

Report of the Head of Planning, Sport and Green Spaces

Address LITTLE BOURNE FARM NORTHWOOD ROAD HAREFIELD

Development: Retention of 'pony club' lecture room (Retrospective)

LBH Ref Nos: 63630/APP/2013/3294

Drawing Nos: 2397/3A
2397/1
Design and Access Statement
2397/2
Additional Supporting Information

Date Plans Received: 06/11/2013 **Date(s) of Amendment(s):** 06/11/2013

Date Application Valid: 15/11/2013 16/12/2013

1. SUMMARY

Retrospective planning permission is sought for the erection of single storey building to be used as a 'Pony Club' lecture room. The building measures 6.9m wide, 3m deep and a flat roof with a maximum height of 2.2m. The building is prefabricated and constructed of panels of glass fibre finished in a dark 'timber' shade.

The building would not significantly increase the built up appearance of the site and result in an inappropriate development in the Green Belt. The Pony Club would not detract from the agricultural character of the immediate surrounding area or effect any nearby neighbouring properties. There is no adverse impact along the adjacent highway.

For the reasons outlined above, and given that the development complies with the aforementioned policies of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), this application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2397/3A, 2397/1, Design and Access Statement , 2397/2 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

2 COM12 Use Within Same Use Class

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any order revoking and re-enacting that Order with or without modification or the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any order revoking and re-enacting that Order with or without modification the building hereby approved shall be used for the purposes stated on the

application form of a 'lecture room for the pony club' and shall be used and for no other purpose, including residential accommodation for staff working at the site.

REASON

To ensure the use of the building is considered appropriate within the Green Belt setting in accordance with Policy OL4 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 159 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 saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 152 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).

3 153 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) 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.

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
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.
LPP 3.5	(2011) Quality and design of housing developments
LPP 7.16	(2011) Green Belt
LPP 7.6	(2011) Architecture

4

The Equality Act 2010 seeks to protect people accessing goods, facilities and services

from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

5

You are advised that consent is granted for the retention of the Pony Club lecture room only. The determination does not grant consent for the retention of the mobile home which is also shown on plan reference 2397/2 & 2397/3A.

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 grazing and/or hay/haylage for the winter feeding of the horses and cattle at the holding. The existing pony club is located to the south-east of Little Bourne Farm. There are currently 121 horses housed at the premises in loose boxes contained within the main block of buildings. The Equestrian Centre is an approved Pony Club Centre where members can learn about riding and pony care. The application site lies within the Green Belt as identified in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

3.2 Proposed Scheme

Retrospective planning permission is sought for the erection of single storey building to be used as a 'Pony Club' lecture room. The building measures 6.9m wide, 3m deep and a flat roof with a maximum height of 2.2m. The building is prefabricated and constructed of panels of glass fibre finished in a dark 'timber' shade. The building is similar in construction to the existing building within the site.

3.3 Relevant Planning History

63630/APP/2009/1291 Littlebourne Farm Northwood Road Harefield
Erection of a single storey extension to existing cattle yard.

Decision: 07-09-2009 Approved

63630/APP/2013/3325 Little Bourne Farm Northwood Road Harefield
Installation of mobile home for use as housing for essential workers (Retrospective Application)

Decision:

Comment on Relevant Planning History

There is a current retrospective planning application (ref.63630/APP/2013/3325) for the installation of mobile home for use as housing for essential workers.

63630/APP/2009/1291 - Planning permission for a single storey extension to existing

cattle yard was approved on 7.09.2009.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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

Part 2 Policies:

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14 New development and car parking standards.

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.

LPP 3.5 (2011) Quality and design of housing developments

LPP 7.16 (2011) Green Belt

LPP 7.6 (2011) Architecture

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed on 28.11.2013. No comments have been received.

Internal Consultees

EPU: No objection.

Highways: Further to reviewing the additional information submitted in support of the proposals, it is considered that the lecture room will be ancillary to the existing use at the site and would not generate an increased demand in terms of vehicle trips or parking. In addition, it is noted that the lecture room has been in operation at the site for approximately 3 years, with no adverse impact along the adjacent highway.

Therefore, provided that a condition is imposed on the planning consent, stating the lecture room

will remain ancillary to the existing equestrian use at the site, a highway objection is not raised in this instance.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF states that provided that the extension does not result in a disproportionate addition over and above the size of the original building, the extension or alteration of a dwelling is not inappropriate in the Green Belt. Furthermore, the NPPF states in paragraph 89 that provision of appropriate facilities for outdoor sport or outdoor recreation are considered appropriate use of Green Belt land.

Furthermore, Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

The existing building has 40.71 sq.metres in floor space and would be used by the existing Pony Club to provide shelter and lessons for its students. It is considered that the proposal is an appropriate use of Green Belt land, given that it is ancillary to the outdoor recreational use at the site. Furthermore, the proposal has not significantly increased the built up appearance of the site. As such, it would be in compliance with the National Planning Policy Framework and Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

The property lies within the 'Green Belt' and does not fall within a Conservation Area or ASLC and is not a Listed Building.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

See section 7.01 of the report.

7.07 Impact on the character & appearance of the area

The 'pony club' lecture room building has been designed to match the size, appearance and materials of the existing buildings within the site. Due to the sloping nature of the site, it is not visible from properties in the surrounding area. There are no public rights of way in or near to the site where the building can be viewed from.

As such, it is considered not to detract from the agricultural character of the immediate surrounding area, in accordance with policies BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.08 Impact on neighbours

There are no residential properties nearby that would be adversely affected by the development. As such, there would be no detrimental effect on nearby properties and complies with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

It is considered that the lecture room will be ancillary to the existing use at the site and

would not generate an increased demand in terms of vehicle trips or parking. In addition, it is noted that the lecture room has been in operation at the site for approximately 3 years, with no adverse impact along the adjacent highway. As such, a highway objection is not raised and the proposal complies with Policies AM14 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Issues relating to urban design are addressed in paragraph 07.07 above and issues relating to access in section 07.12 below. The proposal is not considered to raise any security concerns.

7.12 Disabled access

The proposal is not considered to give rise to any concerns relating to accessibility and is acceptable in this regard.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are no trees or landscape in close proximity to the building. As such, the proposal would be in compliance with policy BE38 of the Hillingdon Local Plan.

7.15 Sustainable waste management

There are no waste management issues arising from the proposal.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding.

7.18 Noise or Air Quality Issues

There are no noise or air quality issues.

7.19 Comments on Public Consultations

Consultation comments have been addressed in the main body of the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

There are no enforcement issues related to this application.

7.22 Other Issues

There are no other issues.

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

None received.

10. CONCLUSION

For the reasons outlined above, and given that the development complies with the aforementioned policies of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), this application is recommended for approval.

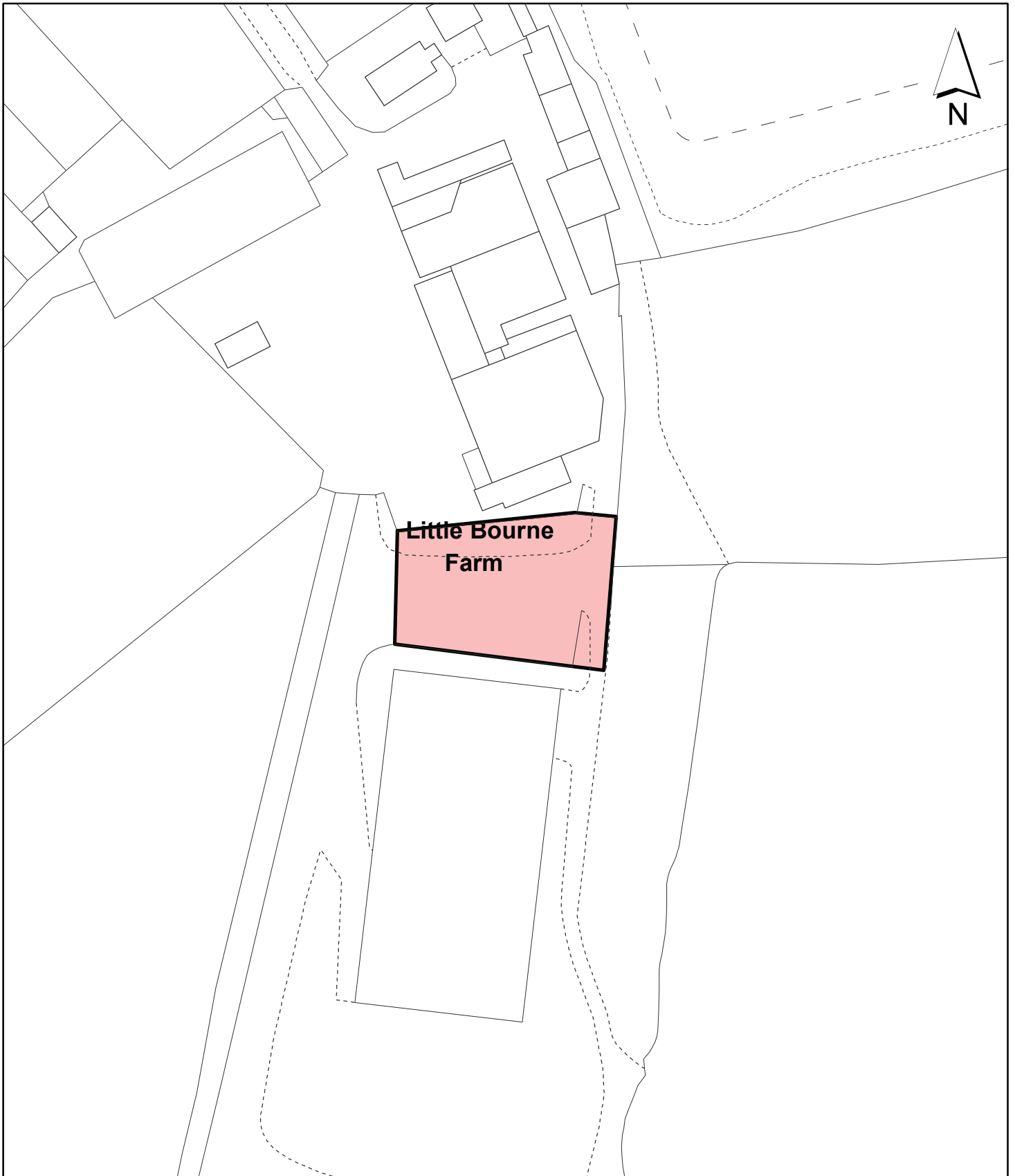
11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (July 2011)


National Planning Policy Framework
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Little Bourne Farm

<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>LITTLE BOURNE FARM NORTHWOOD ROAD HAREFIELD</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>63630/APP/2013/3294</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North</p>	<p>Date</p> <p>January 2014</p>	