

Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJACENT TO UPLANDS FORE STREET EASTCOTE
Development: To use existing farmland for the purposes of providing dog walking services
LBH Ref Nos: 69371/APP/2013/2230
Drawing Nos: Design & Access Statement
13-1085/02 REV A
13-1085/01 REV A

Date Plans Received: 04/08/2013 **Date(s) of Amendment(s):**
Date Application Valid: 09/08/2013

1. SUMMARY

The application seeks planning permission to use the existing farmland for the purposes of dog walking. The existing double steel framed and chainlink fenced gates to the northern side of Fore Street would be used as the main access. Eight letters of objection have been received and a petition with 26 signatories has also been received opposing the proposed scheme.

Only limited infrastructure is proposed as part of this development. No trees of merit would be lost as a result of the proposed use and no buildings or construction works are proposed. However, the proposal would introduce a commercial dog walking use within the Green Belt, such a use is considered to constitute inappropriate development and there are no very special circumstances which would outweigh its harm.

There are no Council parking standards for the proposed use. Subject to details of car parking spaces being submitted to the Council, the proposal would not be contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would consist of preparation work ie grass to be cut and overgrown vegetation to be cleared, it would then insert a commercial dog walking use onto the site. While, there is no objection with regard to tree impacts, the site is considered to have potential value with regard to nature conservation. The removal of vegetation and the introduction of the proposed use has the potential to be harmful to the nature conservation value of the site and in the absence of any up to date habitat surveys or mitigation proposal is considered contrary to Policies EC1 and EC3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy EM7 Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy 7.19 of the London Plan and the National Planning Policy Framework.

The proposal is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed dog walking use would represent inappropriate development within the

Green Belt and there are no very special circumstances which would outweigh the potential harm to the Green Belt by reason of inappropriateness. Accordingly, the development is contrary to Policy EM7 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 2.18 of the London Plan (July 2011) and the National Planning Policy Framework (March 2012).

2 NON2 Non Standard reason for refusal

The proposed development is situated on a site which is located in close proximity to a Nature Conservation Site of Metropolitan or Borough Grade I Importance and a Nature Conservation Site of Borough Grade II or Local Importance. In addition the site has been largely overtaken by nature which could provide nature conservation value especially considering the proximity to these designated site and the potential wildlife corridors linking them to the site. Accordingly, there may be significant nature conservation value associated with the site and no assessment of the risks to nature conservation has been provided, or information submitted to demonstrate that the risks to nature conservation posed by the development can be satisfactorily avoided, mitigated or compensated for. The applicant has therefore failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area. The proposal is therefore contrary to Policy EM2 Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies EC1 and EC3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.19 of the London Plan (July 2011) and the National Planning Policy Framework (March 2012).

INFORMATIVES

1 I59 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 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).

3 I53 Compulsory Informative (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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE24	Requires new development to ensure adequate levels of privacy to

	neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE1	Development within archaeological priority areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves Replaced by PT1.EM7 (2012)
EC3	Potential effects of development on sites of nature conservation importance

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises open farmland, rectangular in shape, measuring approximately 2,800 square metres, which is currently overgrown with vegetation and not being used. There are existing double gates providing access to the site along Fore Street. To the south of the site is farmland and Haste Hill Nurseries. To the north of the site lies the rear gardens of properties along Wiltshire Lane and Uplands, Fore Street. The site is surrounded by a close boarded timber fence along the northern boundary abutting the rear gardens of Wilshire Lane and Uplands, Fore Street. Hedges and trees surround the boundaries of the remaining site.

The site is within the Green Belt and an Archaeological Priority Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application proposes to use the existing farmland for the purposes of dog walking. The existing double steel framed and chainlink fenced gates to the northern side of Fore Street would be used as the main access. The farmland would be divided to the southern side with new fencing to match the existing. The hours of operation would be Monday - Sunday, between 7am - 5pm. The dogs would be walked for an hour, 2-4 times per day.

The number of dogs on site would depend on how busy the dog walker is, however no firm details of this have been provided. Given that until now the dog walking business has operated within public parks and that a planning application has been submitted it is reasonable to expect an intensity of use which would constitute a material change of use of the land, the proposed use would be a Sui Generis use.

Dog foul would be removed and put in bins for dog waste. There are currently no other staff that would be working on site. Proposed parking is within the site, near the gated entrance.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history.

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
- PT1.EM7 (2012) Biodiversity and Geological Conservation

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- BE1 Development within archaeological priority areas
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL5 Development proposals adjacent to the Green Belt
- EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves Replaced by PT1.EM7 (2012)
- EC3 Potential effects of development on sites of nature conservation importance

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been advertised in the local press. 22 neighbouring properties have been consulted on 12th August 2013 and a site notice was posted on 20th August 2013. 8 letters of objection have been received. One petition with 26 signatories has been received opposing the proposed scheme. The comments can be summarised as follows:

1. There are several out buildings adjacent to Uplands, Fore Street which are going to be re-furnished. These are built with wood and asbestos and could pose a health and safety issue if disturbed and not handled correctly.
2. The close boarded fence referred to on the plan belongs to Uplands, Fore Street but is in

extremely poor condition due to vegetation/ivy that has been allowed to grow over from the farmland. Parts of this fencing is rotten and in my view will not be suitable to keep dogs out of my property.

3. How is the dog waste going to be disposed of as again this could be a health and safety issue.

4. Noise pollution from dogs barking all day, six days a week. This is a residential area and many of our neighbours and ourselves are retired and feel this would have a real impact on our quality of life.

5. Increase in traffic.

6. St. Vincent's Nursing Home are the owners of 139 Wiltshire Lane and also fields adjacent to this land. The description of the intended use of the land is very vague.

7. The proposed use of the site will produce waste products. The application states that there are no plans to incorporate areas to store and aid the collection of waste. We would ask therefore how they intend to deal with this waste.

8. It states that the existing boundary consists of close boarded timber fencing to the rear of the gardens along Wiltshire Lane. This is incorrect. The fencing along the garden of 139 Wiltshire Lane is open chain link. This offers very little privacy to segregate the proposed use from view. If the planning application is granted we request that a close boarded fence is erected along this area to act as a screen.

9. The application gives the impression of a number of spaces being in current use. We do not believe this to be the case as the existing gates are currently inaccessible with an overgrowth of hedges and brambles. We are concerned about the area of access bearing in mind this is a heavily used road, including school traffic, there being very poor visual outlook for vehicles exiting the site. The requirement for sightlines should be a condition of planning.

10. If permission is granted for 'dog walking services' this, after some time, will expand into other services such as dog care, agility or obedience training which could bring some 40+ dogs a day to the site.

11. Rob Wybrow already owns a dog walking business and uses the local parks and woods for free. Why would he rent a costly piece of land to do the same thing? The answer is, he clearly wouldn't. Dogs on site would cause a noise issue. Dogs are already kept at the riding stables down the road so barking to each other is extremely likely, especially if there are more than 10 dogs on site at one time.

12. The land has been left unused for many years and may now be a valuable habitat that needs protecting. Will the land be surveyed to establish what wildlife is in the application area and to determine if any are protected species?

13. Is the Council certain there are no geological or archaeological features on the site that need to be protected?

14. What will be the operating times for the proposed business on the site? This is vital information as it is located in a residential area.

(Officer comment: The above issues are addressed in the main body of the report)

Eastcote Conservation Panel for Northwood Hills Residents Association:

This application raises several areas of concern.

- Within the application form it is stated that existing structures will be made safe or removed. There is no indication given of the type of structures, or likely works to be carried out.

- Section 9 of the application form states that a Portacabin 6.7 x 2.4 mtrs will be erected. The application title should be amended to show an erection of a building. The use of this building should also be stated.

- The Design & Access statement indicates that scrub land will be cleared. However, an ecology report has not been submitted, nor a tree survey. It is possible that some of the structures already on the site could be used as bat roosts. The scrub be cover for reptiles such as grass snakes and slow worms. A full Ecological report should be requested and submitted before a determination is made.

- The existing chain link fence does appear rather low, and would be easily jumped by a medium sized dog.
- No indication has been given of how many dogs will be on this site at any given time. Nor how dog fouling will be dealt with. This is an animal welfare issue.
- With the close proximity to the rear gardens of dwellings, dog barking could become an issue. The Applicant's web site shows groups of 6-7 dogs.
- The Applicant states the area will be used for his dog walking business, Rob's Dog Walking Services, but with a portacabin and other unspecified structures this could be used as kennels. We would ask that this application be refused, and more information requested.

English Heritage:

Having considered the proposals it is concluded that there is no archaeological interest due to the small-scale of the proposed works.

I recommend that any requirement for an assessment of the archaeological interest of this site in respect to the current application can therefore be waived.

Internal Consultees

EPU: No objections subject to conditions to control hours of use.

Highways: No objection to the scheme.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework emphasises when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Furthermore, the NPPF allows outdoor recreation uses in the Green Belt as long as it preserves the openness of the Green Belt.

The London Plan discusses how open spaces play a vital role in providing a resource and focus for local communities, providing a respite from the built environment and promoting health, well being and quality of life. London Plan Policy 2.18 seeks to promote and improve access to London's network of open spaces, to realise their current and potential value to communities and protect their many benefits, including biodiversity and the environment.

In considering the principle of development and in particular Green Belt issues the definition of previously developed land is relevant. The most appropriate definition of previously developed land is contained within the London Plan and states: 'Both land and premises are included in this term, which refers to a site that has previously been used or developed and is not currently fully in use, although it may be partially occupied or utilised. It may also be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use and cannot be regarded as requiring development.'

It should be noted that the site clearly has had structures located on it, however it has become vacant and disused. Notwithstanding this, it is also apparent that the land has become significantly overgrown with vegetation, therefore not only has the site started to blend back into the landscape but, given the proximity and links to designated nature conservation sites has significant potential to provide nature conservation and ecological

value. In the absence of any reports to clarify the precise level of ecological value which may be present on the site and having regard to the extent to which it has blended with the landscape, it is not considered that this particular site constitutes previously developed land as set out in the London Plan.

Paragraph 3.10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority wishes to ensure that there is no undue intensification or enlargement of buildings within or adjacent to the Green Belt that collectively may injure the visual amenities of the countryside. Policy OL1 indicates that permission will not be granted for any uses except those relating to (i) Agriculture, Horticulture, Forestry and Nature Conservation; (ii) Open Air Recreational Facilities; and (iii) Cemeteries. Policy OL5 seeks to ensure that development adjacent to or conspicuous from the Green Belt should not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

Only limited infrastructure is proposed as part of this development. No trees of merit would be lost as a result of the proposed use and no buildings or construction works are proposed. As such, it is considered that the proposed use would not compromise the open character of the designated Green Belt land, in accordance with Saved Policy OL5 of the Local Plan.

Notwithstanding this the application proposes a commercial dog walking use (which is a sui generis use) within a Green Belt Site which is not considered to meet the definition of previously developed land and the intensity of the use is unclear from the documentation provided within the application. Such a development could not be considered to be a recreational facility and therefore does not comply with Policy OL1 of the Saved UDP Policies or meet any of the exceptions set out in paragraph 89 of the NPPF and therefore represents inappropriate development. Further, the application does not demonstrate any special circumstances which would outweigh the harm by reason of the developments inappropriateness.

There is therefore an objection in principle to the proposal on the site.

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 site lies within an Archaeological Priority Area. English Heritage have no objections to the proposal due to the small scale of the proposed works.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

See section 7.01. The proposal is not considered acceptable in the Green Belt.

7.07 Impact on the character & appearance of the area

The site is within the Green Belt. The development would utilise an existing access off Fore Street, leading to an area of car park. No trees or other landscape features should be affected by the development and there are no structures proposed on site. It is considered that the proposed change of use should have little impact on the openness, or views into the site, particularly from Fore Street. The impact of the development on the visual amenities of the Green Belt has been considered elsewhere in the report. As such, there would be no unacceptable effect on the character and appearance of the area.

7.08 Impact on neighbours

There are no buildings or structures proposed as part of this application. As such, the

proposal would not result in a loss of outlook, loss of sunlight or loss of privacy, in compliance with policies BE20, BE21 and BE24 of the Local Plan.

With regard to potential noise disturbance from the proposed activity, Saved Policy OE3 states that uses which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within acceptable levels of engineering, layout or administrative measures. Saved Policy OE1 seeks to protect the amenities of surrounding properties from amongst other things, noise pollution.

In connection with the proposed use, the noise of barking dogs has been an issue that is of particular concern to local residents. The applicant states that dogs will be walked about 2-4 times per day, however has not indicated how many dogs at a time. Without this information, it is difficult to measure undue noise disturbance to surrounding residents.

Nevertheless, the Council's Environmental Protection Unit (EPU) considers that the additional disturbance, would not have an unacceptable impact on the residential amenities of adjoining properties, subject to conditions limiting the hours of use.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There are no Council parking standards for the proposed use. The applicant has indicated he would be the only staff member and has no other staff working for him. However, no details of staff numbers have been provided, in order to determine the number of car parking spaces required and a plan showing parking spaces has not been provided. Furthermore, the site is overgrown, which has made it difficult to access the existing parking area. In addition, no secure cycle parking has been provided, although this could be covered by a suitably worded condition, in the event of an approval.

Subject to details of car parking spaces being submitted to the Council, the proposal would not be contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

See section 7.07. Security concerns could be dealt with via the imposition of appropriate conditions on any consent granted.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Trees and Landscaping:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

The planning application does not include redevelopment of the site, but a change of use of the site. There would be no construction activity on the site and no trees removed. The proposal would consist of preparation work ie grass to be cut and overgrown vegetation to be cleared. Subject to a Landscape report being submitted, the proposal would not result in a loss of trees or landscape features on the site and would be in compliance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Ecology:

Based on the current development plan the proposed development is situated on a site which is located in close proximity to a Nature Conservation Site of Metropolitan or Borough Grade I Importance and a Nature Conservation Sites of Borough Grade II or Local Importance, 220m and 68m away respectively. However, as part of the Draft Proposed Site Allocations and Designations document which gained cabinet approval for public consultation in October 2013 which is evidence based with regard to updated information on nature conservation, the Nature Conservation Site of Metropolitan of Grade I importance is proposed to be extended to be only 78m from the application site and would be directly linked to the site by an area of dense woodland and vegetation which could form a high quality wildlife corridor. In addition the site has been largely overtaken by nature which could provide nature conservation value, especially considering the proximity to the designated site and the potential wildlife corridors linking them to the site.

While there would be no construction activity on the site and no trees removed, the proposal would involve the removal of significant vegetation and the mowing of grass and would also involve the fairly intensive use of the site for the walking of dogs. All of these activities have the potential to remove habitat from the site or put at risk the ecological value of the site.

Having regard to the above it is considered that there may be significant nature conservation value associated with the site and no assessment of the risks to nature conservation have been provided, or information submitted to demonstrate that the risks to nature conservation posed by the development can be satisfactorily avoided, mitigated or compensated for.

The applicant has therefore failed to demonstrate that the proposed development could be carried out without detriment to the recognised ecological value of this area. The proposal is therefore contrary to Policies EC1 and EC3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)), Policy EM7 Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy 7.19 of the London Plan (July 2011) and the National Planning Policy Framework (March 2012).

7.15 Sustainable waste management

There are no waste management issues arising from the proposal, which could not be adequately dealt with via the imposition of an appropriate condition on any consent granted.

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 change of use is not at potential risk of flooding.

7.18 Noise or Air Quality Issues

See section 7.08.

7.19 Comments on Public Consultations

Concerns raised over traffic, boundary treatments, dog waste and noise disturbance are considered in the main body of the report.

Issues regarding outbuildings on the site that may have asbestos and the dog walking business expanding are not material planning considerations.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

The number of dogs have not been indicated and as such, it is difficult to measure undue noise disturbance to surrounding residents. Had the application been acceptable in all respects a temporary use would have allowed any complaints arising relating to noise and disturbance to be monitored by the Council prior to consideration of any application for permanent use.

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 to this application.

10. CONCLUSION

The application seeks planning permission to use the existing farmland for the purposes of dog walking. The existing double steel framed and chainlink fenced gates to the northern side of Fore Street would be used as the main access. Eight letters of objection have been received and a petition with 26 signatories has also been received opposing the proposed scheme.

Only limited infrastructure is proposed as part of this development. No trees of merit would be lost as a result of the proposed use and no buildings or construction works are proposed. However, the proposal would introduce a commercial dog walking use within the Green Belt, such a use is considered to constitute inappropriate development and there are no very special circumstances which would outweigh its harm.

There are no Council parking standards for the proposed use. Subject to details of car parking spaces being submitted to the Council, the proposal would not be contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would consist of preparation work ie grass to be cut and overgrown vegetation to be cleared, it would then insert a commercial dog walking use onto the site. While, there is no objection with regard to tree impacts the proposal, the site is considered to have potential value with regard to nature conservation. The removal of vegetation and the introduction of the proposed use has the potential to be harmful to the nature conservation value of the site and in the absence of any up to date habitat surveys or mitigation proposal is considered contrary to Policies EC1 and EC3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 7.19 of the London Plan and the National Planning Policy Framework.

The proposal is recommended for refusal.

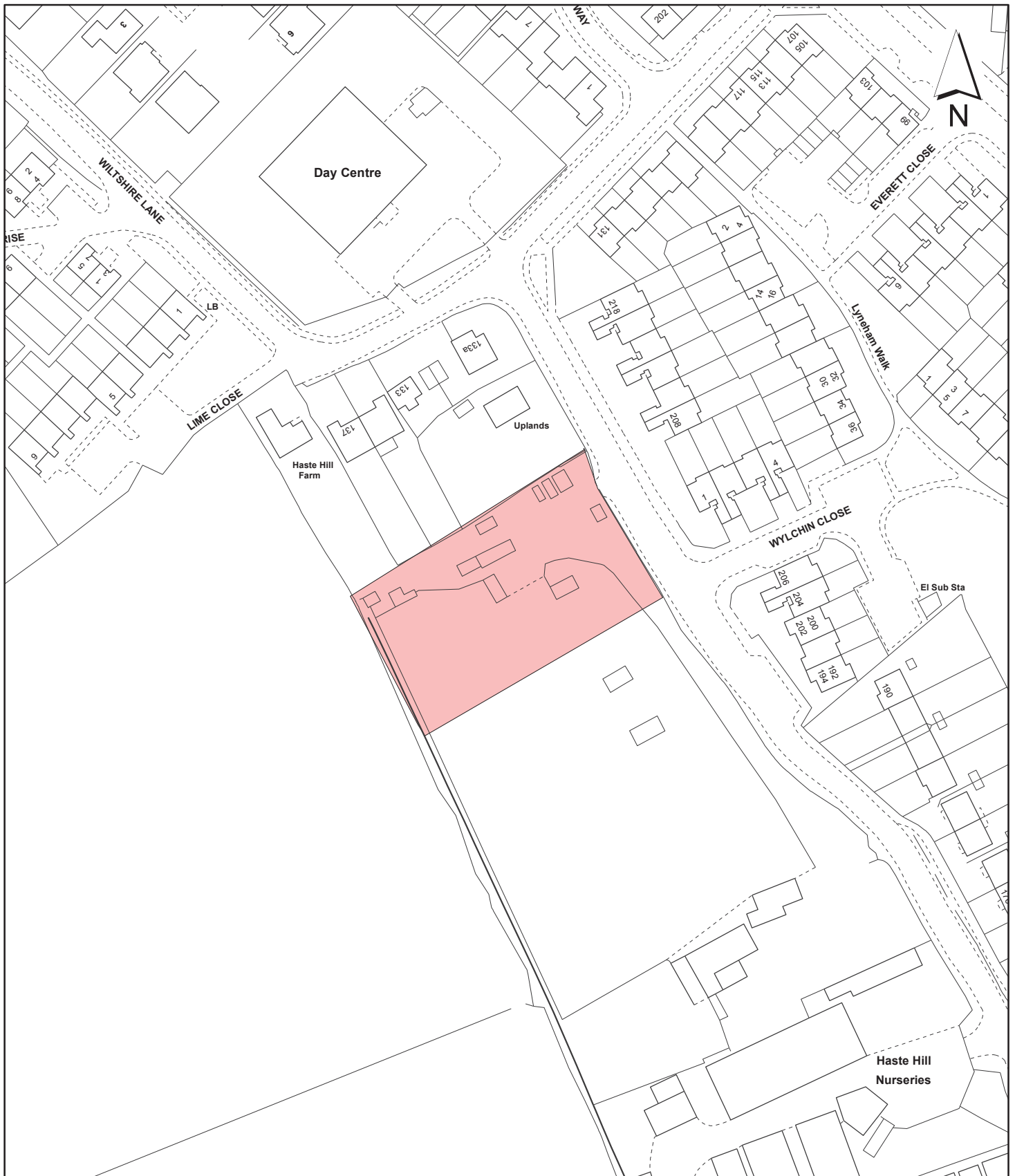
11. Reference Documents

National Planning Policy Framework (March 2012)
National Planning Practice Guidance (March 2014)
London Plan (July 2011)

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Supplementary Planning Document Accessible Hillingdon
Supplementary Planning Guidance Community Safety by Design
Supplementary Planning Guidance Air Quality
Supplementary Planning Guidance Noise
Supplementary Planning Guidance Planning Obligations

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



<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 style="text-align: center;">Land Adjacent to Uplands Fore Street Eastcote</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 style="text-align: center;">69371/APP/2013/2230</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Application</p>	<p>Date</p> <p style="text-align: center;">April 2014</p>	
		 HILLINGDON <small>LONDON</small>	