

Report of the Head of Planning, Sport and Green Spaces

Address DUCKS HILL FARM DUCKS HILL ROAD NORTHWOOD
Development: Erection of a general purpose agricultural building
LBH Ref Nos: 5907/APP/2014/277
Drawing Nos: Design and Access Statement
2396/1A
2396/2
2396/4
2386/3

Date Plans Received: 27/01/2014 **Date(s) of Amendment(s):**
Date Application Valid: 06/02/2014

1. SUMMARY

The application seeks planning permission for a pitched and cantilever roofed, steel-framed, concrete panel and timber board clad agricultural building for livestock, machinery and hay storage. The proposed building is to be sited at the western end of a field reached by an unmade track and forming part of the existing 63 hectare farm unit, known as Ducks Hill Farm.

The proposal has been assessed primarily in terms of its potential impacts on the visual amenities of the surrounding area, which forms part of the designated Metropolitan Green Belt and within which buildings for such agricultural purposes are considered to be an appropriate form of development. Accordingly, it is considered that the building can be assimilated into its surroundings without harming the overall character of the locality.

As such therefore, it conforms to national, strategic and local adopted policies and guidance in respect of new buildings in countryside areas for agricultural uses and there are no other impacts identified that would result in unacceptable harm.

Therefore, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 B1 Time Limits

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 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 2396/1A, 2396/2, 2396/3 and 2396/4 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 Unitary Development Plan Policies (November 2012) and the London Plan (July 2011).

3 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 COM12 Use Within Same Use Class

The building hereby approved shall be used for agricultural purposes in connection with Ducks Hill Farm and for no other purpose.

REASON

To ensure that the building is not used for purposes inappropriate to the Green Belt in accordance with Policies OL1 and OL4 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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) 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.

NPPF	National Planning Policy Framework
LPP 7.16	(2011) Green Belt
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
OL13	Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
OL15	Protection of Countryside Conservation Areas
OE1	Protection of the character and amenities of surrounding properties

	and the local area
BE13	New development must harmonise with the existing street scene.
BE21	Siting, bulk and proximity of new buildings/extensions.
AM7	Consideration of traffic generated by proposed developments.

3 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.

4 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.

5 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 - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

3. CONSIDERATIONS

3.1 Site and Locality

Ducks Hill Farm is a registered agricultural holding comprising of agricultural buildings and fields situated on land to the west side of Ducks Hill Road (A4180) in Northwood. The 62.3 hectare curtilage within the applicant's ownership includes several large fields grazed by a suckler beef herd and other livestock and from which hay is made annually.

The farm is served by the main access road from Ducks Hill Road which then diverges in front of Ducks Hill Farmhouse, attached to which is a stable courtyard. A farm track runs north, in front of the stables, then turns left to provide gated access to various farm storage, machinery and livestock buildings sited on the northern boundary of the farm where it adjoins the residential developments of Kingfisher Close and Farm End (off Drakes Drive).

Immediately to the south of the farmhouse is a detached bungalow, known as The Horse Farm, and another stables yard. The farm track, gated here, runs south from the front of this yard area and passes in front of a large barn (an equestrian goods shop) before

turning south west to give access to various barns and storage sheds, and a menage area sited behind the shop. Further beyond this stables complex to the south west is Windy Ridge, the farmer's residence with associated outbuildings and chicken runs.

There is an open storage area to the west of Windy Ridge at the top of another track leading down to the south fields containing such farm equipment and machinery as a tractor, trailer, digger, plough and spreader in addition to a number of old shipping containers. This track finishes some 150 metres and lower down at the edge of the largest western end field.

To the north, the farm is adjoined by the residential cul-de-sac developments of Kingfisher Close and Farm End, which is accessed from Drakes Drive. To the south of the farm are two detached residential properties, Wynlie House and Ducks Hill Grange (Nos. 1/2). These buildings are over 250 and 300 metres (approx.) respectively from the application site.

The application site is located towards the top of Duck's Hill, where ground levels undulate but generally fall away to the west. The whole of the site and the adjoining farm land to south, north and west forms part of the Green Belt whilst the open parts of the farm form part of a Countryside Conservation Area. The original Ducks Hill Farmhouse is also Grade II Listed.

3.2 Proposed Scheme

The proposal is to erect a general purpose agricultural building in one of the fields (approx. 200m x 75m) situated at the end of the existing farm access track to the southwest of the farm complex.

The building would be traditionally constructed with a steel portal frame, fibre cement corrugated sheet roofing and vertical dark stained timber (north, south & west elevations) plus concrete panel perimeter walls secured to the stanchions. There would be a steel feed fence installed to the east elevation (facing the field) below the cantilever overhang roof.

It would be approximately 30.1 metres in overall length x 12.0m wide (including 1.5m roof overhang) x 5.65m high at the apex (4.3m to the eaves) and used to house livestock including suckler cows and calves (in the winter), for fattening of beef steers and storage of farm machinery, hay and straw in association with the agricultural use of Ducks Hill Farm and adjoining land. There are 4no. cows at present on the farm (end of February 2014), which are provided with shelter in one of the farm sheds towards the north boundary. These will in due course be increased to a herd of twenty beef cattle for accommodation in the new building.

The proposed building would be set in by approximately 5 metres from the western field edge and 18m back from the lane behind an area of hardcore forming a yard accessed via a break in the fence line. The hardcore would extend along the eastern elevation and a timber post and rail fence with field gate would enclose the whole area on two sides. A six metre wide gap would be formed in the existing field enclosure to provide access from the lane for vehicles/machinery but there are no other changes proposed to either the existing track surface, to the established field edge hedgerows or the post and wire fences.

3.3 Relevant Planning History

5907/APP/2006/3311 Ducks Hill Farm Ducks Hill Road Northwood

REDEVELOPMENT OF SITE TO PROVIDE 12 DWELLINGHOUSES IN FIVE BLOCKS WITH ASSOCIATED PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING BUNGALOW AND OUTBUILDING)

Decision: 08-03-2007 Refused **Appeal:** 31-01-2008 Dismissed

5907/APP/2006/3396 Ducks Hill Farm Ducks Hill Road Northwood
ALTERATIONS TO LISTED STABLE BUILDING TO PROVIDE REFUSE/CYCLE STORE AND CAR PARKING (APPLICATION FOR LISTED BUILDING CONSENT).

Decision: 31-05-2007 Refused **Appeal:** 31-01-2008 Allowed

5907/APP/2011/1882 Ducks Hill Farm Ducks Hill Road Northwood
Erection of 1 x five-bedroom and 2 x four-bedroom detached houses, alterations to Listed stable block to facilitate conversion into storage and garaging (works involve demolition of existing stable and storage buildings and removal of unauthorised caravans and external storage)

Decision: 22-12-2011 Refused **Appeal:** 24-12-2012 Dismissed

5907/APP/2011/1883 Ducks Hill Farm Ducks Hill Road Northwood
Alterations to listed stable block to facilitate conversion into residential storage and garaging (Application for Listed Building Consent)

Decision: 22-12-2011 Approved

5907/APP/2013/3200 Ducks Hill Farm Ducks Hill Road Northwood
Application for determination as to whether the prior approval of the authority will be required to the siting, design and external appearance of a proposed agricultural building (Application made under the Town and Country Planning General Permitted Development Order 1995 Schedule 2, Parts 6 and 7).

Decision: 25-11-2013 Refused

5907/Y/92/0350 Ducks Hill Farm Ducks Hill Road Northwood
Use of field for storage and redistribution of vehicle tyres (Appeal against Enforcement Notice; Application for planning permission deemed to have been made pursuant to Section 174 of the Town and Country Planning Act 1990)

Decision: 13-07-1992 Refused **Appeal:** 30-06-1992 Dismissed

Comment on Relevant Planning History

Application ref. 5907/APP/2006/3311 for the redevelopment of the site to provide 12 dwelling houses in five blocks with associated parking and landscaping (involving demolition of existing bungalow and outbuilding) was refused in March 2007. An appeal was subsequently dismissed in January 2008. At the same appeal, alterations to the listed stable building to provide refuse/cycle store and car parking (Application for Listed

Building Consent under ref. 5907/APP/2006/3396) were allowed.

The recent application (under ref. 5907/APP/2013/3200) which sought to establish whether the Council's prior approval was required for the siting, design and external appearance of this proposed agricultural building was refused in November 2013 as the building was to be used for the accommodation of livestock within 400 metres of the curtilage of a "protected" residential building.

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:

- NPPF National Planning Policy Framework
- LPP 7.16 (2011) Green Belt
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL5 Development proposals adjacent to the Green Belt
- OL13 Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
- OL15 Protection of Countryside Conservation Areas
- OE1 Protection of the character and amenities of surrounding properties and the local area
- BE13 New development must harmonise with the existing street scene.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- AM7 Consideration of traffic generated by proposed developments.

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

4no. nearby/neighbouring occupiers were consulted including Ducks Hill Grange (nos. 1/2), Wynlie House and Windy Ridge (7.2.2014) and in addition, a site notice was displayed from 20.2.2014. There has been one objection received with the following comments (summarised):

Existing/Historical/Future Uses:

- Ducks Hill Farm is a 'farm' in name only (sheds/ warehouses and other buildings) and adjoins residential properties;

- Ducks Hill Farm's business (The Horse House) is listed as a sports goods company not agriculture. The building would therefore be - or very shortly become - a commercial store and thus outside the exemptions provided for 'agricultural' buildings;
- potential change of use of 'agricultural land' with concern that this is part of a plan to claim permission for commercial projects;
- agricultural buildings used for storage of hundreds of tyres in the past;
- previously applied for residential housing permission which belies the 'agricultural' status and although rejected one can assume this is still desired.

Impact on Area (Green Belt):

- Area is Green Belt and there is no reason for building on a greenfield site. There is a variety of sheds and storage areas and the desecration of virgin Green Belt for a warehouse style building is inappropriate and unnecessary;
- Building scale and mass unnecessary and inappropriate;
- Green Belt is an important protection against urban sprawl, providing a 'green lung' around towns and cities. Government commitment to safeguarding Green Belt and other environmental designations in the new National Planning Policy Framework.

Other:

- Building sheds on our party line (plus request to take 3ft of land at the back of our property).

These comments have been assessed under the relevant headings in the report below.

Internal Consultees

None undertaken.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within the Metropolitan Green Belt. The National Planning Policy Framework (March 2012) states (in paragraphs 87 to 89) that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

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.

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- 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;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Accordingly, the London Plan (July 2011) under Policy 7.16 (Green Belt) states that the strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances but development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance.

The policies set out in the adopted Hillingdon Local Plan (November 2012) further endorse this national and strategic guidance. Part One - Strategic Policy BE1 states that all new developments should achieve a high quality of design .. appropriate to the identity and context of (the Borough's) landscapes and views .. and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Under Policy EM2, any proposals for development in Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test.

Part Two - Saved Unitary Development Plan Policy OL1 states that within the Green Belt, as defined on the Proposals Map, the following predominantly open land uses will be acceptable:

Agriculture, horticulture, forestry and nature conservation; Open air recreational facilities; Cemeteries; The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified and the number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt.

Policy OL5 seeks to resist proposals for development that are adjacent to or conspicuous from the Green Belt if they would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

Policy OL13 considers development associated with agriculture proposed within Countryside Conservation Areas, requiring details of such to be submitted for approval prior to commencement. Policy OL15 seeks to protect such areas from development and/or activities which would detract from the special character of these landscapes.

The general environmental effects of uses and associated structures are considered under Policy OE1 and will be refused where these are likely to become detrimental to the character or amenities of surrounding properties or the area generally because of siting, appearance, storage of vehicles, goods, equipment (etc.), traffic generation, noise and vibration or emissions of pollutants (etc.).

The proposal would meet the objectives and criteria for these national and strategic policies and as such is considered to be an appropriate form of development, for which very special circumstances do not have to be demonstrated. A more specific consideration of its visual impact on the immediately surrounding Green Belt area is given below however the principle of the proposal is considered to be acceptable.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The proposed building would be sited on significantly lower ground within the existing farm holding, below the visible horizon and merged against an immediate background of trees with fields, hedgerows and hillside beyond. From the application site, there are relatively few buildings or man-made structures evident to either the west, north or south and only a line of electricity pylons and the towers associated with the local shooting club that appear above the tree line.

It is considered therefore that a single span roof building of modest height, which is clearly designed for agricultural purposes and sited at this low elevation should not result in detrimental harm to the visual amenities of the surrounding area. In particular the proposed building would not look out of place or detract from its otherwise natural surroundings. As a result, the overall character of this area would thus be safeguarded and would retain its open, rural and countryside appearance.

7.07 Impact on the character & appearance of the area

The proposed siting for the building is approximately 340 metres from the nearest classified road (A4180, Ducks Hill Road). This part of the farm is noticeably lower in elevation than the main complex of buildings which itself is set back 75m inside the entrance off Ducks Hill Road. There is a fall of about 20 metres in the ground level height between the original farm house and the field where the building would be constructed.

Thus the proposed building would not be especially visible from the main road (if at all) and have no impact on the immediate street scene as such. Notwithstanding, the impact on the surrounding countryside has been assessed above in the context of its Green Belt location.

7.08 Impact on neighbours

Planning permission is required because the proposed building would be sited within 400m of several residentially occupied buildings outside of the farm unit, including Ducks Hill Grange (approx. 240m away), Wynlie House (310m) to the east on Ducks Hill Road and Kingfisher Close/Farm End off Drakes Drive (335-340m) to the north. The other dwellings at Windy Ridge (225m) and The Horse Farm (285m) are within the farm holding itself.

However, due to the separation distances from the lower field where the siting is proposed, none of these residential properties would be significantly affected in terms of the amenities of their occupants. The building would be visible beneath the western horizon where the land rises again significantly but not intrusive in terms of its bulk, use or appearance.

In this respect the proposed building is of a very traditional form and design and is intended to be used for a genuine agricultural related purpose in connection with the surrounding farm land. In the circumstances therefore, its position and use should not give rise to any new or overwhelming amenity concerns for those living near to Ducks Hill Farm.

Nonetheless, the principal objections received from adjoining occupiers that relate to the design, scale and necessity of the building and its intended future use are wider Green Belt/countryside issues that have been considered separately elsewhere in this report.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Vehicular access to the proposed building, as necessary, would be along the existing

internal farm tracks, which would not need be altered. The proposed use of the building for the housing of livestock would not result in any significant additional road traffic movements to those already undertaken in association with the existing agricultural activities of Ducks Hill Farm.

7.11 Urban design, access and security

The proposed building would be of a traditional form and framework design, with external cladding, typical of many such agricultural buildings in the wider countryside and Green Belt locations. In terms of its size and scale, these types of building because of the multiple nature of their use, (including storage of tall machinery and hay) and due to livestock welfare and general maintenance requirements (etc.) are necessarily open floored and thus flexible in layout, large in footprint and with a workable headroom height.

These buildings are designed for functional rather than aesthetic reasons. The general bulk and over-size scale that these buildings often present therefore, especially where standing apart from other groups of buildings within the same holding, means that the siting is a significant factor in assimilating them into their surroundings, although often this is dictated by practical reasons such as the layout of the farm and access to its fields.

The proposed building has been sited sufficiently away from the existing farm complex, but within sight and easy reach of the main house (Windy Ridge) specifically to avoid any amenity issues for nearby residents. The siting would allow easy transfer for the livestock to and from different fields, is secure behind gates and visible from the farm dwelling and accessible to vehicles. Its separation from the other activities, including the separate stables yards, operating within Ducks Hill Farm, would also avoid unnecessary conflict and congestion in that area.

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

No particular impacts on trees, other natural landscape features or ecological habitats/species have been identified as the whole of the application site is within an open field, and would involve no significant level changes in proximity to the field edges.

The proposed siting does not give rise to any concerns regarding impact on existing trees, with none proposed to be removed or potentially threatened by the construction of the building, its footprint or the laying out of a hardstanding yard.

Similarly, there are no ecological sites designated for protection in this immediate vicinity.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

No specific surface water flooding or drainage issues have been identified as the whole of the application site, which is part of an open field, is on well drained low lying land and there are no watercourses within the immediate vicinity.

The design of the proposed building allows for storm water collecting on the hardstanding from the roof of the building to be be drained towards an existing field side ditch for

soakaway during storm events, providing a very localised and sustainable drainage method to minimise the potential for any environmental damage.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The concerns raised about the future uses of the proposed building or diversification within the current agricultural holding are controlled by the Town and Country Planning (General Permitted Development) Order which considers new buildings and changes of use and generally permits such development as that proposed, subject to the criteria set out therein.

Green Belt designated land includes buildings that are associated with appropriate uses which by definition are deemed acceptable in such greenfield or countryside locations. The position and scale of the proposed building at Ducks Hill Farm, which consists of a large holding in highly visible and attractive countryside, is nonetheless considered to be necessary to the efficient operation of the farm.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

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 to this application.

10. CONCLUSION

The principle in terms of the location and potential impacts of the proposed development on the character of the surrounding area have been considered and found to conform to national, strategic and local adopted policies.

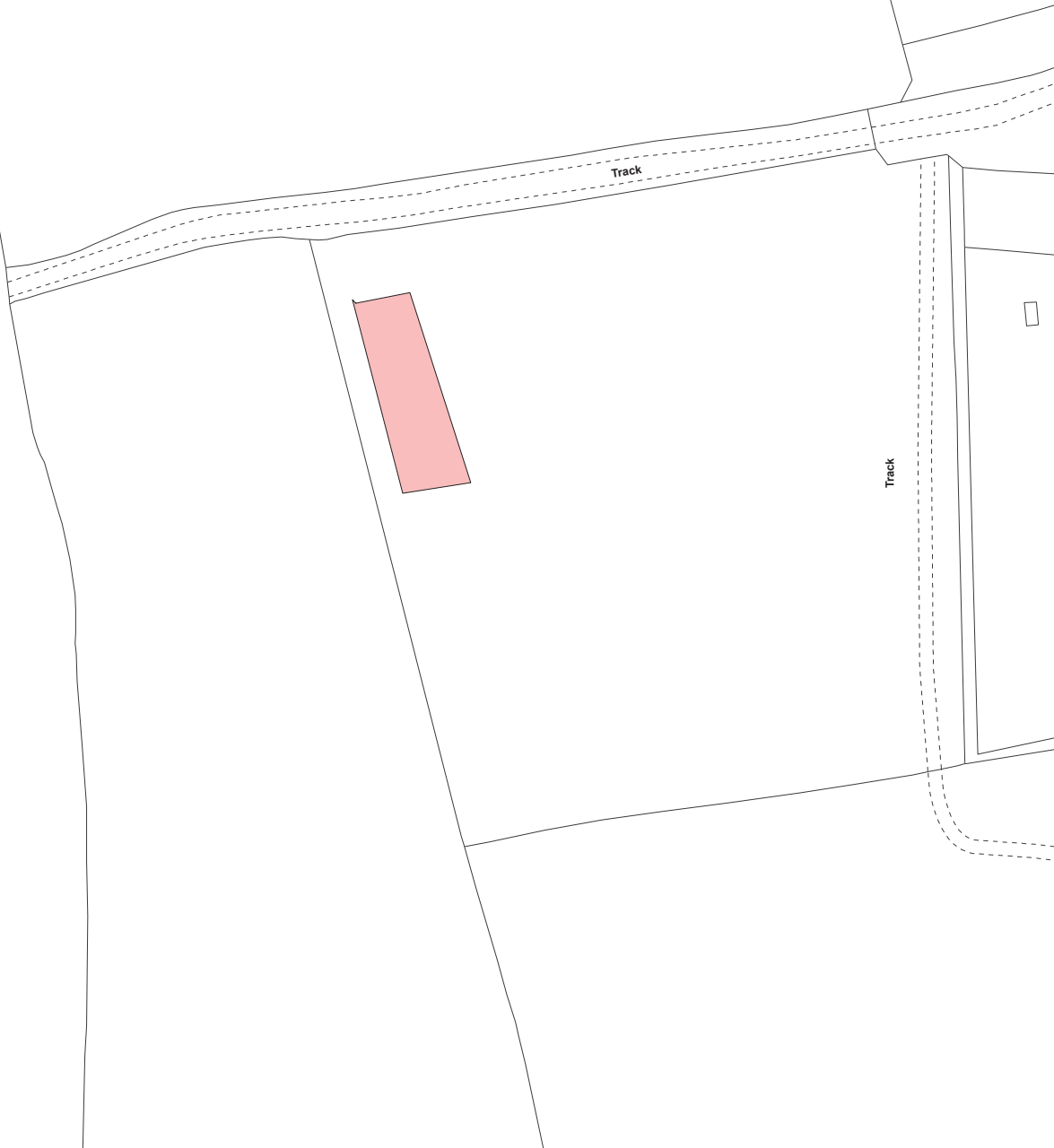
Therefore, the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework;
Hillingdon Supplementary Planning Document: Planning Obligations (July 2008) and Revised Chapter 4 (September 2010);

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



Notes



Site boundary

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Site Address

**Ducks Hill Farm
Ducks Hill Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

5907/APP/2014/277

Scale

1:1,250

Planning Committee

North Committee

Date

May 2014



HILLINGDON
LONDON