

Report of the Head of Planning, Sport and Green Spaces

Address GEORGES YARD SPRINGWELL LANE HAREFIELD
Development: Erection of 2 agricultural buildings
LBH Ref Nos: 2078/APP/2014/1582
Drawing Nos: Appraisal in Support of a Planning Application for Agricultural Buildings
2423/DWG1/A

Date Plans Received: 07/05/2014 **Date(s) of Amendment(s):** 07/05/2014

Date Application Valid: 07/05/2014

1. SUMMARY

The proposal is for the erection of 2 agricultural buildings within the Green Belt.

An accompanying report demonstrates that there is an agricultural need for the barns.

The use of the buildings is appropriate with the Green Belt and they have been sensitively sited to reduce their impact upon the openness of the Green Belt. Furthermore, surrounding residential occupiers would not be adversely affected by the proposals and an area of tree planting would assist with screening the structures.

The application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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 2423/DWG1/A 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).

3 COM6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not

be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 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)

5 COM9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Hard Surfacing Materials
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation
5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan

(July 2011)

6 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995)

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the building(s) shall be used only for agricultural purposes.

REASON

To ensure that the buildings support farming activities on Georges Farm that will maintain the openness of the Green Belt, in accordance with the NPPF, Policy 7.19 of the London Plan and Policy OL1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 NONSC Ecological Enhancement Scheme

Prior to the commencement of development a scheme for the enhancement of nature conservation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a number of bird boxes integrated into the fabric of the build and also the inclusion of living screens/walls which includes a mix of evergreen and nectar rich climbers on at least one of the longer walls. The development must proceed in accordance with the approved plan unless otherwise agreed in writing with the Local Planning Authority.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy 7.28 of the London Plan.

8 COM15 Sustainable Water Management

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

INFORMATIVES

1 152 **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).

2 153 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.

NPPF1	NPPF - Delivering sustainable development
NPPF3	NPPF - Supporting a prosperous rural economy
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
LPP 7.4	(2011) Local character
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.22	(2011) Land for Food
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL12	Development of agricultural land
OL13	Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area

3 13 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).

4 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

5 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. CONSIDERATIONS

3.1 Site and Locality

The 0.17 hectare application site forms part of an agricultural field which is set back some 45m from the northern side of Springwell Lane, at a point some 500m to the north of the road's junction with Plough Lane where the road turns sharply to the west and a farm track and public footpath (U1) join the road from the north.

This part of Springwell Lane is characterised by frontage, and some in depth, residential development along the northern side of the road. To the east of the farm track is Cripps Farm and to the west is Cripp's Farm Bungalow. The public footpath runs along the western boundary of the application site field, heading towards Rickmansworth. To the west of this path, adjacent to the application site is a somewhat derelict group of farm buildings within an adjoining field.

The application site forms part of a larger agricultural holding on this side of Springwell Lane known as Georges Farm which extends to a drainage channel close to the borough boundary and covers some 15.2 hectares.

The site is located within the Colne Valley Regional Park and forms part of a Countryside Conservation Area. It is also a Nature Conservation Site of Borough Grade II or Local

Importance.

3.2 Proposed Scheme

It is proposed to erect side by side, two rectangular barns, on the western side of the field, each measuring 32m by 11m and 5.2m high to the top of their ridged roofs, with double doors at each end. The barns would be separated by a distance of some 10m and be sited upon a hardcore yard area, approximately 64m by 32m. The walls of the barns would comprise profiled steel sheet above concrete blocks and the roof would be fibre cement sheets. The barns would be used for cattle rearing, with straw bedding provided which would be spread to land when weather permits. No external storage of farmyard manure is proposed.

A 680sqm area of tree planting is also proposed in the south western corner of the field.

The application is supported by the following documents:-

Appraisal in Support of a Planning Application for Agricultural Buildings:-

This provides an introduction to the proposal and provides the background for the report. The history of the site is described, advising that before Georges Farm was purchased by the applicant in 2012, for the previous 20 years or so the land was left ostensibly derelict with only occasional grazing by a neighbouring farmer. The report goes on to advise that the land has now been tidied and improved so that it is ready to be put into productive use. Georges Farm will form an adjunct to the existing farming business at Weybeards Farm and the report describes the applicant's agricultural business, which includes a cattle rearing enterprise. The barns would enable the rearing of calves and for them to be taken through to store or finished weights. The barns would provide purpose built cattle buildings near the entrance to the farm for over-wintering stock and the storing of machinery and feedstuffs. The report then goes on to describe planning policy before advising that all the buildings at Weybeards Farm are fully utilised with existing cattle rearing activity and a hay and straw business and there is inadequate space on Weybeards Farm for further buildings. The buildings would provide space in accordance with appropriate standards based upon proposed stocking levels and farm practice. The report concludes that the proposal is fully compliant with planning policy and the floor area of building is justified to accommodate the proposed numbers of stock to be reared on the holding, along with feed, straw and machinery.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history on this 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:

PT1.BE1 (2012) Built Environment

PT1.EM1 (2012) Climate Change Adaptation and Mitigation

- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- NPPF1 NPPF - Delivering sustainable development
- NPPF3 NPPF - Supporting a prosperous rural economy
- NPPF9 NPPF - Protecting Green Belt land
- NPPF10 NPPF - Meeting challenge of climate change flooding coastal
- NPPF11 NPPF - Conserving & enhancing the natural environment
- LPP 7.4 (2011) Local character
- LPP 7.16 (2011) Green Belt
- LPP 7.19 (2011) Biodiversity and access to nature
- LPP 7.22 (2011) Land for Food
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL12 Development of agricultural land
- OL13 Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance
- BE13 New development must harmonise with the existing street scene.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

9 neighbouring properties have been consulted, the application was advertised in the local press on

4/6/14 and a notice was displayed on site on 3/6/14. No responses have been received.

NATURAL ENGLAND:

Statutory nature conservation sites - no objection

This application is in close proximity to the Old Park Farm Site of Special Scientific Interest (SSSI).

Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

Impact Risk Zones for Sites of Special Scientific Interest

Natural England has recently published a set of mapped Impact Risk Zones (IRZs) for Sites of Special Scientific Interest (SSSIs). This helpful GIS tool can be used by LPAs and developers to consider whether a proposed development is likely to affect a SSSI and determine whether they will need to consult Natural England to seek advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated. Further information and guidance on how to access and use the IRZs is available on the Natural England website.

HERTS & MIDDLESEX WILDLIFE TRUST:

The proposed development is located within an area that we believe to be designated as a Borough Grade II SINC - White Heath Farm and Harefield Green (HiBII14). This site is shown in the Unitary Development Plan proposals map and also in the council's 'Atlas of Proposed Changes to Designations Contained in Hillingdon's Unitary Development Plan Proposals Map' (February 2014). The Trust unfortunately does not have any access to data on this site, which is held by GiGL. We therefore cannot provide any further information on the site and the potential ecological impact of the development proposed.

The application documents do not seem to include any information on the ecological interest of the site or an assessment of potential ecological impacts of the proposed development. It is recommended that the Council requests this information from the applicant before making a decision on the application, so that a fully informed decision can be made.

If no or inappropriate information on the likely ecological impact is provided, then the council should refuse permission. The council should also refuse permission for the development if an unavoidable adverse impact on the ecological interest of the SINC is expected as a result of the development, unless suitable and sufficient mitigation and compensation can be secured to make this impact acceptable in policy terms.

We draw your attention in particular to Policy EM7 of the Hillingdon Local Plan Part 1 (2012) and saved policy EC2 of the Unitary Development Plan, as well as paragraphs 117 and 118 of the NPPF.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

Background:

Cripps House Farm dates from the late C16 or early C17 and although it has been altered in C19 is of considerable architectural significance. It is Listed Grade II. Its open farmland setting contributes to this significance as well as the many historic curtilage structures including the long, timber-framed, weatherboarded barn which is separately statutory designated Grade II. It is therefore desirable to maintain and sustain the open farmland character to protect the setting of the listed buildings - heritage assets.

Comments:

The proposals include the erection of two barns within the North field along with a new pathway and a yard between them. There is no objection to the barns in principle, however, they would be better sited if they were aligned and clustered with the existing barns in the adjoining North field. I would also suggest that, if possible, the existing pathway is used to serve the barns. Furthermore, that the barns are screened by selective shrub planting and bunding. This would assist in sustaining the setting of the listed structures and the farmland setting.

Conclusion:

Revisions and further details are requested.

TREE/LANDSCAPE OFFICER:

There may be scope for planting screening trees around the proposed buildings if neighbours object, however this seems unlikely.

Recommendations: None

EPU:

No objections

SUSTAINABILITY OFFICER:

I have no objections to the proposed development. However, the site is in a site of importance for nature conservation grade 2. The value of this site as a whole has importance, although much of it is managed farmland. The value is likely to be more restricted to the expanse of hedgerows and not the managed areas like this site. Nonetheless, the development needs to respect the nature conservation value and achieve a net increase in biodiversity in accordance with the national planning policy framework.

The following condition is therefore necessary:

Prior to the commencement of development a scheme for the enhancement of nature conservation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a number of bird boxes integrated into the fabric of the build and also the inclusion of living screens/walls which includes a mix of evergreen and nectar rich climbers on at least one of the longer walls. The development must proceed in accordance with the approved plan unless otherwise agreed in writing with the Local Planning Authority.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF at paragraph 79 advises that Green Belts are of great importance and their fundamental aim is to "prevent urban sprawl by keeping land permanently open". Paragraph 89 of the NPPF defines inappropriate development within the Green Belt, advising that the construction of new buildings should be regarded as inappropriate, and then lists the various exceptions to this which includes building for agriculture and forestry.

London Plan policy 7.16 (July 2011) reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance.

Policies in the adopted Hillingdon Local Plan (November 2012) generally reflect national and regional guidance, in particular, policy OL1 which states that agriculture is an appropriate use in the Green Belt. Policy OL2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

The proposal therefore represents appropriate development.

7.02 Density of the proposed development

Not applicable to this scheme.

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

The proposed barns would not be likely to affect any archaeological remains, the application site is not located within or on the fringes of a conservation area or an area of special local character and there are no listed buildings nearby. As such, no heritage assets would be affected by the proposal.

The site does form part of a Countryside Conservation Area and the grazing of cattle on the surrounding fields which the barns will support will assist in maintaining the traditional agricultural character and appearance of the area.

7.04 Airport safeguarding

No airport safeguarding issues are raised by this application.

7.05 Impact on the green belt

Although the barns would have a localised impact upon the openness of the Green Belt, they represent appropriate development and will support agricultural activities on Georges Farm, helping to maintain the openness within the wider Green Belt.

The accompanying report demonstrates an agricultural need for the barns and they would be located close to the field boundary, which is screened by a mature hedgerow and would be sited close to existing farm buildings on the adjoining site. Furthermore, an area of tree planting will help with the screening of the barns, particularly from the adjoining public footpath.

A condition is recommended to remove any permitted development rights to ensure the buildings continue to support farming activity on Georges Farm.

As such, it is considered that the scheme would assist in supporting the openness of the wider Green Belt, in accordance with Policies OL1 and OL2 of the Hillingdon Local Plan: Part Two - Saved UDP policies (November 2012).

7.07 Impact on the character & appearance of the area

This has been considered in Section above.

7.08 Impact on neighbours

The nearest residential property to the proposed agricultural buildings would be Cripps Farm Bungalow. The rear elevation of this property would be sited over 50m from the nearest part of the farm building and the view of the proposed barns would be largely screened by the mature hedgerow along the field boundary, which would be further enhanced by the tree planting.

It is considered that the proposal would not result in a material loss of amenity to any surrounding property in this rural location.

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The barns would be served by an existing farm track.

7.11 Urban design, access and security

The relevant planning considerations are dealt with elsewhere in this report.

7.12 Disabled access

Not applicable to this development.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Trees and Landscaping

The proposed barns would not affect any trees within or adjacent to the field and the Council's Tree and Landscape Officer raises no objections to the proposal. An area of tree planting is shown in the south western corner of the field to help screen the buildings, the details of which would be controlled by the recommended landscaping scheme condition.

Ecology

The proposed barns would be sited in close proximity to the Old Park Farm Site of Special Scientific Interest (SSSI). The Environment Agency raise no objections to the scheme, but do suggest that the scheme could contribute towards the ecological enhancement of the area. The Council's Sustainability Officer also raises no objections and recommends that a scheme of ecological enhancement be submitted. This forms part of the officer recommendation.

7.15 Sustainable waste management

Not applicable to this development.

7.16 Renewable energy / Sustainability

Not applicable to this development.

7.17 Flooding or Drainage Issues

A sustainable drainage condition is recommended to ensure that the installation of the barns and hardcore do not increase surface water run off. Subject to this condition the development is considered acceptable in terms of drainage.

7.18 Noise or Air Quality Issues

Not applicable to this development.

7.19 Comments on Public Consultations

No comments have been received from surrounding residential occupiers.

7.20 Planning Obligations

The proposed buildings would not generate any requirement for a S106 contribution and would not be Council CIL liable, although they would be Mayoral CIL liable.

7.21 Expediency of enforcement action

No enforcement issues are raised by this application.

7.22 Other Issues

There are no other planning issues raised by this application.

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

10. CONCLUSION

The application demonstrates that there is an agricultural need for barns to be sited on Georges Farm. The barns represent appropriate Green Belt development and have been sensitively sited.

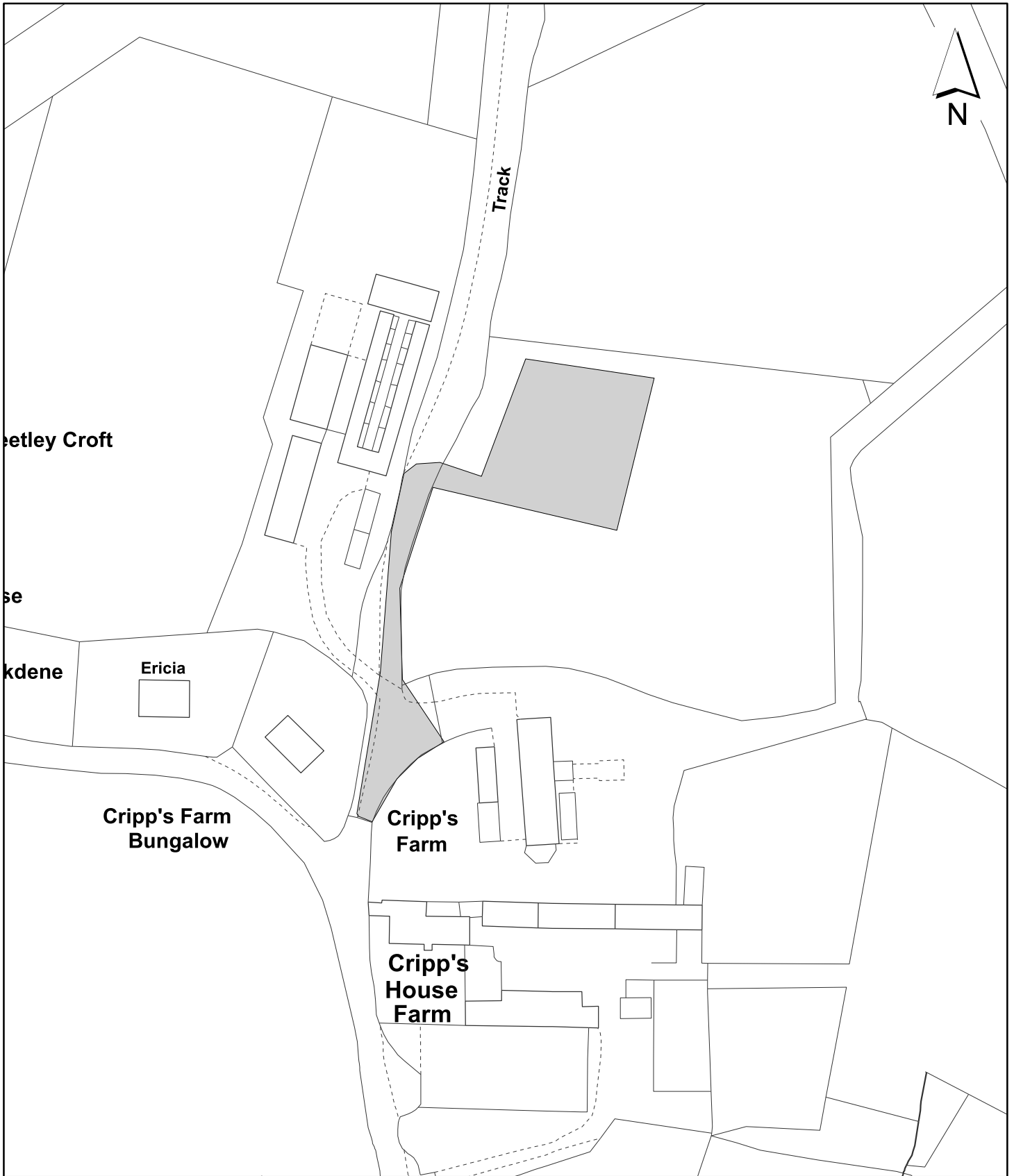
The application is recommended for approval.


11. Reference Documents

NPPF (March 2012)
Planning Practice Guidance (March 2014)
The London Plan (July 2011)
Hillingdon Local Plan (November 2012)
Consultation Responses

Contact Officer: Richard Phillips

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). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">Georges Yard Springwell Lane Harefield</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">2078/APP/2014/1582</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 <p style="text-align: center;">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p style="text-align: center;">North</p>	<p>Date</p> <p style="text-align: center;">August 2014</p>	