- v) the visual amenity and character of the Green Belt and Metropolitan Open Land.

#### DMHB 11 Design of new development

A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- i) harmonising with the local context by taking into account the surrounding:
  - scale of development, considering the height, mass and bulk of adjacent structures;
  - building plot sizes and widths, plot coverage and established street patterns;
  - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
  - architectural composition and quality of detailing;
  - local topography, views both from and to the site; and
  - impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing

detailed designs.

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Policy DME 7 of the Local Plan Part 2 states: the Council will support farm diversification schemes including those related to the provision of renewable energy, provided that they minimise visual, traffic and environmental impacts and do not: have an adverse impact on the open character of the countryside and landscape quality; contribute to visual "clutter"; significantly increase road traffic or congestion on rural roads and junctions; erode environmental quality, nature conservation value or limit public access to the countryside; and have an adverse environmental impact on nearby residential areas or other sensitive receptors by virtue of noise, vibration, smoke, odour or emissions.

## **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

DME 2	Employment Uses Outside of Designated Sites
DME 7	Farm Diversification
DMHB 14	Trees and Landscaping
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
LPP 6.3	(2016) Assessing effects of development on transport capacity
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 4	NPPF-4 2018 - Decision-making

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Neighbours were notified on 30/09/2020. 6 objections were received and one supporting representation.

Objections were raised as follows:

- 1) The green belt between Northwood and Ruislip is essential in safeguarding the countryside from urban sprawl and merging as well as providing local amenity and character to the area.
- 2) It is not considered that very special circumstances' have been demonstrated
- 3) Inappropriate Development. While the new use of land would have some connection with agricultural purposes these numerous additional structures would amount to a clear encroachment

on the rural environment. Portaloos , offices and numerous structures clearly lessen the openness of the site and reduce its natural rural character.

4) In addition the proposals show elevations of open bays when they are empty but there is no limit on the height of the materials within the bays. The elevation of materials could drastically overfill the height of the walls.

5) This is a residential area bordering on green belt and although the lorries are entering and leaving the designated area with an in out system they are still going to be travelling through residential areas on either side.

6) Biomass fuel is of course beneficial yet this proposal not does meet the guidelines for being a sustainable green energy project given the small scale of the enterprise versus the substantial carbon footprint and pollution created

7) There is also the question of wildlife as the green belt is an important pathway for the existence of many important native species.

8) This storage use is very different to agricultural use.

In addition a petition with 32 signatures was received objecting on green belt and traffic grounds

### Support

(1) One support representation was received stating that the applicants have been very good cooperative neighbours for many years and we know that this project will completed thoughtfully.

The Northwood Residents Association object for the following reasons:

The site will become a storage and distribution facility for the raw material biomass, so not the production itself. This storage use is very different to agricultural use.

The land in question is in the Green Belt, close to Ruislip Woods and opposite Copse Wood, and is seen when travelling by road from Ruislip to Northwood and we consider that the proposed use of the agricultural land will be visually intrusive.

The applicants report states, 'The location also has good transport benefits not available at other sites and will support the farm in line with policy.' In fact, it is on an A road where the entrance/exit is onto a part of the road with a 50 mph speed limit and a main link between residential areas. In addition, any decision should be based upon planning considerations and not business issues.

The applicants report states by the end of year three the traffic generation will be around 76 daily two-way vehicle trips with a maximum amount of two-way vehicle trips possible per day being 90. Is that 76 per day which is a huge number in itself, or in fact 152 movements on and off the road of 76 movements in and 76 out? It will be even more of a problem if the vehicles come through the residential area from Northwood as they will need to stop in a 50 mph part of the road and wait for a gap in oncoming traffic. They will also be slow to build up speed when leaving the site.

The majority of the traffic generated will be by way of large artic lorries described in the Planning Statement as capable of holding 25 tonnes of material which will be travelling, presumably from motorways outside the area, through shopping (Ruislip) and residential (Ducks Hill Road / Breakspear Road) streets and have an adverse impact on them. Although the applicants report suggests lower than full use initially, and then building up, for the purpose of the decision it needs to be assumed that full use will be made of the storage facility.

For these reasons The NRA is of the view that the proposed change of use of Green Belt farmland does not comply with Policy DME 7.

A Ward Councillor has requested the planning committee determine the application on the grounds that it will have a significant impact on:

Traffic movement

Road safety

Environmental standards - air quality

Green Belt incursion

## Local amenity

### Internal Consultees

Trees and Landscape Officer - This site is to the west of Ducks Hill Road, located to the south-east of Ducks Hill Grange and east of a water tower. The site currently has a 4 metre high agricultural building in the middle and an area of hardstanding. It is currently used to store / transfer wood waste delivered by local tree surgeons. There are trees within the site, however there are no TPO's or Conservation Area designations affecting the site. The land lies within the Metropolitan Green Belt, a designation which restricts development and seeks to retain openness of the countryside.

COMMENT The site has been the subject of a number of applications, most recently application ref. 2020/779, to build a 5.3m high 4,000sqft barn, which was granted consent in April 2020. No tree survey has been submitted, however, according to the D&AS there are no high value trees within the site. The section drawing shows a proposed entrance (gate A) at the southern end and a proposed exit (gate B) at the northern end. It is not clear whether the gate A corresponds with the existing entrance location which is in use at present? It is also confusing because the annotated plan within the D&AS has transposed gates A and B. The proposal for a new exit (B) is likely to result in damage to, or removal of, existing highway trees along the roadside. The site plan and the section drawing (East elevation) indicates a proposed hedge on the inside of the boundary fence which is unlikely to be seen from the road above the proposed 2.6metre high fencing.

RECOMMENDATION The information provided is inconsistent and unclear. There is no analysis of the impact on trees, including highway trees, over which the applicant has no control. The existing vegetation contributes to the character and appearance of the area, opposite Ruislip Woods. For the above reasons, the application should be refused.

Contaminated Land Officer - I note the proposed development would introduce a portable office and separate portable toilet, which would pose a risk to human health if quantities of any migrating landfill gas from the nearby landfilled materials were able to access and accumulate within enclosed spaces of the structures. I recommend the following gas condition including a condition for any imported soil materials be imposed if planning permission is granted: 1. Gas Condition Landfill Gas Survey Before any part of the development is commenced, the applicant shall conduct a landfill gas survey and submit details of any detected ground gases at the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of the proposed temporary new building/structures. If landfill gas is found, the applicant shall install remediation measures to prevent gas ingress to any buildings/structures on the development site, to the satisfaction of the Local Planning Authority. This condition will not be discharged until the works have been implemented and the appropriate validation and verification information has been submitted to the satisfaction of the Local Planning Authority. REASON: The Councils records show that parts of the development site are within 250 metres of a former landfill site which suggest possible ground gas risks. A gas survey is required to clarify that there is no significant gas migration from the landfill to the new development site, in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination. 2. Soil Materials Condition Imported Materials Condition No contaminated soils or other materials shall be imported to the site. All imported soils for engineering and/or landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval. REASON: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

Highways Engineer - The site currently has a 4m high agricultural building located in the middle, an area of concrete hardstanding and permission for construction of a 5.3m high barn with associated hard standing under a 'Prior Approval' consent - 5907/APP/2020/779. There is no proposed change of use for the existing building on site and the proposed site layout of the development will allow the

building to continue to function as envisaged. Operations at the site are proposed between the hours of 6:30am and 6pm - Monday to Friday, 8am to 1pm on Saturdays and closed on Sundays. The site is remote from public transport connections hence dependency on private motor transport to and from the site vehicle by customers and staff is expected to be dominant which is amplified by the 'vehicle borne' nature of the proposal's planning use-type. An application (in proximity and to the north of this application site area) for a change of use of land to B8 (storage) use class and the siting of 36 shipping containers for self-storage use (5907/APP/2018/477) was refused in 2019 on 'Green Belt' issues but excluding highway related grounds.

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.

The applicant states that - "The development forecasts to have approximately 12 customers on average per day in the first year of operation, 24 in year two and around 32 in year three. It is anticipated that each customer will offload two tonnes of material each per trip. The material will be collected by artic lorries capable of holding 25 tonnes of material meaning it is expected that six lorries will visit the site per week in the first year, twelve in year two and 15 in year three. It is anticipated that two jobs will be created in the operation.

By the end of year three, the traffic generation will be around 76 daily two-way vehicle trips. As the site will operate under a policy T6 waste exemption which allows storage of up to 500 tonnes of material per week, the maximum amount of two-way vehicle trips possible per day would be 90. The traffic generated at the site is expected to be evenly spread out through the day, avoiding peak attendance at any one time which should remove any risk of congestion."

The stated level of projected activity which includes for 'depositing' and 'collection' vehicles for years 1 to 3 is anticipated to peak in year 3 with 32/15 two-way vehicles per day respectively. However, the applicant then mentions that at the end of year three-traffic generation would amount to 76 daily two-way vehicle movements which appears contradictory. Notwithstanding this point, it is considered that if the highest level of activity if evenly spread throughout day-time operational hours (as highlighted by the applicant) it is unlikely to have an adverse impact on the highway network capacity. However, it is particularly key to prevent any potential for concentrated movements to and from the site resulting in queuing/stacking of vehicles on Ducks Hill Road at any one time given the highly trafficked nature of the road combined with the 50 MPH speed limit. Avoidance of stacking would therefore assist in maintaining traffic free-flow and safety standards during the most critical morning and afternoon/early evening peak traffic base-line periods (i.e. 0730-0930 and 1630-1830) and outside of these hours. There is no detail presented with regard to the number of 'depositing' and 'collection' vehicles that can be accommodated within the compound.

The applicant should therefore demonstrate that the level of arrivals and departures throughout the day can be satisfactorily accommodated within the site curtilage without highway overspill. This should be remedied, with a demonstration and evidence of avoidance of potential vehicle stacking on the public highway at all times.

The applicant states that -

"The water tower field benefits from existing road access. However, the proposal seeks removal of the existing access and the creation of two new accesses.

Gate B will only be used as an entrance by lorries picking up material. Gate A will be used as an entrance for staff and customers and an exit for staff, customers, and loaded lorries. By doing this, the site can be separated into loading and tipping areas at the South and North of the site respectively, negating any risk of congestion to and from the site and allowing smooth operation on-site at all time. The new accesses shall be 6m wide allowing for artic lorries to drive straight into the site and avoid any risk of congestion on the main road. Both accesses would have good visibility of the road and not cause any issues turning into or out of the site."

The applicant states that -

"The water tower field benefits from existing road access. However, the proposal seeks removal of

the existing access and the creation of two new accesses.

The submitted plans seem to contradict the above proposed gate arrangement by transposing 'Gates A & B' as compared to the planning statement hence it is unclear as to where the exit and entrance would be positioned. This requires clarification. Notwithstanding this point, the suggested arrangement with Gate B operating solely as an entrance point with a two-way arrangement at Gate A would require an on-site management regime to ensure effective control of activities which would benefit both internal and external site workings

A full explanation of how customers and lorry drivers picking up material would be made aware of which entrance they should be using together with how the dual entry/exit would be managed. This aspect is considered vital as arriving vehicles are likely to experience confusion resulting in vehicles unnecessarily slowing or stopping on Ducks Hill Road which is unacceptable for obvious safety reasoning heightened by the imposed 50 MPH speed limit.

There should also be a demonstration of satisfactory access/egress sight-lines (in both directions on Ducks Hill Road) at both of the new access/egress points which should conform with the relevant mutual inter-visibility sight-line requirements, as per guidance contained within "Highways England's" - Design Manual for Roads and Bridges (The Design of Crossovers and Changeovers - Appendix 1 Geometric Design Table), between vehicles leaving and entering the site and vehicles/pedestrians on Ducks Hill Road.

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.

The applicant states that -

"The proposal includes the provision of eight car parking spaces and one bicycle space for customers and staff. Maximum parking standards would require the provision of 15 spaces in line with local policy given the total area of the development. However, given the number of staff employed and a maximum number of 41 customers spread out through each day, the parking provision is deemed adequate."

There are no specific comments or issues raised with the level of parking provision as the level of site employment is relatively low hence the proposed level of car and cycle parking is considered acceptable

Conclusion

Based on the lack of submitted information related to the anticipated impacts of the proposal on the local highway network, it is not possible for this Authority to make a fully informed decision of the acceptability (or otherwise) of the proposal. A refusal on these grounds is therefore recommended.

"The application has been reviewed by the Highway Authority who express concern that in the absence of comprehensive submitted information related to the impacts of the proposal on the highway network, the application fails to demonstrate that the scheme would not result in material harm to the local and strategic highway network and would therefore raise highway safety concerns, contrary to Local Plan: Part 2 Development Plan (2020) Policies DMT 1 & DMT 2 and Policy 6.3 of the London Plan (2016)."

Planning Specialists Team Manager (Comment on air quality and other environmental considerations) - summary of comments:

There is no burning of biomass in the proposal, it is simply for storage and distribution. There is no need for the site to be where it is; there is no justification why biomass cannot be stored in a designated B8 location. The site is not in an air quality management area and the scale of

development would not justify an air quality refusal reason.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The National Planning Policy Framework (2019) 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. These can include limited infilling or partial redevelopment of previously developed sites. In consideration of applications substantial weight should be given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt is clearly outweighed by other circumstances.

Reference is given to a prior approval consent of an agricultural building not being implemented. It is considered that very little weighting can be given to this as a material planning consideration, as agricultural buildings are acceptable development in the green belt, whereas what is proposed is inappropriate development in the green belt.

The development represents inappropriate development within the Green Belt and no very special circumstances have been provided which either singularly or cumulatively overcome the presumption against inappropriate development in the Green Belt. The land proposed for the proposed change of use of the land including installation of 3 storage bays, siting of a portable office block and a portable toilet block and addition of a fence and gate would have an industrial appearance and cause substantial harm to the visual amenity and openness of the Green Belt.

The proposed change of use of the land would be contrary to the requirements of the NPPF, Policy EM2 of the Hillingdon Local Plan Part 1 (November 2012) and Policy DMEI 4 of the Hillingdon Local Plan Part 2 (January 2020).

### **7.02 Density of the proposed development**

Not relevant

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

Not relevant

### **7.04 Airport safeguarding**

Not relevant

### **7.05 Impact on the green belt**

The site is located within the Green Belt. Para. 147 of the NPPF states that "When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources."

The requirements of paragraph 145 g) of the NPPF only allow complete redevelopment of previously developed land which would not have a greater impact on the openness of the Green Belt. In consideration of applications substantial weight should be given to any harm to the Green Belt. This part of the site is currently undeveloped and the proposed change of use of the land to store wood and agricultural products for biomass energy including installation of 3 storage bays, siting of a portable office block and a portable toilet block and addition of a fence and gate would cause substantial harm to the openness of the Green Belt in contravention of the requirements of the NPPF, Policy EM2 of the Hillingdon Local



Plan Part 1 (November 2012) and Policy DME1 4 of the Hillingdon Local Plan Part 2 (January 2020).

#### **7.07 Impact on the character & appearance of the area**

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

The proposed installation of 3 storage bays, siting of a portable office block and a portable toilet block and addition of a fence and gate would be situated in the site immediately adjacent to Ducks Hill Road and would be clearly visible above any fencing surrounding the plot. The positioning of the bays is in a row of three concrete blocks. There is no clear indication of the height of storage proposed, Nevertheless, the scale of the development is such that it would be clearly visible within the street scene and the wider open countryside and would present as a commercial premises to the detriment of the visual amenity of the wider area.

#### **7.08 Impact on neighbours**

The proposals are not considered to have a significant impact on the amenity of the neighbouring properties, in accordance with the requirements of Policy DME 7. The nearest neighbouring properties are at Ducks Hill Grange and Ashby Cottages (Holland & Holland). Given the intervening distance no adverse impact is considered to arise.

#### **7.09 Living conditions for future occupiers**

Not relevant

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Based on the lack of submitted information related to the anticipated impacts of the proposal on the local highway network it is not possible for the Council to make a fully informed decision of the acceptability (or otherwise) of the proposal. A refusal on these grounds is therefore recommended by the Highway Authority.

The application has been reviewed by the Highway Authority who express concern that in the absence of comprehensive submitted information related to the impacts of the proposal on the highway network, the application fails to demonstrate that the scheme would not result in material harm to the local and strategic highway network and would therefore raise highway safety concerns, contrary to Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (January 2020) Policies DMT 1 & DMT 2 and Policy 6.3 of the London Plan (2016).

#### **7.11 Urban design, access and security**

Not relevant to this proposal.

#### **7.12 Disabled access**

Not relevant

#### **7.13 Provision of affordable & special needs housing**

Not relevant

#### **7.14 Trees, Landscaping and Ecology**

This site is to the west of Ducks Hill Road, located to the south-east of Ducks Hill Grange and east of a water tower. The site currently has a 4 metre high agricultural building in the middle and an area of hardstanding. It is currently used to store / transfer wood waste delivered by local tree surgeons. There are trees within the site, however there are no TPO's or Conservation Area designations affecting the site. The land lies within the Metropolitan Green Belt, a designation which restricts development and seeks to retain openness of the countryside.

The site has been the subject of a number of applications, most recently application ref. 2020/779, to build a 5.3m high 4,000sqft barn, which was granted consent in April 2020. No tree survey has been submitted, however, according to the D&AS there are no high value trees within the site. The section drawing shows a proposed entrance (gate A) at the southern end and a proposed exit (gate B) at the northern end. It is not clear whether the gate A corresponds with the existing entrance location which is in use at present? It is also confusing because the annotated plan within the D&AS has transposed gates A and B. The proposal for a new exit (B) is likely to result in damage to, or removal of, existing highway trees along the roadside. The site plan and the section drawing (East elevation) indicates a proposed hedge on the inside(?) of the boundary fence which is unlikely to be seen from the road above the proposed 2.6metre high fencing.

The information provided is inconsistent and unclear. There is no analysis of the impact on trees, including highway trees, over which the applicant has no control. The existing vegetation contributes to the character and appearance of the area, opposite Ruislip Woods. For the above reasons, the application should be refused.

#### **7.15 Sustainable waste management**

See below

#### **7.16 Renewable energy / Sustainability**

In the supporting statement the applicant explains that Biomass is classed as a renewable energy source as all organic material used to generate energy is regrown and the carbon recaptured. Approximately 39% of renewable energy use in the UK comes from biomass, of which approximately 23% is imported from abroad. There is high demand for suitable fuel that is not imported and reduces overall carbon footprint in transport. The site will aim to store and distribute 20,000 tonnes of biomass material per annum which otherwise might go to landfill, burnt or composted. The mix of material being brought to the site is expected to be 10% woodchip, 20% large logs and 70% mixed small logs and branches. One tonne of woodchip will produce approximately 3,500kWh (Biomass Energy Centre) which compares to average household power consumption in the UK of 3,860kWh (Department for Business, Energy and Industrial Strategy).

Officers comments - Whilst use of biomass can be viewed as a sustainable resource the applicant has not demonstrated very special circumstances why the use should take place on this site as opposed to an employment site outside the Green Belt.

#### **7.17 Flooding or Drainage Issues**

Not relevant to this application, the site is neither in a flood plain or critical drainage area.

#### **7.18 Noise or Air Quality Issues**

The distance from residential properties is such that there is not considered to be an issue concerning noise nuisance. Had the proposals been acceptable air quality issues concerns would have had to be addressed by condition. There is no burning of biomass in the proposal, it is simply for storage and distribution. The site is not in an air quality management area and the scale of development would not justify an air quality refusal reason.

#### **7.19 Comments on Public Consultations**

These are covered in the body of the report.

#### **7.20 Planning Obligations**

Not applicable

#### **7.21 Expediency of enforcement action**

Not relevant

## **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 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 application is for full planning for use of the site as a storage and distribution facility for biomass. The site will store raw material from Ducks Hill Farm, local gardeners, landscapers, and tree surgeons carrying out arboriculture work before sending it to biomass facilities. The application seeks the creation of three 180m<sup>2</sup> open storage bays totalling 540m<sup>2</sup>, the siting of a portable site office totalling 8.92m<sup>2</sup>, the siting of a portable two unit toilet block totalling 10.02m<sup>2</sup>, the creation of two new accesses, removal of existing access, associated landscaping and hardstanding.

The proposal represents inappropriate development within the Green Belt and it is considered that the proposal fails to demonstrate very special circumstances to overcome the harm by reason of inappropriateness and substantial harm to the openness and visual amenities of the Green Belt

Furthermore the application does not include an analysis of the impact on trees, including highway trees, over which the applicant has no control. The existing vegetation contributes to the character and appearance of the area, opposite Ruislip Woods. For the above reasons, the application should be refused

Finally, based on the lack of submitted information related to the anticipated impacts of the proposal on the local highway network it is not possible for the Council to make a fully informed decision of the acceptability (or otherwise) of the proposal. A refusal on these grounds is therefore also recommended.

#### **11. Reference Documents**

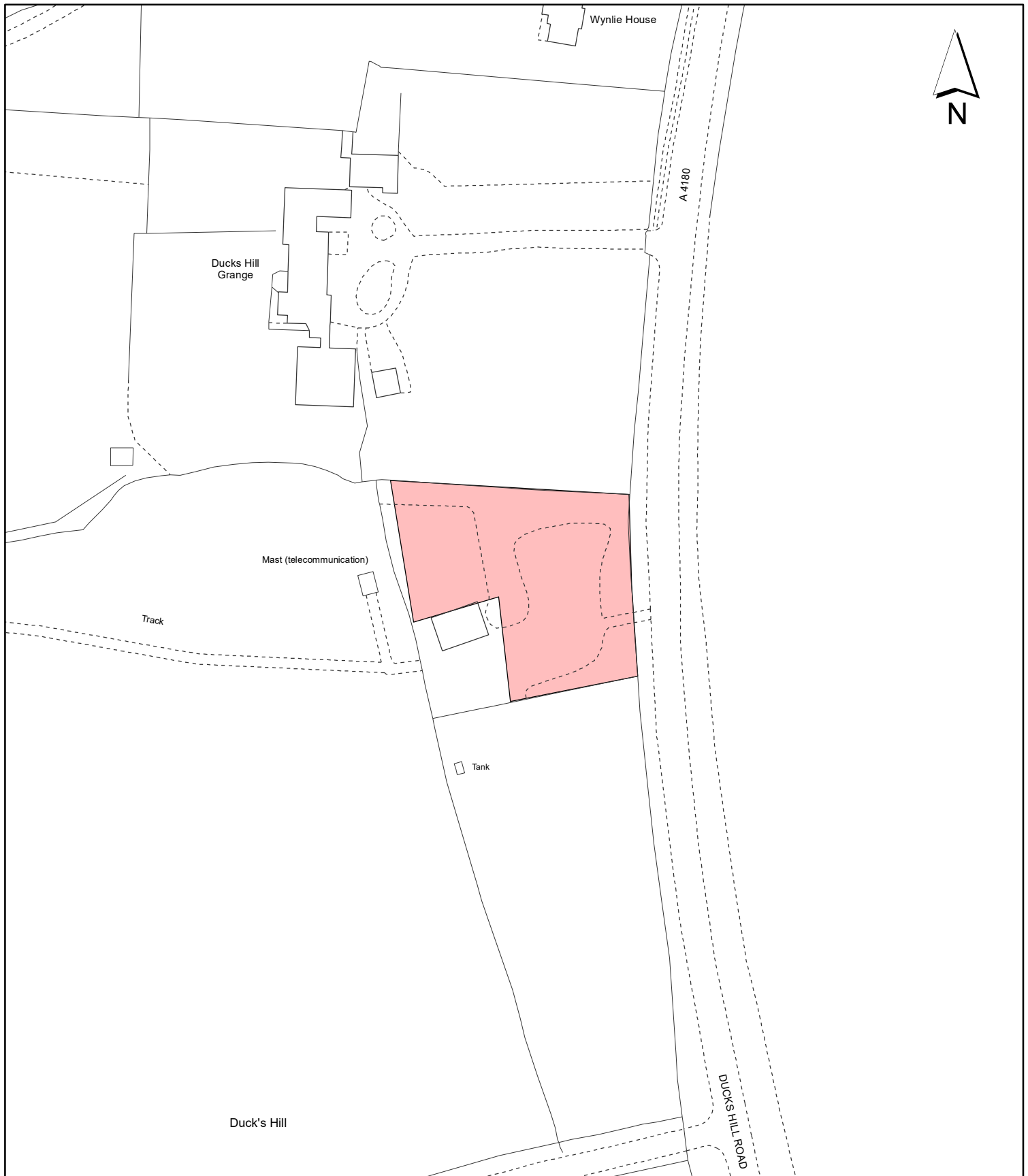
The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The London Plan - Consolidated With Alterations (2016)

**Contact Officer:** Cris Lancaster

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:  
**The Watertower Field  
 Ducks Hill Farm  
 Ducks Hill Road**

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

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

Planning Application Ref:  
**60901/APP/2020/2979**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 25**

Date:  
**December 2020**



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## Report of the Head of Planning, Transportation and Regeneration

**Address** 55 NORTHWOOD WAY NORTHWOOD  
**Development:** Single storey outbuilding to rear for use as a gym/games room  
**LBH Ref Nos:** 27224/APP/2020/2978  
**Drawing Nos:** 2018/03 -01OBC  
2018/03 -02OBC

**Date Plans Received:** 18/09/2020      **Date(s) of Amendment(s):**  
**Date Application Valid:** 18/09/2020

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a semi-detached property situated on the northern side of Northwood Way. The property has a pebbledash finish, set beneath a hipped roof, with an attached garage to the side. There is a landscaped garden to the front, with a driveway to one side providing an additional parking space. There is a large elongated garden to the rear.

The street scene is residential in character and appearance comprising two storey properties. To the rear the garden abuts the rear garden of no. 40 Elgood Avenue, which is set at a slightly higher land level.

#### 1.2 Proposed Scheme

The application seeks planning consent for the erection of a single storey outbuilding to the rear of the property for a gym/games room.

#### 1.3 Relevant Planning History

27224/79/1434      55 Northwood Way Northwood  
Householder dev. (small extension,garage etc) (P)

**Decision Date:** 09-10-1979      Approved      **Appeal:**

27224/APP/2018/1343      55 Northwood Way Northwood

Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 03-05-2018      Approved      **Appeal:**

27224/APP/2018/1361      55 Northwood Way Northwood

Conversion of roofspace to habitable use to include a rear dormer, 2 front rooflights, and conversion of roof from hip to gable end with a new gable end window

**Decision Date:** 13-06-2018      Refused      **Appeal:**

27224/APP/2018/1815 55 Northwood Way Northwood

Single storey rear extension, porch to front and conversion of integral garage to habitable use, involving alterations to front elevation

**Decision Date:** 07-08-2018      **Approved**      **Appeal:**

### **Comment on Planning History**

There have been previous applications for the conversion of the loft space and a single storey rear extension, a porch to the front and the conversion of the garage to habitable use. These do not appear to have been implemented.

## **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- Not applicable

**2.2** Site Notice Expiry Date:- Not applicable

## **3. Comments on Public Consultations**

5 neighbours and the Gatehill Residents Association were consulted for a period of 21 days expiring on the 13 October 2020. 5 responses were received raising the following issues:

- The building will be within 1m of the boundary and exceed 3.5m in height, in excess of 2.5m maximum for a building within 2m of a boundary
- Loss of light
- Impact on the visual amenity of my house
- Contravenes the 45 degree rule
- Loss of outlook
- Noise and disturbance
- Excavation works causing slippage from my land in the garden
- Works commenced without consent
- Plans misleading and misrepresents the closeness of the outbuilding to my property
- Not being building in accordance with the plans
- Overbearing
- Out of keeping with the character of the area
- Impact on security of neighbouring property
- Set a precedent
- Impact on the trees and green space of the neighbourhood
- Impact on the water table in the gardens
- Materials out of keeping

Officer comment: A number of representations query whether the submitted plans fully correspond with what is being built on site. This partly relates to how close to the rear boundary the outbuilding is and how accurate the location plan is. The rear boundary is not completely straight. Any possible minor discrepancies in measurements (should this apply) are not considered to have a bearing on the determination of the application; as the impact on No.40 (as referenced by many neighbours and in all 3 Resident Association comments below) is unambiguously harmful.

A petition against the proposal with 27 signatories was also received.

Northwood Hills Residents Association - Over dominance and the adverse impact on daylight and sunlight on the property known as 40 Elgood Avenue. The design of the proposed outbuilding is out of scale with similar outbuildings in the area and out of



character with the building known as 55 Northwood Way. If approved there would be a clear loss of outlook on property known as 40 Elgood Avenue which it should be noted is situated in the Gatehill Estate conservation area. The outbuilding would be less than one metre from the boundary perimeter There is a lack of detail regarding soundproofing. Any egress of sound would have a detrimental impact 40 Elgood Avenue. We strongly request this application be refused and that as work has already commenced a site visit by you and or enforcement officers as quickly as possible.

Northwood Residents Association - The outbuilding is just 0.7 metres from the boundary and 3.6 m high and just a few metres from the living room of 40 Elgood Avenue, and rather closer than is shown on the location plan attached to the application. Hence there is a significant impact on 40 Elgood Avenue. Its bulk will be over dominant and impact on the light and outlook, and breaches the 45 degree rule with the measurement taken from the middle of the living room window. Noise could also be an issue. It appears the materials do not comply with the stated intention to match the materials of the house, which is supposed to be brickwork. In our view the proposal breaches DMHB 11 B), DMHB 2 i), and paragraph A1.34

Gatehill Residents Association (summary of a detailed objection which include plans and photos to demonstrate the harm caused from the proposal on the amenity of 40 Elgood Avenue):

We ask you to refuse this application and ensure that the construction work which has already taken place is removed and the land returned to its original form. We believe that the outbuilding, due to its size and siting is detrimental to the amenities of 40 Elgood Avenue by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook and is an un-neighbourly form of development. It is contrary to part B) of policy DMHB 11 and part i) of policy DMHB 2.

Internal Consultees

Tree/Landscaping Officer - In view that the trees formerly in the site have been removed, there is no tree issue. If you are minded to approve the application, a landscape condition should be imposed to secure some replacement planting.

Contaminated Land Officer - No objection

#### **4. Local Plan Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 2 Outbuildings

## 5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

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 take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 2 requires residential outbuildings to meet the following criteria:

- i) The buildings must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;
- ii) The developed footprint must be proportionate to the dwelling house and the residential curtilage within which it stands and have regard to existing trees;
- iii) The use shall be incidental to the enjoyment of the dwelling and not capable for use as independent residential accommodation; and
- iv) Primary living accommodation will not be permitted.

The outbuilding is situated at the end of the rear garden and measures a maximum of 6.975m wide and 4.275m in depth (footprint of 29.818sqm) with a pitched roof of 3.6m high, with eaves at 2.5m high. The building as proposed has a brick finish with a tiled roof, to match the existing dwelling and has a folding doors and a window on the southern elevation facing the house. Given the scale of the property and the site, the proposed building would be proportionate and in terms of appearance would be acceptable.

Internally it is proposed that the outbuilding would comprise one room for use as a gym/games room with no primary living accommodation included.

The property benefits from a large rear garden and adequate amenity space would be retained.

There are a number of other outbuildings already erected at the end of gardens in Northwood Way, hence from a visual amenity perspective no objection can be made concerning the visual impact on the wider streetscene given the precedent caused by other outbuildings. However where the proposal differs significantly different from other outbuildings in Northwood Way is other outbuildings are not located anywhere near neighbouring houses, this outbuilding would be very close to the rear elevation of a neighbouring property, where the orientation and juxtaposition between the proposed building and the neighbouring property are completely different from any other outbuildings erected on Northwood Way.

The building has been set at the end of the rear garden (1m and 1.65m from the side boundaries) and is separated from the adjacent properties by a minimum of 36.65m. To the rear the proposed building would sit adjacent to the side boundary with no. 40 Elgood Avenue, set back by a minimum of 0.8m.

No. 40 Elgood Avenue is set at a slightly higher land level of approximately 0.5m and although not shown on the submitted plans, currently benefits from a rear conservatory extension, which is set back approximately 1m from the shared boundary and less than 2m from the side wall of the outbuilding. As a result the outbuilding would extend along the shared boundary for a depth of 6.975m and at a height of approximately 2m at the eaves increasing to 3.1m at the ridge, when viewed from the rear of that property. Given the overall height and close proximity of the outbuilding it is considered that it would result in a loss of amenity to the neighbouring occupiers by reason of a loss of outlook and overbearing impact.

Therefore the proposal fails to comply with the requirements of Policies DMHB 11 and DMHD 2 of the Local Plan: Part Two - Development Management Policies (2020).

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed outbuilding, by reason of its size, scale, bulk and siting, would be detrimental to the amenities of the adjoining occupier at 40 Elgood Avenue by reason of visual intrusion and loss of outlook, Therefore the proposal would be contrary to policies Policies DMHB 11 and DMHD 2 of the London Borough of Hillingdon Local Plan: Part Two - Development Management Policies (2020).

## **INFORMATIVES**

- 1** 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 the 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.

## **Standard Informatives**

- 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** 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

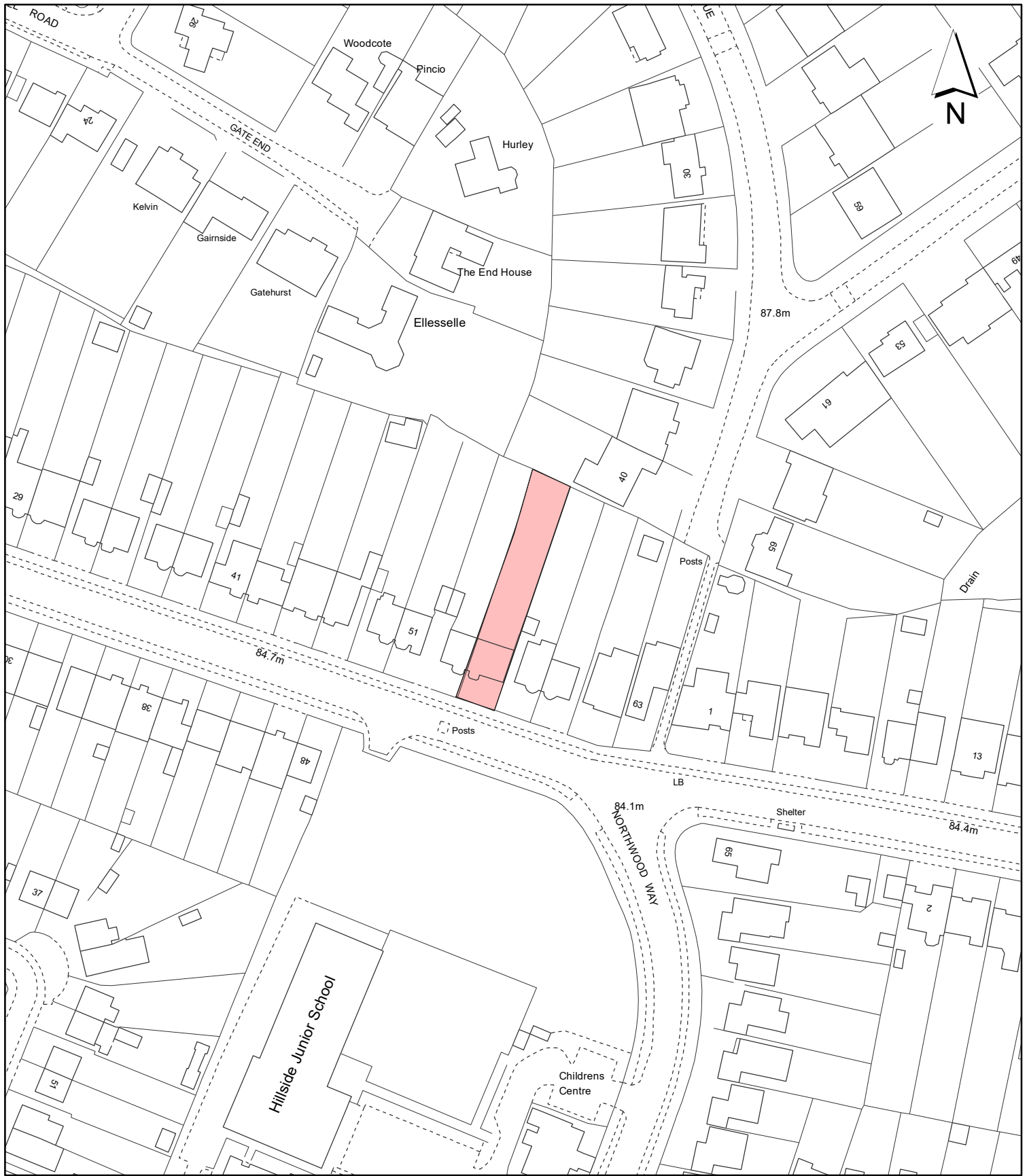
PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 2	Outbuildings

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

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Site Address:

**55 Northwood Way  
 Northwood**

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

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

Planning Application Ref:  
**27224/APP/2020/2978**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 33**

Date:  
**December 2020**



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STRICTLY NOT FOR PUBLICATION

Exempt information by virtue of paragraph(s) 3, 6a, 7 of Part 1 of Schedule 12A  
of the Local Government Act 1972 (as amended).

# Agenda Item 8

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# Plans for North Applications Planning Committee

Wednesday 9th December  
2020



**ttILLINGDON**  
LONDON

**Report of the Head of Planning, Transportation and Regeneration**

**Address** THE WATERTOWER FIELD, DUCKS HILL FARM DUCKS HILL ROAD  
NORTHWOOD

**Development:** Change of use of land to store wood and agricultural products for biomass energy including installation of 3 storage bays, siting of a portable office block and a portable toilet block and addition of a fence and gate

**LBH Ref Nos:** 60901/APP/2020/2979

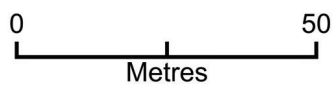
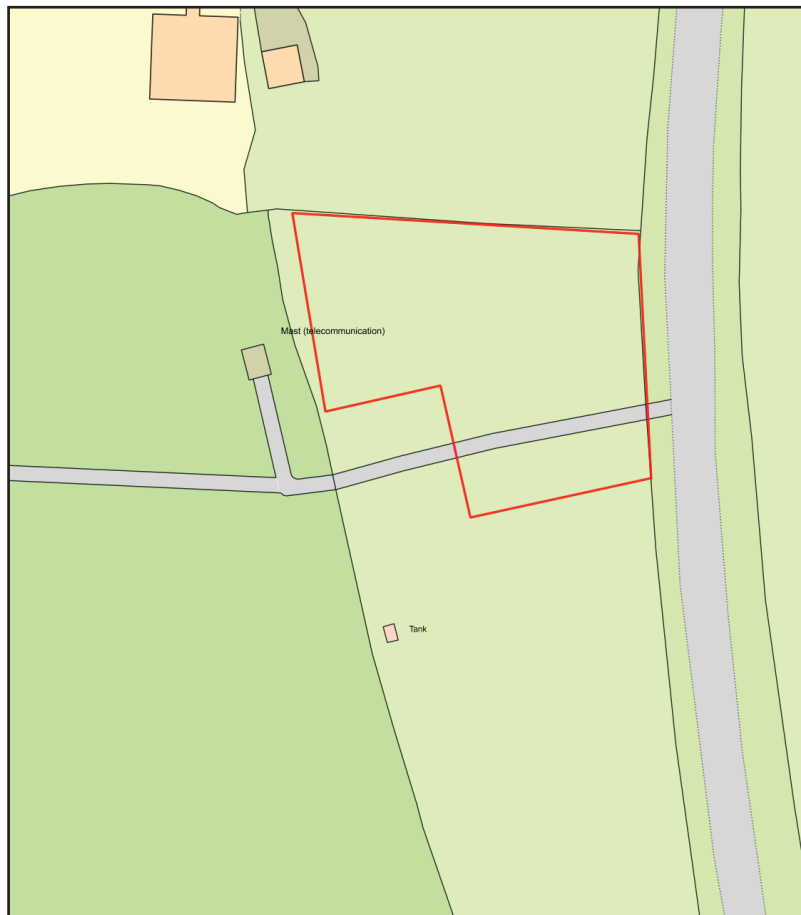
**Drawing Nos:**

**Date Plans Received:** 17/09/2020

**Date(s) of Amendment(s):**

**Date Application Valid:** 28/09/2020

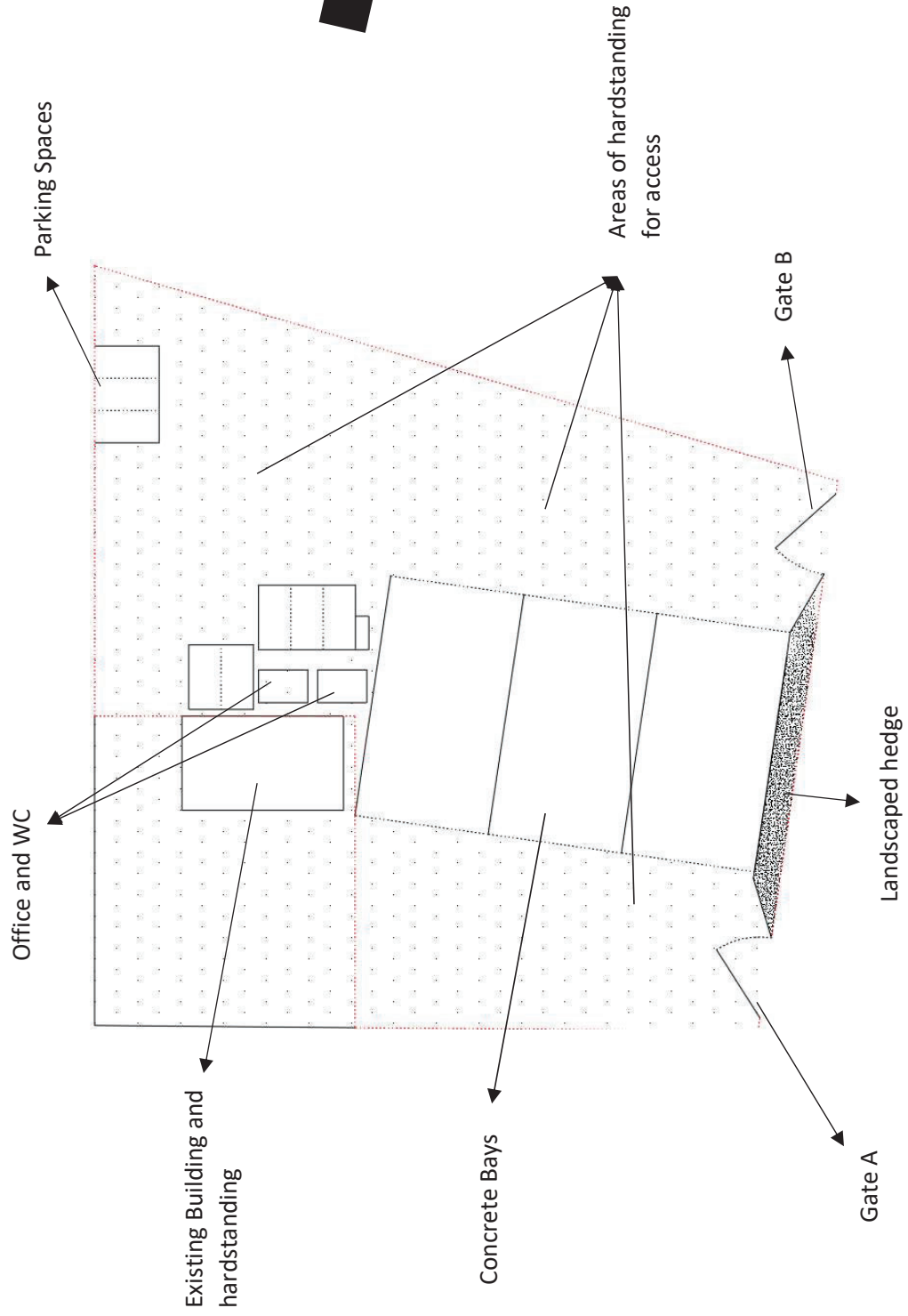
# Biomass Site - Watertower Field, HA6 2SW



Plan Produced for: Oliver Cooke  
Date Produced: 16 Sep 2020  
Plan Reference Number: TQRQM20260171808121  
Scale: 1:1250 @ A4

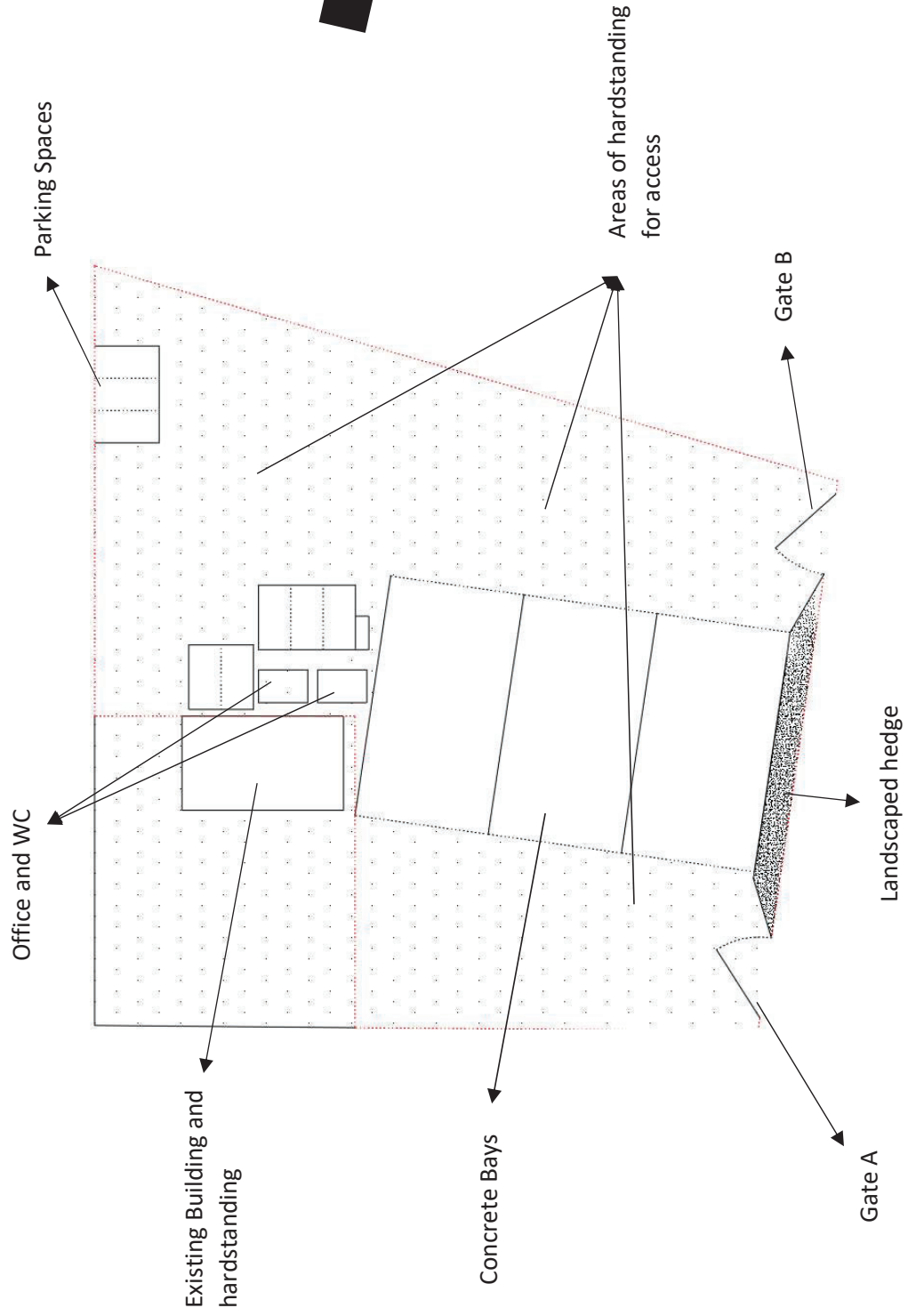
# Site Plan

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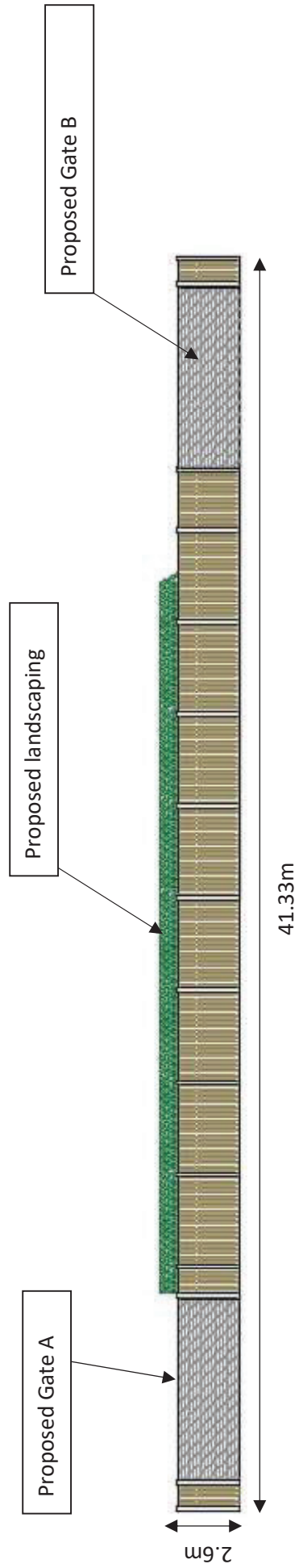
# Site Plan

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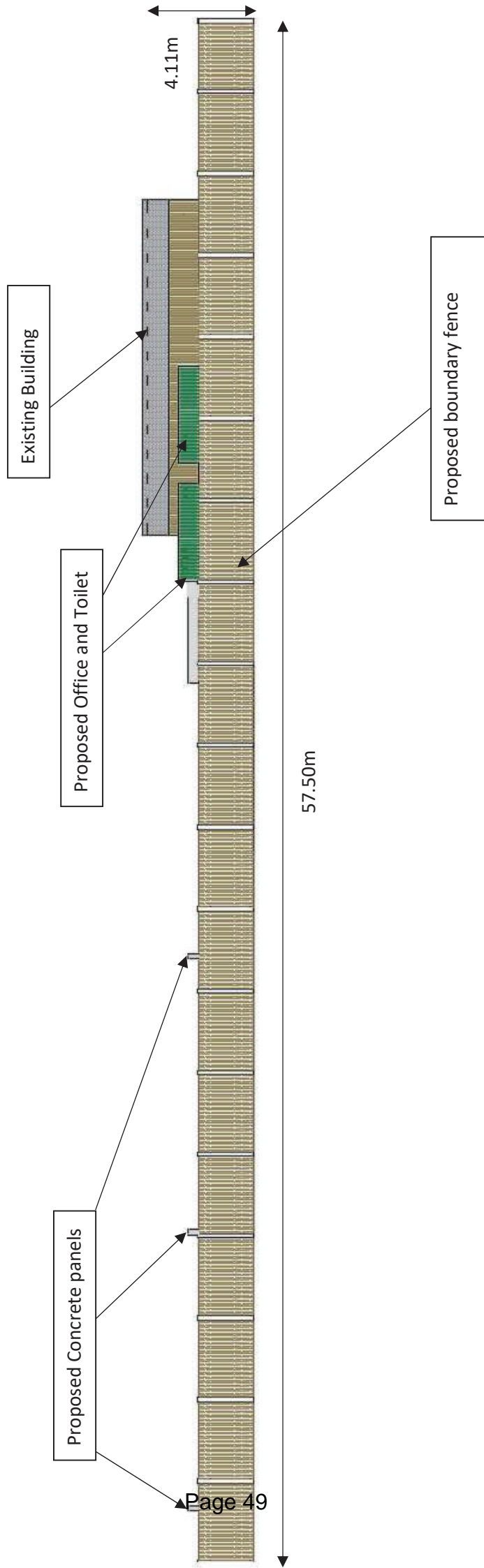
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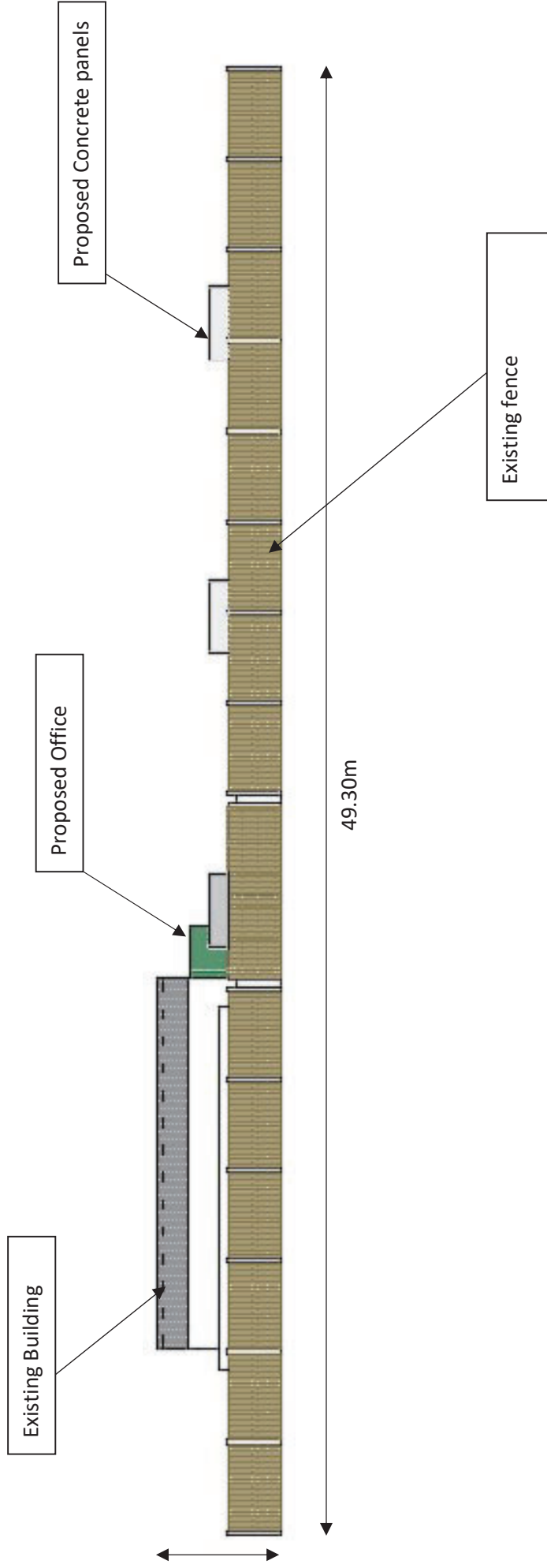
North Elevation

Scale – 1:200 @ A4



Scale – 1:200 @ A4

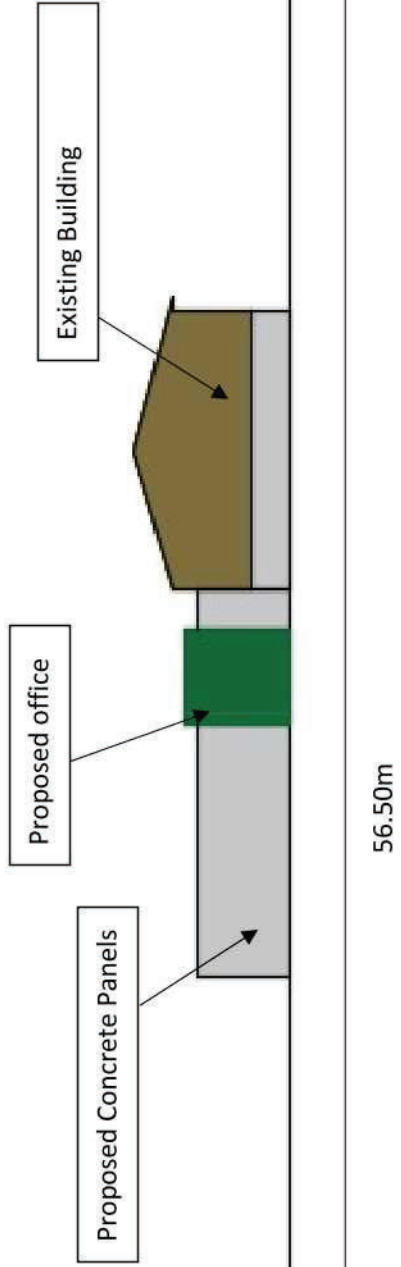
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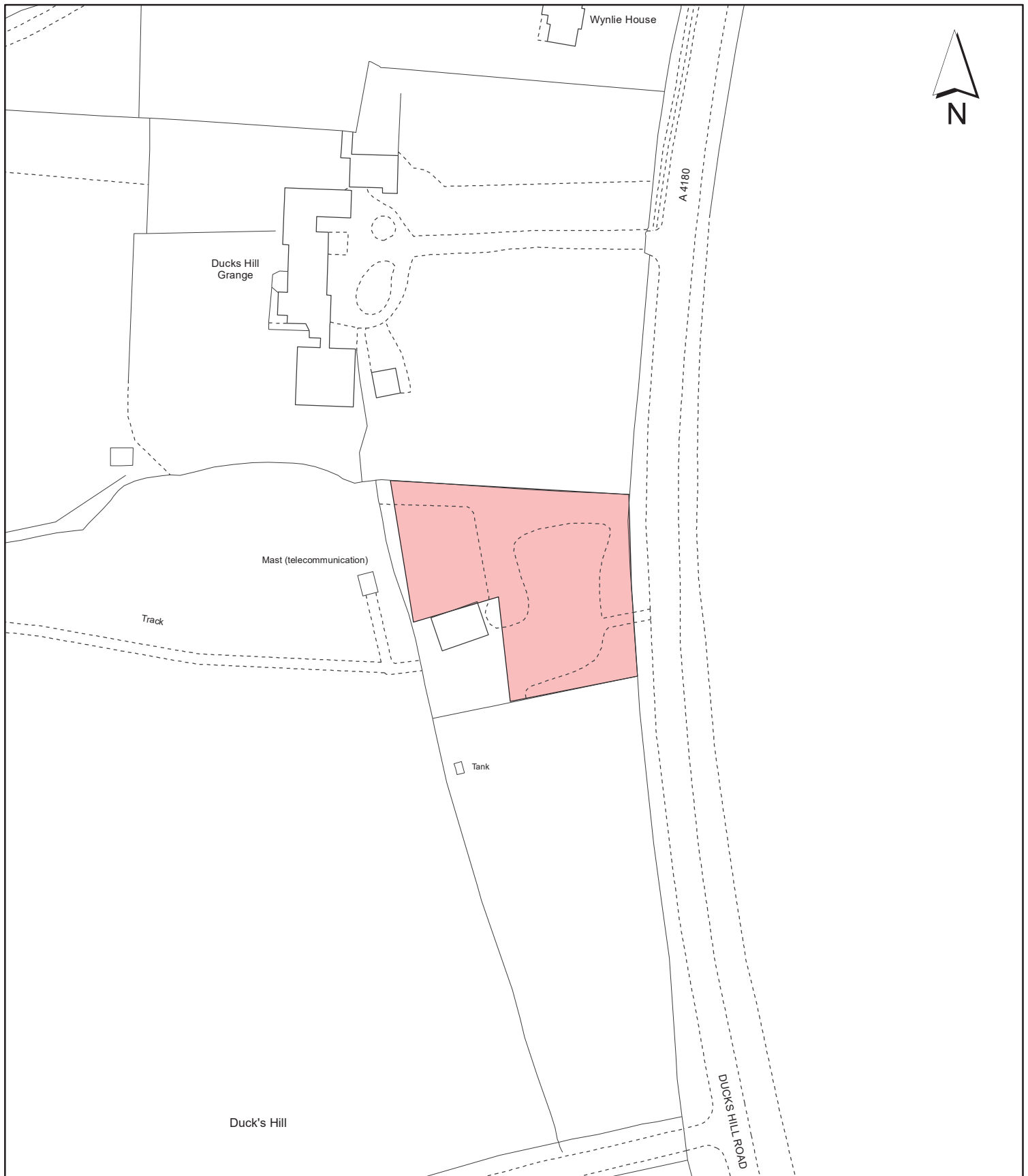




# West Elevation

Scale – 1:200 @ A4





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Site Address:  
**The Watertower Field  
 Ducks Hill Farm  
 Ducks Hill Road**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:  
**60901/APP/2020/2979**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 52**

Date:  
**December 2020**



**Report of the Head of Planning, Transportation and Regeneration**

**Address** 55 NORTHWOOD WAY NORTHWOOD  
**Development:** Single storey outbuilding to rear for use as a gym/games room  
**LBH Ref Nos:** 27224/APP/2020/2978  
**Drawing Nos:**

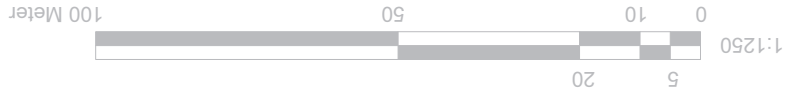
**Date Plans Received:** 18/09/2020      **Date(s) of Amendment(s):**  
**Date Application Valid:** 18/09/2020



Location Plan  
Scale 1:1250



Block Plan  
Scale 1:500



Title:

# Location & Block Plans



Site Address  
55 Northwood Way  
Northwood  
Middx  
HA6 1AU

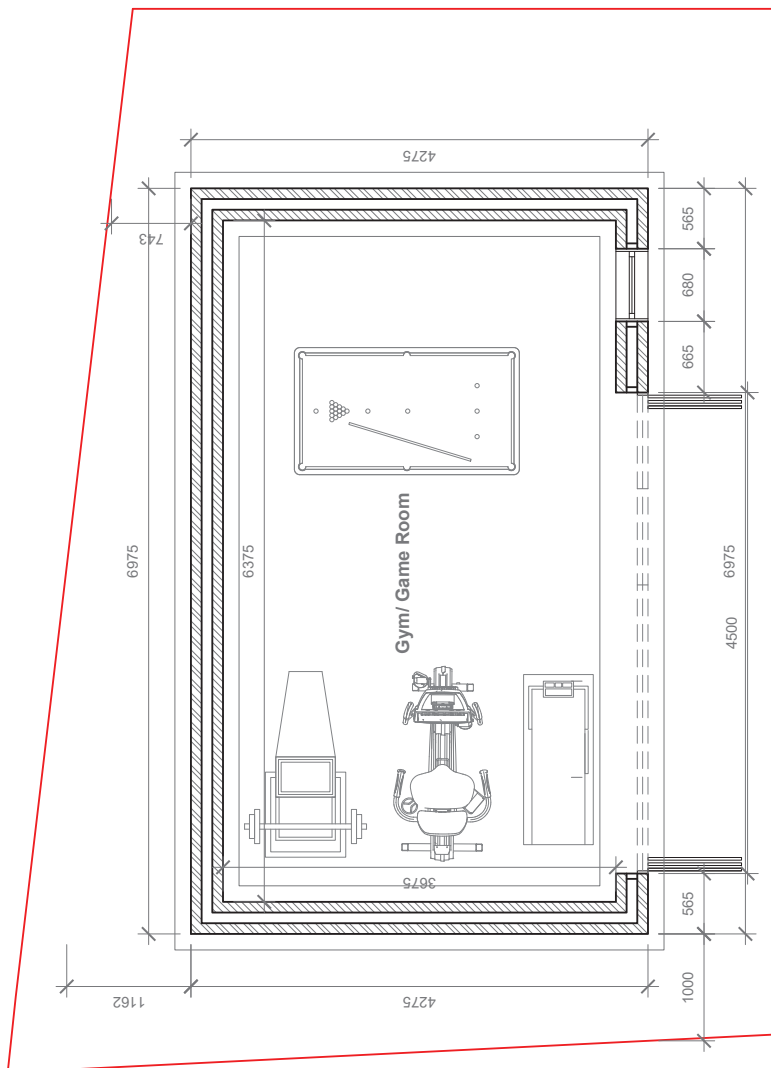
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Date: 17/09/2020  
Drawing No.: 2018/03 -02OBC  
Drawn By: FP

Revision Date:

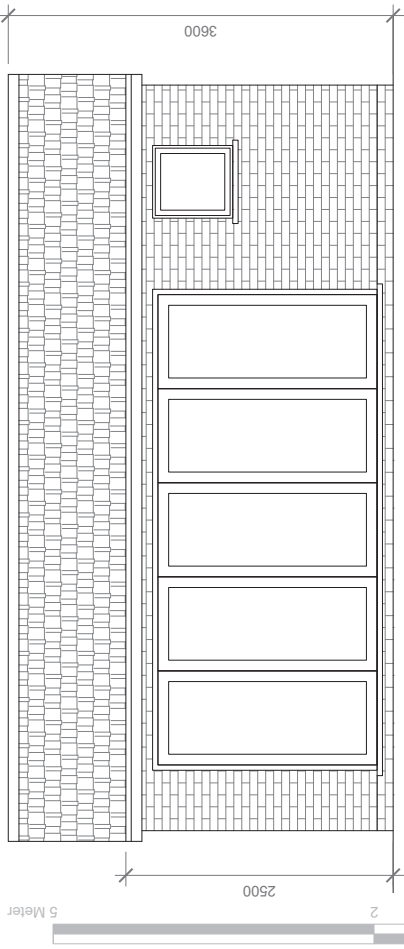
e.mail -  
faluckpate@yahoo.com  
(M) +44 (0) 7871 466 254



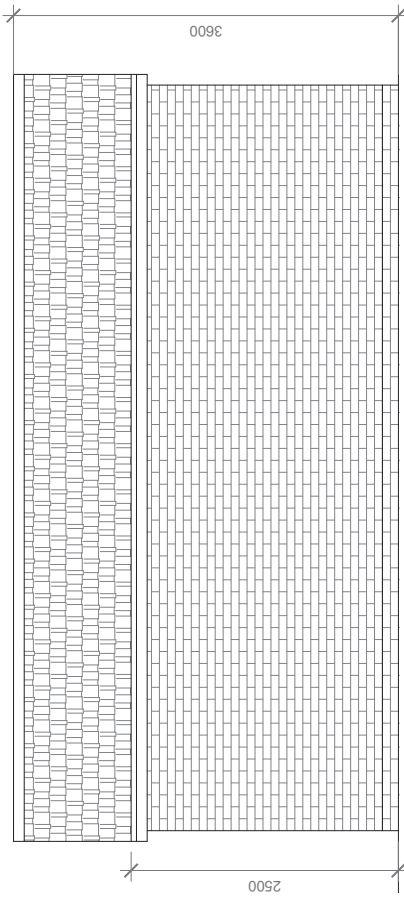
- GENERAL NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETER.
  2. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BUILDING OR STARTING CONSTRUCTION. NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCY OR VARIATION.
  3. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE



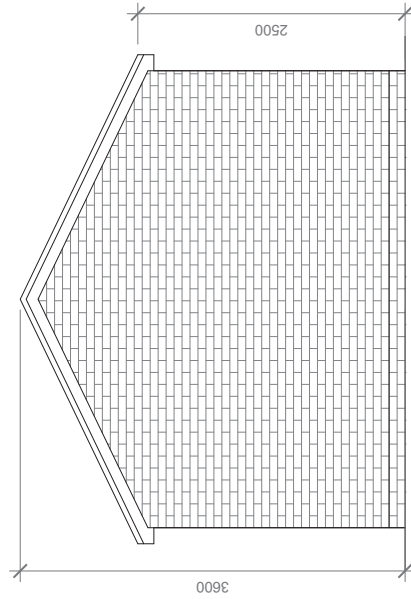
**Proposed Outbuilding Plan**  
Scale 1:50



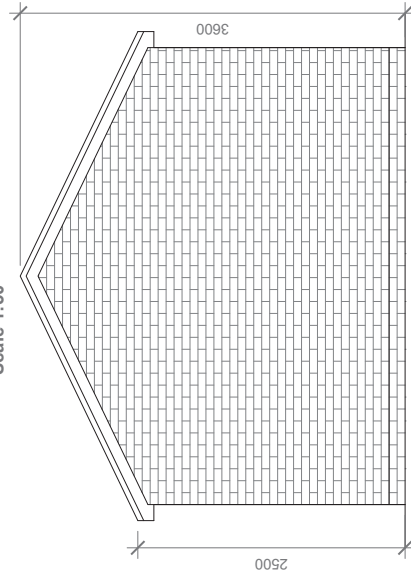
**Proposed Front Elevation**  
Scale 1:50



**Proposed Rear Elevation**  
Scale 1:50



**Proposed Side Elevation**  
Scale 1:50



**Proposed Side Elevation**  
Scale 1:50

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETER.
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  3. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE

Title:

# Proposed Outbuilding Plan & Elevations

Site Address  
55 Northwood Way  
Northwood  
Middlesex  
HA6 1AU

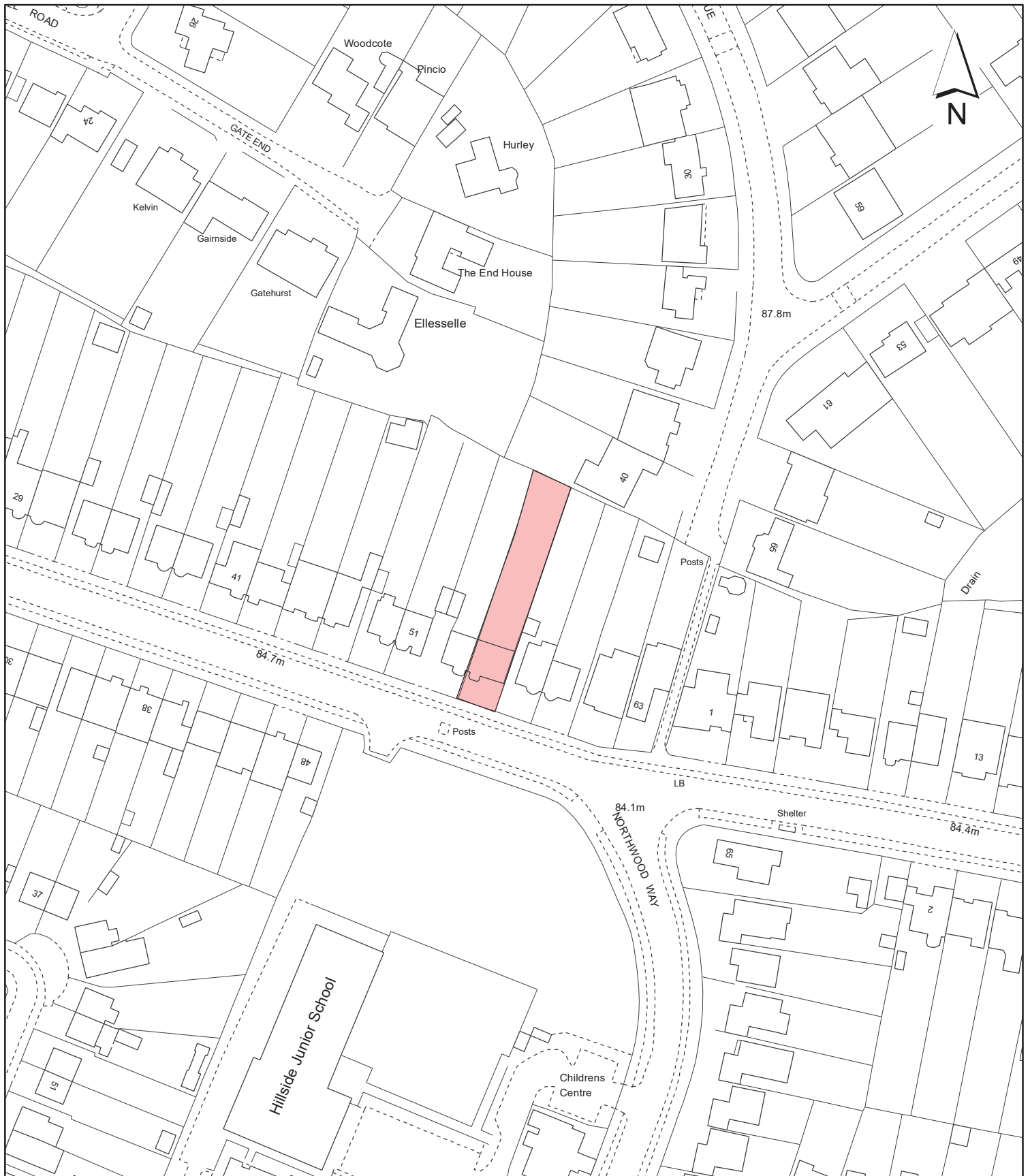
Scale: 1:50 @ A3  
Date: 17/09/2020  
Drawing No.: 2018/03-010BC  
Drawn By: FP

Revision Date:

Proposed External Finish  
Materials to Match Existing  
External Finish Materials



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

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

Planning Application Ref:

**27224/APP/2020/2978**

Scale:

**1:1,250**

Planning Committee:

**North Page 56**

Date:

**December 2020**



**HILLINGDON**  
 LONDON



## HILLINGDON LONDON

<b>Meeting:</b>	<b>North Planning Committee</b>	
<b>Date:</b>	<b>9 December 2020</b>	<b>Time: 6:00pm</b>
<b>Place:</b>	<b>Virtual Committee</b>	

### ADDENDUM SHEET

<b>Item: 6</b>	<b>Location: The Watertower Field, Ducks Hill Farm, Ducks Hill Road, Northwood</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>
<p>To address the issues raised in the officer report the applicant's planning agent has amended the application. A revised Planning Statement and revised Site Plan, East Elevation, West Elevation, North Elevation and South Elevation drawings were submitted on 1 December 2020. The amended drawings show the originally proposed office and toilet removed. The existing access is retained, and the site layout amended so that the proposed bays are sited to the north of the existing building and hardstanding, approximately 25 metres back from the road.</p> <p>The Planning Statement has been amended regarding traffic and trees. The agents have referred to a scheme for similar development that was approved in Holly Hill Farm in the London Borough of Enfield (application ref. 16/03444/FUL). The agents consider that the proposed development will bring local and national benefits, including the creation of 2 jobs in the first year of operation. The agents also consider that the proposed development is not possible anywhere else other than a green belt location because it would not be viable.</p> <p>Officer Response:</p> <p>With regard to traffic, the Planning Statement still state's 'the maximum amount of two-way vehicle trips possible per day would be 90'. However, no Transport Assessment has been submitted. The scheme in the London Borough of Enfield is not considered to be a similar proposal for various reasons, not least it is sited amongst existing farm buildings rather than being detached from them. No alternative site analysis has been submitted to support the agent's contention that the proposed development is not possible anywhere else other than a green belt location.</p> <p>Although the removal of the proposed office and toilet reduces the impact of the proposed development, the installation of 3 storage bays and the addition of a fence and gate would have an industrial appearance and still cause substantial harm to the visual amenity and openness of the Green Belt.</p>	<p>To note that additional plans and information have been received.</p> <p>Officer response on the additional information received.</p>

<p>The Council's concerns have not been fully addressed and the following amended version of the first recommended reason for refusal is considered to apply:</p> <p><i>The development represents inappropriate development within the Green Belt and no very special circumstances have been provided which either singularly or cumulatively overcome the presumption against inappropriate development in the Green Belt. The land proposed for the proposed change of use of the land including installation of 3 storage bays and addition of a fence and gate would have an industrial appearance and cause substantial harm to the visual amenity and openness of the Green Belt. The proposal is therefore contrary to Policy EM2 of the Hillingdon Local Plan Part 1 (November 2012) and Policy DMEI 4 of the Hillingdon Local Plan Part 2 (January 2020).</i></p> <p>The retention of the existing access and the deletion of the proposed new exit is considered to address the Council's concerns regarding likely damage to, or removal of, existing highway trees along the roadside. The Council's tree officer no longer objects to the proposals. It is therefore considered that the second recommended reason for refusal should be deleted.</p> <p>The amendments to the planning statement about traffic are not considered to address the Council's concerns regarding highway safety and the third recommended reason for refusal is still considered to apply.</p>	<p>Refusal reason 01 is altered as set out in italics.</p> <p>Refusal reason 02 is removed.</p> <p>Refusal reason 03 still applies.</p>
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