

## Report of the Corporate Director of Planning & Community Services

**Address** LITTLEBOURNE FARM NORTHWOOD ROAD HAREFIELD

**Development:** Erection of a single storey extension to existing cattle yard.

**LBH Ref Nos:** 63630/APP/2009/1291

**Drawing Nos:** Design and Access Statement  
2302/3  
2302/1  
2302/2

**Date Plans Received:** 16/06/2009

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

**Date Application Valid:** 16/06/2009

### 1. **SUMMARY**

This application seeks planning permission for the erection of a single-storey building attached to the existing cattle yard building for farm related activities. The existing agricultural and equestrian uses of the site are acceptable uses within the green belt. The proposed building would be similar in design and appearance to the existing building and although it would represent a large increase in the size of the existing building, it is not considered to significantly increase the built up appearance of the site and would not injure the visual amenities of the Green Belt.

The proposal would thus comply with policies OL1, OL4, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### **1 T8 Time Limit - full planning application 3 years**

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

#### **REASON**

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

#### **2 OM1 Development in accordance with Approved Plans**

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

#### **REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **3 M2 External surfaces to match existing building**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

#### REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### INFORMATIVES

**1 I52 Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

**2 I53 Compulsory Informative (2)**

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

|      |                                                                            |
|------|----------------------------------------------------------------------------|
| OL1  | Green Belt - acceptable open land uses and restrictions on new development |
| OL4  | Green Belt - replacement or extension of buildings                         |
| BE13 | New development must harmonise with the existing street scene.             |
| BE19 | New development must improve or complement the character of the area.      |

**3 I1 Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

**4 I3 Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

**5 I46 Renewable Resources**

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

Little Bourne Farm is located on the south east side of Northwood Road to the west of Harefield Reservoir and comprises a series of farm related buildings. The farm land covers some 21 hectares and incorporates both agricultural and equestrian holdings. The main agricultural activities are the raising of weaned calves. The existing cattle yard is located to the south of the main buildings on the site. The application site lies within the Green Belt as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **3.2 Proposed Scheme**

Planning permission is sought for the erection of single storey building and associated hardstanding for use as an extension to the existing cattle yard. The proposed building would be similar in construction to the existing cattle yard building with a corrugated fibre roof finished in natural grey, stained timber space boarding with galvanised steel access gates.

The proposed building would measure 9.4m wide, 31.8m deep, 4.2m high at eaves level and 6m high at ridge level. It would be attached to the existing cattle yard building and a hardstanding area measuring 12m wide by 32m deep, is proposed to the south of the new building.

#### **3.3 Relevant Planning History**

##### **Comment on Relevant Planning History**

There are no planning decisions relating to this application site.

### **4. Planning Policies and Standards**

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

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

Part 1 Policies:

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.

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

5.1 Advertisement Expiry Date:- **23rd July 2009**

5.2 Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

A site notice has been placed on site and the Ickenham and Harefield Tenants & Residents' Associations have been consulted. No comments have been received.

### **Internal Consultees**

## **7. MAIN PLANNING ISSUES**

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

The application site is located within the Green Belt. PPG2 (Green Belts) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for the following purposes:

- \* Agriculture and Forestry;
- \* Essential facilities for outdoor sport and recreation; for cemeteries; and or other uses of land which preserve the openness of the Green Belt;
- \* Limited extension, alteration or replacement of existing dwellings;
- \* Limited infilling or redevelopment of major developed sites identified in adopted development plans which meet the criteria specified in Annex C of Planning Policy Guidance Note 2 (Green Belts) 1995.

PPG 2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted. The policies in the adopted Unitary Development Plan endorse National Guidance within the Green Belt. Policy OL1 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 defines the types of development that are considered acceptable in the Green belt.

The application site is an established farming and equestrian use and therefore conforms to the types of development allowed by PPG2 and Policy OL1.

Policy OL4 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 permits the extension of buildings within the Green Belt if the development would not result in a disproportionate change to the bulk and character of the original building and would not be of detriment to the character and appearance of the Green Belt. Thus the principle of an extension to the existing building is considered acceptable.

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

This is not applicable to this application.

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

This is not applicable to this application.

### **7.04 Airport safeguarding**

This is not applicable to this application.

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

The proposed building and hardstanding area would have a footprint of some 0.06 hectares and would be similar in size to the existing cattle yard building and hardstanding area. As such, the proposal would double the size of the cattle holding buildings on this part of the site. The proposal would result in a substantive change to the bulk and character of the existing cattle yard building. However, given that the proposed building would be attached to the existing cattle yard building, would be similar in design, materials and appearance to that building and would be surrounded by some 20 hectares of open fields, it is considered that the proposal would not significantly increase the built up appearance of the site or injure the visual amenities of the green belt. Furthermore, the building would be for an existing and viable agricultural unit on the site and is therefore considered to be justified in terms of PPG2. On balance, the proposal would not detract from the character and appearance of the surrounding area generally in accordance with policies OL4(ii)& (iii), BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **7.06 Environmental Impact**

This is not applicable to this application.

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

The proposed building has been designed to match the size, appearance and materials of the existing cattle yard building. As such, it is not considered to detract from the agricultural character of the immediate surrounding area, in accordance with policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

There are no residential properties nearby that would be adversely affected by the proposed development.

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

This is not applicable to this application.

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

This is not applicable to this application.

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

Issues relating to urban design are addressed in paragraph 07.07 above. Issues relating to access and security are not considered to be applicable to this application.

#### **7.12 Disabled access**

This is not applicable to this application.

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

This is not applicable to this application.

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

This is not applicable to this application.

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

This is not applicable to this application.

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

This is not applicable to this application.

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

This is not applicable to this application.

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

This is not applicable to this application.

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

There are no third party comments.

#### **7.20 Planning Obligations**

This is not applicable to this application.

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

This is not applicable to this application.

#### **7.22 Other Issues**

This is not applicable to this application.

### **8. Observations of the Borough Solicitor**

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

### **9. Observations of the Director of Finance**

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

### **10. CONCLUSION**

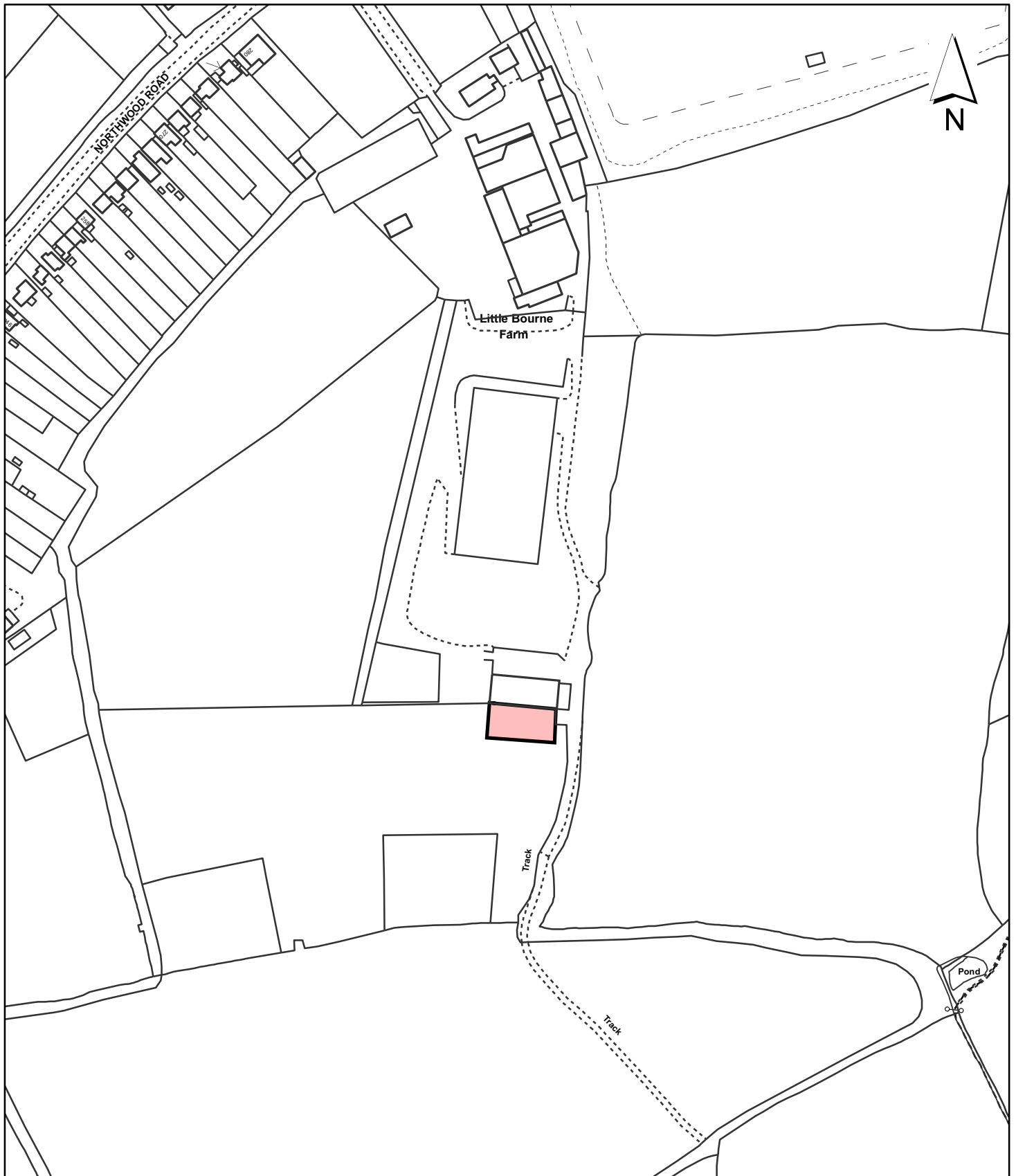
For the reasons outlined above, and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for approval.

## **11. Reference Documents**


Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**Contact Officer:** Sonia Bowen

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**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Littlebourne Farm  
Northwood Road  
Harefield**

Planning Application Ref:

**63630/APP/2009/1291**

Planning Committee

**North**

Scale

**1:2,500**

Date

**August 2009**

**LONDON BOROUGH  
OF HILLINGDON  
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