

## Report of the Head of Planning, Sport and Green Spaces

**Address** LAND OPPOSITE HAREFIELD RESERVOIR NORTHWOOD ROAD  
HAREFIELD

**Development:** Single storey building for use as stabling and tackroom/feedstore with 2 parking spaces, involving demolition of timber shelter

**LBH Ref Nos:** 70058/APP/2014/2045

**Drawing Nos:** South West Layout, Internal Layout Plan and roof plan  
Block Plan - Prt Drg 2409/2  
2409/1  
Planning Appraisal, Design and Access Statement  
2409/2

**Date Plans Received:** 12/06/2014

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

**Date Application Valid:** 01/07/2014

### 1. SUMMARY

The application seeks planning permission for the erection of a single storey building for use as stabling and a tackroom/feedstore, with 2 parking spaces involving the demolition of an existing timber shelter.

The applicants have advised that there is a need for breeding mares and stallions to be accommodated in a separate location to the existing horses at the nearby Equestrian Centre in accordance with BHS advice.

The building is considered to represent an appropriate form of development within the Green Belt, and would not detract from the rural character and appearance of the area. It would not result in the loss of residential amenity. Furthermore, subject to an appropriate condition to secure satisfactory visibility splays, the proposal is considered acceptable in highway safety terms.

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

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 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, titled Block Plan Prt Drg 2409/2; South West Layout, Internal Layout Plan and Roof Plan; Location Plan and 2409/2 and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

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

**3 COM28 Visibility Splays - Pedestrian**

No development shall take place until a detailed plan showing the access including the required visibility splays has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

**REASON**

In the interests of highway and pedestrian safety in accordance with Policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**4 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 Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Hard Surfacing Materials

2.e External Lighting

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.

5. Schedule for Implementation

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 of the 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).

## **INFORMATIVES**

### **1 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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
LPP 2.18	(2011) Green Infrastructure: the network of open and green spaces
LPP 5.11	(2011) Green roofs and development site environs
LPP 7.16	(2011) Green Belt
NPPF	National Planning Policy Framework

### **2 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).

### **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 I47 Damage to Verge - For Council Roads:**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

## **5 12 Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

### **3. CONSIDERATIONS**

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

Little Bourne Equestrian Centre is located on the south east side of Northwood Road to the west of Harefield Reservoir and comprises a series of farm related buildings. The farm land covers some 21 hectares and incorporates both agricultural and equestrian holdings. The main agricultural activities are the grazing and/or hay/haylage for the winter feeding of the horses and cattle at the holding.

The existing pony club is located to the south-east of Little Bourne Farm. There are currently 121 horses housed at the premises in loose boxes contained within the main block of buildings. The Equestrian Centre is an approved Pony Club Centre where members can learn about riding and pony care.

The application site forms part of the holding of Little Bourne Equestrian Centre and is located to the east of Arihanta, a residential property. This land is on the northern side of Northwood Road and does not form part of the main building complex of the equestrian centre which is sited on the opposite side of the road. A concrete block wall is located alongside the boundary with Arihanta.

The application site lies within the Green Belt as identified in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **3.2 Proposed Scheme**

The application seeks planning permission for the erection of a single storey building for use as stabling and as a tackroom/feedstore, with 2 parking spaces involving the demolition of an existing timber shelter. The applicants currently breed horses with the stallions, expectant mares and the foals being stabled within the existing equestrian centre. In accordance with BHS advice, the applicant wishes to relocate this breeding element to a separate stable block. The stable block would be located parallel with the neighbouring concrete block wall.

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

31966/APP/2005/1810 Land Opposite Harefield Reservoir Northwood Road Harefield

ERECTION OF BARN AND STABLE BLOCK BUILDINGS SITUATED AROUND OPEN SHOW/EXERCISE AREA (INVOLVING DEMOLITION OF EXISTING BUILDING)(OUTLINE APPLICATION)

**Decision:** 04-08-2005 Refused

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

Planning application reference 31966/APP/2005/1810 for the erection of a barn and stable block buildings situated around open show/exercise area (involving demolition of existing building) (outline application) was refused for the following reasons:

1. The proposal would represent inappropriate development in the Green Belt which would detract from the openness of the Green Belt.
2. The proposal would result in an unacceptable increase in the built up appearance of the site.
3. No evidence has been submitted to demonstrate that the proposal would not have an unacceptable ecological impact.

#### **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

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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.
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- LPP 2.18 (2011) Green Infrastructure: the network of open and green spaces

LPP 5.11	(2011) Green roofs and development site environs
LPP 7.16	(2011) Green Belt
NPPF	National Planning Policy Framework

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

3 neighbouring properties were consulted by letter dated 3.7.14. No responses have been received.

### Internal Consultees

Highways Officer:

There is lamp column on one side of the existing access and a telegraph pole on the other. The design of a proper cross over may require relocating the 2 poles. Subject to a Condition requiring submission and obtaining approval prior to commencement of the development, of details of the new cross over including sight lines adequate for a 40 mph road, no objections are raised on highway grounds

Tree officer:

The site is occupied by a narrow lane with gated access to the north of Northwood Road. The track runs to the east of, and parallel to, the breeze block boundary wall of Arihanta and defines the western edge of a field which is bounded to the north by Shrubs Road. This boundary also features a row of off-site poplar trees, behind the Arihanta wall. At the end of the track there are the remains an old timber shelter. Trees in Arihanta are protected by tree Preservation Order No. 566. However, there is only one tree within the application site which is not protected by the Order. The site lies within designated Green Belt land.

The proposal is to demolish the existing timber shelter and erect a single-storey outbuilding for use as a stable and tackroom/feedstore with 2 parking spaces.

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. Saved policies OL1 and OL2, London Plan policy 7.16 and the National Planning Policy Framework seek to restrict built development or intensification of buildings in the Green Belt and control conspicuous development through landscape proposals and good design.

- One tree is to be removed from the lane in order to facilitate the development.
- The plans indicate that a few metres of hedgerow will be removed at the Northwood Road entrance, to improve drivers' sight lines which, at present are restricted.
- By way of mitigation, the newly fenced linear site will be re-inforced with a field hedge. This would be better still if a hedgerow with trees is specified.
- Although the fenced area will be wider than the existing track and extend into the field, with the proposed planting, the long-distance views, across the field and into the site would be mitigated. Furthermore, it would help to screen the

unsightly concrete block wall on the Arihanta boundary.

- There will be little adverse effect on the openness of the Green Belt.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

No objection subject to conditions COM9 (parts 1, 2, 4, 5 and 6).

## **7. MAIN PLANNING ISSUES**

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

The NPPF and NPPG states that the Government attaches great importance to the Green Belt. The fundamental aim of the Green Belt is to prevent urban growth by keeping land permanently open, the essential characteristics of Green Belt are their openness and permanence. Paragraph 89 of the NPPF states that Local planning Authorities should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this rule include buildings for agriculture or forestry and for outdoor sport and recreation. The proposal relates to this exception use and the principle of development is therefore considered 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**

See section 7.07.

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

The proposed stable building is of a conventional design, constructed from horizontal dark stained timber cladding under a shingle roof. The block would be sited parallel to the existing concrete block wall enclosing the residential curtilage of Arihanta House to the south west. There is a substantial tree/shrub belt along this boundary against which the building would be set.

It is considered that the proposed stable building would appear appropriate in its rural Green Belt setting and subject to appropriate landscaping would not detract from the agricultural character of the immediate surrounding area, in accordance with Policies OI1, OL2, OL4, BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **7.08 Impact on neighbours**

The closest residential property is Arihanta House which is a substantial detached dwelling sitting in a generous curtilage to the south west of the application site. A substantial tree screen would provide a screen the proposed building and in view of its separation, it is considered that there would be no detrimental effect on nearby properties and complies with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

Not applicable to this application.

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

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed

developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of three off-street parking spaces for each dwelling.

The submitted plans show on site parking for 2 cars. However the planning statement accompanying the application states that the majority of movements will be by foot with horses being ridden/lead across the road to the adjacent equestrian centre. The Council's Highways Officer has raised no objection to the proposal subject to the imposition of a condition requiring submission and obtaining approval prior to commencement of the development, of details of the new crossover including sight lines adequate for a 40 mph road. As such the proposal is considered acceptable in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

**7.11 Urban design, access and security**

The issues are addressed in the report above.

**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**

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.

Saved policies OL1 and OL2, London Plan Policies and the National Planning Policy Framework seek to restrict built development or intensification of buildings in the Green Belt and control conspicuous development through landscape proposals and good design.

The Council's tree and Landscape Officer has advised that one tree is to be removed from the lane in order to facilitate the development. Furthermore, the plans indicate that a few metres of hedgerow will be removed at the Northwood Road entrance, to improve drivers' sight lines which, at present are restricted. By way of mitigation, the newly fenced linear site will be re-inforced with a field hedge. Although the fenced area will be wider than the existing track and extend into the field, with the proposed planting, the long-distance views, across the field and into the site would be mitigated. Furthermore, it would help to screen the unsightly concrete block wall on the Arihanta boundary. There will be little adverse effect on the openness of the Green Belt.

The application is therefore considered to be acceptable in accordance with Policies BE38 and OL2 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) subject to landscape conditions to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

**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**



Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

No responses have been received.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

No other issues raised.

**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**

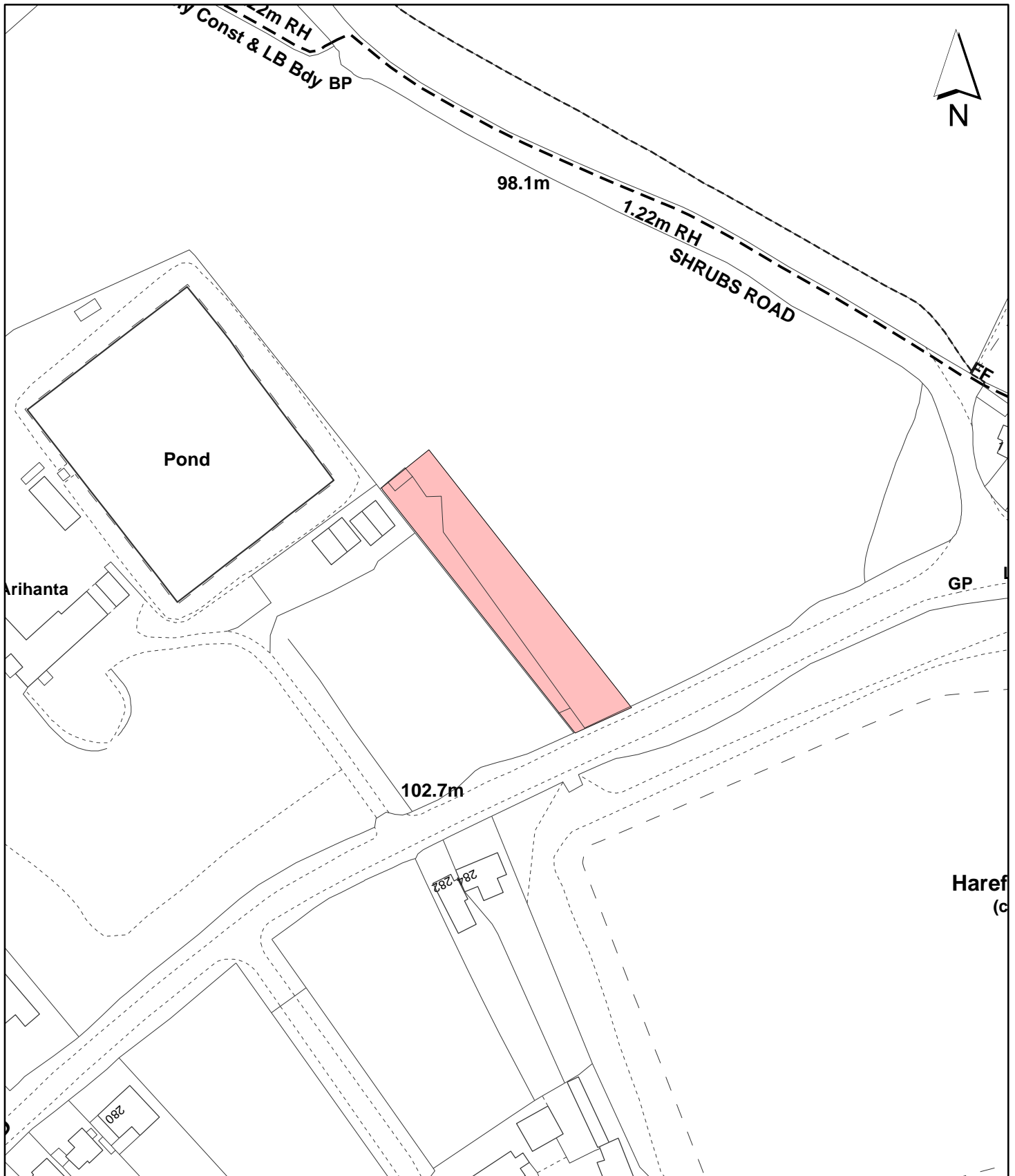
The building is considered to represent an appropriate form of development within the Green Belt, would not detract from the rural character and appearance of the area and would not result in the loss of residential amenity. Furthermore, subject to an appropriate condition to secure satisfactory visibility splays, the proposal is considered acceptable in highway safety terms. As such the application is recommended for approval.



**11. Reference Documents**

Hillingdon Local Plan - Saved UDP Policies (November 2012)  
London Plan (July 2011)  
National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



<p><b>Notes</b></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><b>Land Opposite Harefield Reservoir Northwood Road Harefield</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services Planning Section</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>70058/APP/2014/2045</b></p>	<p>Scale</p> <p><b>1:1,500</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>North</b></p>	<p>Date</p> <p><b>December 2014</b></p>	