

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

**Address** UXBRIDGE SKIP & RECYCLING LTD SKIP LANE HAREFIELD

**Development:** Changes to open storage areas associated with existing non-hazardous waste treatment and transfer facility including 2 x replacement trommels and waste picking stations, new baler, boundary treatment and landscaping involving replacement of workshop building following demolition of existing workshop building

**LBH Ref Nos:** 49984/APP/2014/3806

**Drawing Nos:** 22 Rev. P13  
32 Rev. P2  
31 Rev. P2  
21 Rev. P8  
23 Rev. P3  
24 Rev. P2  
30 Rev. P3  
37 Rev. P2  
38 Rev. P3  
40 Rev. P2  
Air Quality Report on Dust Management - Part  
Air Quality Report on Dust Management - Part :  
Air Quality Report on Dust Management - Part :  
01 Rev. P3  
Report on Proposed Changes - Part 1  
Report on Proposed Changes - Part 2  
Report on Proposed Changes - Part 3  
Noise Impact Assessment: 10214.PCR.01 Rev. 1  
Planning Statement  
Supporting Photographs  
Covering Letter PD/KH 13 009

**Date Plans Received:** 24/10/2014                      **Date(s) of Amendment(s):** 03/11/2014  
**Date Application Valid:** 03/11/2014                      24/10/2014

### 1. SUMMARY

This application seeks consent for both proposed and retrospective changes to the open storage areas associated with existing non-hazardous waste treatment and transfer facility. Retrospective consent is sought for the replacement of two trommels, waste picking stations and a new baler. Planning permission is sought for new boundary treatment and landscaping involving the replacement of a workshop building following demolition of existing workshop building.

It is considered that in this case, very special circumstances exist to justify inappropriate development in the Green Belt. The site is an established use and the proposal will involve incorporating a narrow strip of embankment into the active use, to facilitate the introduction of modern and efficient equipment and reorganisation of the site. This will reduce the sites visual impact on the openness of the Green Belt, without leading to an increase in vehicle movements. The proposal involves significant environmental benefits including a reduction

in noise and dust levels associated with the existing waste recycling facility and proposes improved landscaping and boundary treatment adjoining Uxbridge golf club.

The application is therefore 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 22 Rev P13; 24 Rev P2; 30 Rev P3; 40 Rev P2; 31 Rev P2; 38 Rev P3 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 (2015).

#### **3 COM5 General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Noise Impact Assessment Report [Report 10214.PCT.01.Rev.B]

Air Quality Report on Dust Management Parts 1, 2 and 3 [JSC/00017/R00113:AQ DMP, October 2014]

Report on proposed changes Parts 1, 2 and 3 [JSC/00017/R00112: October 2014]

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

#### **REASON**

To ensure that the development complies with the objectives of the relevant policies of the 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 Means of enclosure/boundary treatments
- 2.b Car Parking Layouts
- 2.c Hard Surfacing Materials
- 2.d External Lighting
  
- 3. Living Walls and Roofs
  - 3.a Details of the inclusion of living walls and roofs, or
  - 3.b Justification as to why no part of the development can include living walls and roofs
  
- 4. Details of Landscape Maintenance
  - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 4.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
  
- 6. Other
  - 6.a Existing and proposed functional services above and below ground
  - 6.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 (2015)

#### **5 NONSC Boundary fence**

Within 3 months of the date of this decision, the boundary fence and profiled cladding green screen detailed in Drawing No. 31 Rev P2 along the southern boundary of the site, shall be installed and painted in Chrome Green reference RAL 6020 or other colour to be agreed in writing with the Local Planning Authority. This fence/screen shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and Green Belt and reduce dust emissions, in compliance with policies BE13, OE1, OE3, OL1 and OL4 of Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and BE1 and EM2 of Hillingdon Local Plan: Part One Strategic policies.

#### **6 NONSC Contamination**

Within 3 months of the date of this decision, a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
  - all previous uses,
  - potential contaminants associated with those uses,
  - a conceptual model of the site indicating sources, pathways and receptors,

- potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.
- 5) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

#### REASON

To ensure the development protects groundwater in compliance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

#### **7 NONSC Verification Report**

Within 3 months of the date of approval of the details submitted pursuant to condition 5, a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

#### REASON

To ensure the development protects groundwater in compliance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **8 NONSC Surface water drainage**

No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

#### Reasons:

To ensure the development protects groundwater in compliance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **9 NONSC Non Standard Condition**

Within 1 months of the date of this decision, a scheme for the provision of sustainable water

management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.

i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.

ii. provide information on all SUDs features including the method employed to delay and control the water discharged from the site to Greenfield run off rates and:

a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.

b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

iii. Identifies the receptors and demonstrates capacity and structural soundness of the Thames Water network and or receiving watercourse as appropriate.

iv. During Construction

a. measures taken to prevent pollution of the receiving groundwater and/or surface waters;

b. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

b) Long Term Management and Maintenance of the drainage system.

i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of the applicant, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

## REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011 or Jan 2014), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

## INFORMATIVES

### 1 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.

**2**            I11                    **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

**3**            I15                    **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](http://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.

**4**            I23                    **Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

**5**            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).

**6**            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 (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
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.
LPP 2.18	(2011) Green Infrastructure: the multi functional network of open and green spaces
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.19	(2015) Hazardous waste
LPP 5.21	(2015) Contaminated land
LPP 5.22	(2015) Hazardous substances and installations
LPP 7.14	(2015) Improving air quality
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.16	(2015) Green Belt
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
NPPF	National Planning Policy Framework
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002

## 7 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). 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.

## 8

The applicant is recommended to adhere to the following sections of the GLA's draft

guidance in "The Control of Dust and Emissions During Construction and Demolition"

- Dust suppressants: section 5.38 on page 49.
- Chutes, conveyors and skips: section 5.27 on page 47.
- Air Quality Statement: section 3.4 on page 24.
- Vehicle and Plant Emissions: section 7.6 on page 60 of the guidance.
- Dealing with Spillages: section 5.11 on page 45.
- Reducing Vehicle Idling section 5.15 on page 45.
- Construction Logistic Plans: section 5.16 on page 45.
- Covering Vehicles: section 5.37 on page 49.

## 9

In relation to condition 6: Verification Report, the applicants should ensure that this is undertaken in accordance with the Environment Agency guidance 'Verification of Remediation of Land Contamination' <http://publications.environment-agency.gov.uk/pdf/SCHO0210BRXF-e-e.pdf>

## 10

In relation to condition 4: Landscaping, further opportunities should be explored for establishing tree planting on open boundaries. Trees should be selected which are robust enough to survive this hostile environment and which are known to help air-borne particles

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located off Skip Lane, to the west of Harvil Road. To the south of the application site is land associated with Uxbridge Golf Course and Harefield Oil Terminal. To the west of the site is Hansom Premix Concrete suppliers, to the north the railway line and to the east, open agricultural land. The site is designated as Green Belt land and is located within Colne Valley Regional Park.

The site has an established use for transfer and recycling of inert waste materials which has operated for several decades. It provides an existing Non Hazardous Waste Treatment and Transfer (NHWTT) facility and skip hire place operated since 2009 on this site by GBN services (they trade as Uxbridge Skip Hire and Recycling Ltd).

The site is divided into four separate yards.

Yard A is located at the eastern end of the site and has planning permission for use as plant hire with open storage of plant and equipment. This area is used for the storage of skips and materials relating to NHWTT operation.

Yard B is also located towards the eastern end of the site, and has planning permission for the use of the land for the storage of equipment and materials, and this is where empty container, skips and bins, storage of materials relating to NHWTT operation and parking of skip lorries when not in use occurs.

Yard C is located more centrally within the site and consists of the site and weighbridge office, staff car parking, weighbridges and workshop.

Yard D is located at the western end of the site and gained planning permission in 2006 (reference 49984/APP/2004/2613) for recycling activities including a waste recycling system



and associated open storage. There is an existing solid fence with 3 metre high netting along the southern boundary to Yard D which forms part of the 2004 permission (although this consent did permit a fence to a height of 10.1 metres along this boundary). Yard D comprises the main waste discharge and sorting areas and is where the main trommels and picking stations are located.

### 3.2 Proposed Scheme

This application seeks consent for numerous alterations within the site which are as follows

1. Rearrangement of the existing open storage and sorting areas in Yards C and D and the open storage areas within yard A.

Yards A and C would be utilised for processed waste storage (segregated soil and inert waste, and recyclables such as cardboard, paper, plastic, metal, gypsum and similar).

The changes proposed to the open storage areas will not result in the amount of inert waste material into the site increasing. This waste is strictly controlled and limited by the Environment Agency through the waste permit procedures. The changes to the storage areas are not to allow an increase in the amount of waste at the sites, only to allow the same level of activity to be carried out over a larger area to improve efficiency and safety.

2. Retrospective consent for the installation of 2no. Trommels and picking stations currently installed on site within Yard D. This also includes the full mitigation measures also installed following discussions with Environmental Health and the Environment Agency to mitigate the potential impact of the facility on the surrounding environment.

The old ballistic separator within Yard D has been replaced with a new feeder, trommel and picking station. A further trommel located along the northern boundary has been replaced with a modern trommel, feeder and picking station. A new baling station is located to the east of the trommel, close to the boundary between Yard C and D;

3. Proposed replacement workshop building

It is proposed to demolish the existing maintenance workshop located near the southern boundary in Yard C, and erect a replacement workshop in the north east corner of the site;

4. Proposed 4m high steel boundary fence is proposed to be erected along the existing southern boundary to the rear of the proposed storage areas in Yard A and B. This fence would then increase to a height of 6 metres along the existing southern boundary of Yard C and 10 metres in height along the existing southern boundary of yard D.

### 3.3 Relevant Planning History

49984/APP/2000/2264 Yard B Skip Lane Harefield

USE OF LAND FOR THE STORAGE OF EQUIPMENT AND MATERIALS (USE CLASS B8)  
(RETROSPECTIVE APPLICATION)

**Decision:** 04-07-2001 Approved

49984/APP/2001/805 Yard A Skip Lane Harefield

RETENTION OF USE AS PLANT HIRE WITH OPEN STORAGE OF EQUIPMENT/MATERIALS

**Decision:** 19-12-2001 Approved

49984/APP/2004/2613 Yard D, Uxbridge Skip Hire Skip Lane, Off Harvil Road Harefield  
REORGANISATION AND EXTENSION OF YARD D INCLUDING THE INSTALLATION OF A WASTE RECYCLING SYSTEM AND ERECTION OF A 10.1 METRE HIGH FENCE COMPRISING A 3.5 METRE HIGH RETAINING WALL, 3.6 METRE HIGH FENCE AND 3 METRE HIGH NETTING.

**Decision:** 06-10-2006 Approved

49984/APP/2014/487 Uxbridge Skip Hire And Recycling Ltd Skip Lane Harefield Uxbridge  
Relocation of existing work shop building, alterations to open storage areas and transfer facility include new boundary treatment, landscaping and installation of baler

**Decision:** 18-06-2014 Withdrawn

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

The most relevant planning history for the site and each Yard is referred to above.

It is important to note that Yard D gained planning consent for waste recycling activities, which includes the waste recycling system and associated open storage within application 49984/APP/2004/2613. Within this consent, permission was granted for the erection of a fence 10.1 metres in height along the southern boundary of the site with the Golf Course, however this part of the scheme was never implemented.

#### **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.EM11 (2012) Sustainable Waste Management
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- 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.
LPP 2.18	(2011) Green Infrastructure: the multi functional network of open and green spaces
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.19	(2015) Hazardous waste
LPP 5.21	(2015) Contaminated land
LPP 5.22	(2015) Hazardous substances and installations
LPP 7.14	(2015) Improving air quality
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.16	(2015) Green Belt
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requiremer for ameliorative measures
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
NPPF	National Planning Policy Framework
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Adjacent residents were notified of the application and a site notice was displayed at the entrance to the site. Two responses have been received in relation to this consultation which raises the following comments:

1. Golf club are concerned with the efficiency of the improvement measures;
2. Large amounts of dust and rubbish covers the course;
3. Application should take into account and consider the health and safety of the general public who are using one of the Councils Green Spaces;
4. The measures installed are inadequate to deal with the amount of waste recycling generated and screening is insufficient;
5. The building of a new boundary must be of a design able to protect everyone from works on site.

6. Dust minimisation proposals result in sludge that makes its way onto the course and into the water courses;
7. Concern with regards to amount of water borne sludge and the source of the pipes and drains needs to be identified to ensure that no undesirable chemicals are drained onto the course and downstream.
8. Concern that because of the smell, sewage may be emitted into water course.

#### ENVIRONMENT AGENCY

Thank you for consulting us on the above application. We have no objections to the above applications subject to the inclusion of the following conditions.

#### Condition 1

No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses,
- potential contaminants associated with those uses,
- a conceptual model of the site indicating sources, pathways and receptors,
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

#### Reasons:

To protect Groundwater

The desk study (part 1) may indicate the presence of polluting substances from the use of the site as a Waste transfer station. The site is located within a Source Protection Zone 1 (SPZ1) for public water supplies.

This condition has been recommended as we are satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

#### Condition 2

No occupation shall take place until a verification report demonstrating completion of works set out in

the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reasons:

To protect groundwater. The verification report should be undertaken in accordance with in our guidance Verification of Remediation of Land Contamination <http://publications.environment-agency.gov.uk/pdf/SCHO0210BRXF-e-e.pdf>

Condition 3

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons:

To protect groundwater

No site investigation fully characterises a site. Not all of the site area was accessible during the investigations to date.

Condition 4

No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reasons:

To protect groundwater. Infiltrations SUDs/soakaways through contaminated soils are unacceptable as contaminants can remobilise and cause groundwater pollution.

Air Quality

As you are aware we have a strategic duty for air quality and we do not have a statutory duty to comment on this matter within the planning process. However we feel that it is relevant and necessary to raise our concerns on this matter when commenting on this particular planning application given the historic dust suppression issues and requirement for a new/variation in permit.

The planning application includes an increase in the height of perimeter walls for screening and to reduce wind speed. We previously recommended that where possible, the walls should overhang inwards to reduce the overall height, but should be highest around the trommel. Enclosing activities within the site as much as possible would also have a positive impact on dust suppression and air quality. The applicant should note that the increase in height of the walls must not lead to an increase in the height of the waster. The permitted levels for waste height will remain at the same level.

The operator must also continue to abide by all of the conditions stipulated in the Dust Management Plan (reference JSC/00017/R00113: AQ DMP, October 2014). These requirements are covered by the existing permit, however the area of the existing permit will need to be extended to cover the proposed operational area.

If processed waste is to be stored in Yard A then the permit must be varied to include this area. The area must also be improved to ensure it meets with all of the criteria of the existing permit. Please contact Environment Officer David Halfacre regarding this permit variation.

The comments below outline the generic air quality requirements that may be applicable to sites of this nature.

#### Road Sweeping

In 2008 the Environment Agency used contractors to carry out a study into the monitoring data at the Horn Lane area in LB Ealing to determine the most effective abatement measure to reduce dust emissions. An increased frequency of road sweeping removed dust particulates and therefore reduced the risk of re-suspension of the particulates. As a result we consider that the planning permission should include a requirement that the public highway and the private haul road are swept by a high efficacy road sweeper on a daily basis. This is consistent with the other sites in London and will have a positive effect on dust and particulate levels.

#### Wheel Washing

The 2008 report referred to in the above paragraph also reported that wheel washing would help reduce mud and debris from escaping the sites and reduce the re-suspension of dust from vehicles passing over it. We are aware that the sites in question do have limited room but small wheel wash equipment is now easily available and it would be consistent with other businesses in the London area along with a condition requiring all vehicles pass through the wheel wash. The GLA's draft guidance in "The Control of Dust and Emissions During Construction and Demolition" also recommends the use of wheel washes.

#### Dust Suppressants

Evidence gathered in the Horn Lane study shows that chemical dust suppressants are effective and reducing emissions. As a result we recommend that the GLA's draft guidance in "The Control of Dust and Emissions During Construction and Demolition" on dust suppressants are imposed as a planning permission condition. See section 5.38 on page 49.

We also recommend that the following sections of the GLA's draft guidance in "The Control of Dust and Emissions During Construction and Demolition" are imposed as planning conditions where appropriate:

- Chutes, conveyors and skips section 5.27 on page 47.
- Air Quality Statement section 3.4 on page 24.
- Vehicle and Plant Emissions section 7.6 on page 60 of the guidance.
- Dealing with Spillages section 5.11 on page 45.
- Reducing Vehicle Idling section 5.15 on page 45.
- Construction Logistic Plans section 5.16 on page 45.
- Covering Vehicles section 5.37 on page 49.

#### OFFICER COMMENTS

In relation to the Environment Agencies comments in relation to road sweeping, wheel washing and dust suppressants, the Council do not consider it necessary to add separate conditions requiring the specific compliance with GLA's draft guidance. Having consulted this document, it would appear that the contents of this would be achieved through the Environment Management System produced and required as part of the permit for the site under the Environmental Permitting Regulations 2010. The EMS is detailed within the Air Quality Report on Dust Management submitted as part of the application and provides details within this of controls both on and off site for dust reduction.

The site Operators have a permit with Thames Materials Ltd who sweep Harvil Road and the vehicle access routes and also ensure that vehicles leaving the site are washed, if dirty, to reduce the spread

of dirt onto the highway. Further, the control of dust, is the subject of this application and the Operators have outlined in detail how this will be controlled whilst in transit to the site and on site during the sorting process. A condition is recommended on any consent to ensure compliance with the Air Quality Report recommendations and such matters would also be controlled by the permit that the Operators are required to obtain from the Environment Agency.

### **Internal Consultees**

#### **HIGHWAYS**

The development is for the relocation of an existing workshop and alterations to open storage areas and transfer facilities, alongside new boundary treatment, landscaping and the installation of baler within the site. There are no proposals to change the existing car parking provision (50 parking spaces) or the means of vehicle access. The number of staff at the site will remain as existing.

When undertaking assessment of the development, it is noted that the applicant has submitted a Planning Statement, which informs that the proposals are only to increase the efficiency of the current operation and not the amount of waste that is handled or the annual tonnage throughput at the site.

As a result, it is considered that the proposals would not increase the traffic generation above the existing operation at the site and would not have a material impact along the adjacent highway.

Therefore, provided that the details below are provided via a suitably worded planning condition/S106 Agreement, it is considered that the proposals would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2 and an objection is not raised in relation to the highway and transportation aspect of the development.

1. The amount of waste that is imported/exported and processed at the site shall not be increased above that, which is identified within the submitted Planning Statement without prior consent from the LPA.
2. No planting (or any other obstruction) between heights of 0.6m and 2.0m above the level of the adjoining highway will be permitted within the existing visibility splays in both directions along the adjacent highway.

#### **TREES**

##### **LANDSCAPE CHARACTER / CONTEXT:**

##### **Site description:**

- The site is occupied by a waste transfer and recycling yard for inert waste.
- Skip Lane is accessed to the west of Harvil Road, on the bend in the road as it approaches the bridge over the railway cutting and heads north.
- The site is relatively long and narrow, aligned on an east-west axis parallel with the railway line.
- The site is divided into four sections, to meet the operational requirements of the recycling business, as indicated on drawing No. 21 Rev P8, with Yard A (parking and storage) closest to Harvil Road and Yard D (processing in the open) to the west.
- The southern boundary of the yard defines the boundary with Uxbridge Golf Course and is significantly higher than the golf course with a wooded embankment which gets higher and steeper at the west end.
- The existing site plan, ref. 21 Rev P8, confirms that there is no significant planting within the site, with exception of a few trees at the east end near the entrance.
- This drawing fails to show an ash tree within the small gated compound immediately to the north of the Skip Road entrance, or the off-site vegetation (including Lombardy Poplars on the golf course) which provide some visual screening - and may filter some of the dust particles.

#### Landscape Planning designations:

- There are no Tree Preservation Orders and no Conservation Area designations affecting the site.
- The site lies within the Green Belt.
- The site lies within the HS2 safeguarding limits.

#### PROPOSAL:

The proposal is to change the open storage areas associated with existing non-hazardous waste treatment and transfer facility including 2 x replacement trommels and waste picking stations, new baler, boundary treatment and landscaping involving replacement of workshop building following demolition of existing workshop building

#### LANDSCAPE CONSIDERATIONS:

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 policy OL1 and 2, and the National Planning Policy Framework seek to restrict inappropriate development and retain the openness, character and appearance of the Green Belt.

- No trees or other landscape features of merit will be affected by the proposal.
- No landscape or visual analysis has been made of this site. However, the site and its plant are clearly visible and audible from the golf course and there are reports that air borne dust from the site is deposited on the golf course in spite of efforts to control emissions.
- According to JPB's drawing No. 22 Rev P13, Proposed Site Plan, new landscaping is proposed at the east end of the site, to either side of the main entrance (Yard A). A short length of 'proposed screening' is also indicated on the southern boundary in Yard C, together with an 'acoustic enclosure'.
- A new proposed boundary fence is also annotated along the southern boundary which appears to be re-aligned beyond the existing boundary line.
- There is no information about the boundary treatments (materials and heights ) but the fence should be detailed so that it addresses both visual intrusion and acts as an acoustic barrier. A green /living wall may be appropriate in this location.
- Where steel boundary cladding is agreed the colour should be Invisible Green / Chroma reference RAL 6020.
- Further opportunities should be explored for establishing tree planting on open boundaries and trees should be selected which are robust enough to survive this hostile environment and which are known to help air-borne particles.
- 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.

#### RECOMMENDATIONS:

This application has been subject to pre-application discussions, commencing in April 2012.

No objection, subject to the above observations and COM9 (parts 1,2,3,4,5, and 6).

#### ACCESS

No accessibility issues raised by the proposals.

#### ENVIRONMENTAL PROTECTION UNIT

No objection provided scheme implemented in accordance with the details and recommendations from the Environment Agency.

#### FLOOD WATER MANAGEMENT

I have concerns that these pictures from the resident appear to show new drainage links across our



land. The water quality appears to be poor.

We need to establish if these ditches are new or existing. Are there any agreements with Corporate property for the site to drain across this land ?

As a minimum on the permission there should be the SuDs condition to ensure they provide us with the information on how drainage is managed on the site - this may reveal if they intend to discharge to ditches on our land, and we can ensure it is appropriate quality. The EA response appears to be focused on groundwater infiltration rather than surface water discharge.

Please add this condition:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.

i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.

ii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off rates and:

a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.

b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, ( safe access and egress must be demonstrated).

iii. Identifies the receptors and Demonstrates capacity and structural soundness of the Thames Water network and or receiving watercourse as appropriate.

iv. During Construction

a. measures taken to prevent pollution of the receiving groundwater and/or surface waters;

b. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

b) Long Term Management and Maintenance of the drainage system.

i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

#### REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage

of the London Plan (July 2011 or Jan 2014), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

OFFICER COMMENTS: The queries raised by the Officer have been sent to the agent and a formal response on this matter will be reported in the addendum.

## **7. MAIN PLANNING ISSUES**

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

The operation of a waste transfer station is by definition, inappropriate development within the Green Belt. However planning permission has been previously granted on this site for the uses which are still present today. The reasons why the uses were considered acceptable was that these would not be substantially different from the engineering activities established on the site since 1991, and confirmed by a lawful use certificate granted in 199

This application seeks to reorganise and modernise much of the equipment and operations on the site. The proposed equipment would occupy no larger area than the existing and the new machinery and operation of the site would achieve a more efficient and environmentally acceptable recycling operation, which would significantly reduce noise, dust and disturbance, which adversely affects the Green Belt.

Overall, it is considered that in this specific case, the principle of using such a site in the Green Belt for waste recycling, has been established through its notable presence over a protracted period and planning permissions. No objection is therefore raised, to the principle of improving the operation of the site and its reorganisation, subject to compliance with all adopted policies and guidance.

### **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 the consideration of this application.

### **7.04 Airport safeguarding**

There are no airport safeguarding issues associated with this application.

### **7.05 Impact on the green belt**

London Plan Policy 7.16 makes it clear that "the strongest protection should be given to London's Green Belt, in accordance with national guidance. The London Plan also makes it clear that inappropriate development should be refused, except in very special circumstances.

The policy guidance of paragraphs 79-92 of the National Planning Policy Framework (NPPF) on Green states that the Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 87 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances; the NPPF makes it clear that 'very special circumstances' will not exist unless potential harm to the Green Belt by reason of inappropriateness, is clearly outweighed by other considerations. Waste management is not one of the categories of appropriate development.

Policy OL4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the Council will not allow the replacement or extension of buildings within the Green Belt that would result in a disproportionate change in the bulk and character of the original building; would significantly increase the built up appearance of the site; would injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated. Developments in the Green Belt that would injure the visual amenity of the Green Belt by the siting, materials and design will not be permitted.

Policy EN11 of the Hillingdon Local Plan: Part 1 - Strategic Policies and MIN16 Hillingdon Local Plan: Part 2 - Saved UDP Policies encourages the provision and improvement of premises and facilities for efficient and environmentally acceptable disposal, recycling, energy recovery or other handling and treatment of waste materials, subject to other policies within the Plan.

This application seeks consent only for the reorganisation of the site to improve the efficiency of waste recycling. The site currently operates an HCI waste treatment and transfer facility in accordance with a Bespoke Environmental Permit, which was issued to the site in 1991. Since this permit was first issued, the business has evolved and expanded and has had to make operational changes to improve and maximise recycling rates. The current permitted area for doing such, is not sufficient to maximise the efficiency of the ongoing operation. Whilst the applicant has made significant steps to clear the wider site and improve the existing infrastructure, this application seeks permission to allow the existing and permitted waste management activities to be carried out over a wider area within the site, to the same overall maximum capacity levels.

The site is previously developed land and this application includes the erection of a replacement workshop building, two trommels and picking stations, and a boundary fence. Associated alterations are additionally proposed to the existing storage areas of the site. As has been highlighted within section 7.01 of this report, when planning permission was granted in 1991 for the uses at Yard D, it was considered that this use would not be substantially different from the engineering related activities, which were an established use on the site and granted an established use certificate in 1991. Subsequent applications have granted consent within this Green Belt setting for further expansions and use of the site in association with the use that is evident today.

The proposed equipment would occupy no larger area than the existing and the new machinery and operation of the site would achieve a more efficient and environmentally acceptable recycling operation, which would significantly reduce noise, dust and disturbance, which adversely affects the Green Belt. The new workshop building, would be approximately 20% larger than the existing. However, as a result of the difference in ground levels, and its proposed siting, it would not appear highly prominent in view from the surrounding area. The existing workshop building is prominent in views from the golf course as a result of the minimal screening along the southern boundary. Given such, it is proposed that the proposed and installed structures would not significantly increase the built up appearance of the site.

The scheme proposes landscaping and mitigation measures to mitigate the impact of the replacement machinery and operations, and improve the visual amenities of the Green belt when viewed from the golf course. This involves the construction of a retaining wall that it is proposed to add landscaping to, to soften its appearance to screen the site and further control the dust/noise.

In summary, it is considered that there are very special circumstances by way of benefits to waste management, the reduction in noise and dust, and overall level of activity and improvements to the appearance of the Green Belt, that would outweigh the harm arising from the inappropriateness associated with the alterations to the existing yards and machinery.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene.

The proposed replacement machinery, associated alterations to the storage areas and new workshop are not considered to have a detrimental impact on the character and appearance of the surrounding area. The machinery will remain in the same place as the existing, and occupy no larger an area than at present. The relocated workshop although closer to the eastern boundary and Harvil Road and marginally higher than the existing, would not appear highly prominent within the surrounding area given the difference in levels within the site. Proposed landscaping, will also help to reduce the impact of this building within the street scene.

In relation to the addition of the fence along the southern boundary with the Golf Club, it is proposed to erect a fence which varies in height from 4 metres to 10 metres. Given the location of this fence, the presence of an existing high wall/fence and previous consent (49984/APP/2004/2613) for the same height fence in this location, it is not considered that this will have a detrimental impact on the openness or visual character of the surrounding area. Landscaping is referred to by the applicants to soften the appearance of the fence and this is welcomed by the Council.

#### **7.08 Impact on neighbours**

The nearest residential properties are located at Dews Farm and Shorthill Cottages. These properties are located some 420m and 475m respectively from the application site. This distance is sufficient to ensure that the existing operation does not give rise to noise and disturbance to the occupiers of these properties.

Uxbridge Golf Course is located immediately to the south of the application site and has raised concerns with regards to the dust and noise associated with the use and the impact on the golf club users. These concerns are considered in more detail in section 7.18 of the report.

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

Not relevant to the consideration of this application.

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

The scheme has been reviewed by the Councils Highways Officer who considers that the proposals would not increase the traffic generation above the existing operation at the site and would not therefore have a material impact along the adjacent highway.

#### **7.11 Urban design, access and security**

URBAN DESIGN

Assessed in section 7.07 of the report.

ACCESS

Assessed in section 7.10 of the report.

#### **7.12 Disabled access**

The scheme has been reviewed by the Councils Access officer who confirms that there are no accessibility issues associated with the proposals.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to the consideration of 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 policy OL1 and 2, and the National Planning Policy Framework seek to restrict inappropriate development and retain the openness, character and appearance of the Green Belt.

New landscaping is proposed at the east end of the site, to either side of the main entrance (Yard A). A short length of 'proposed screening' is also indicated on the southern boundary in Yard C, together with an 'acoustic enclosure'. The Councils Landscape Officer has reviewed the proposals and raises no objection to the proposals, subject to the inclusion of conditions to ensure that further opportunities are explored for establishing tree planting on open boundaries, and trees selected which are robust to survive this hostile environment and which are known to help air-borne particles.

#### **7.15 Sustainable waste management**

The key focus both of national and local planning policies, is to encourage the amount of waste being disposed of to landfill and increase recycling. This is essentially achieved through application of the waste hierarchy (waste prevention, re-use, recycling, recovery and finally disposal as the last option) to ensure sustainable waste management. The Waste (England and Wales) Regulations 2011 set out by Government targets by 2020 for at least 50%, of waste from households to be prepared for re-use or recycled and at least 70% of construction and demolition waste to be subject to material recovery.

This proposed development accords with the Governments policy objectives and seeks to change the existing storage areas (with no increase in capacity), to ensure that waste material can be sorted more efficiently. This will enable a higher proportion of the waste material to be recycled and reduce the amount of material moved from the Site to landfill. This scheme seeks to therefore improve the contribution that the existing waste facility makes to the Waste Hierarchy by reducing the amount ending up in landfill.

#### **7.16 Renewable energy / Sustainability**

Not applicable to the consideration of this application.

#### **7.17 Flooding or Drainage Issues**

The site is not located within a flood zone.

#### **7.18 Noise or Air Quality Issues**

Concerns have been raised with regards to the noise and dust associated with the use of the site, particularly the operations within Yard D. This application has been submitted as a result of the historic dust suppression issues and requirement for a new/variation to the sites permit.

The main issues with dust and noise from the site to date have been as a result of outdated and inefficient equipment. GBN, who currently operate from the site have now replaced both

waste processing lines with modern equivalents, that are smaller, quieter and more efficient than the previous models.

To further address the problems with dust emissions, in 2012, GBN overhauled the dust suppression systems and extended them to include the additional pipework, nozzles and an additional water tank to prevent emissions from leaving the site boundary. This did not however address the problems and further complaints were received. GBN have been working in consultation with the Environment Agency to improve dust mitigation at the site. On the 14th June 2014, a new dust high pressure nozzle atomised mist delivery suppressions system was installed along the southern boundary and a further upgrade made to this to add a further 60 metres of high pressure nozzles.

The Environment Agency further requested that GBN reduce the height of the misters, as from a distance the fine mist could be mistaken for dust. The arrangement of the nozzles has also been altered in accordance with further EA advice to further improve the efficiency of this system. Additional improvements have also been made at the site with the specific aim of improving dust mitigation measures. These include:

- extending the sprinkler system along the workshop wall, southern and western boundaries;
- enclosing the trommel on the southern boundary with rubber sheeting;
- enclosure of the trommel conveyor;
- addition of focussed spray bars on drop points associated with the trommel.

A new boundary fence is to also be erected along the southern boundary of Yards A, B, C and D in order to provide a long term solution that will significantly improve containment at the site.

The scheme has been reviewed by the Environment Agency, who raise no objection to the proposals provided the perimeter walls are erected. These walls will go a long way to enclosing activities on the site as much as possible, which will have a positive impact on dust suppression and air quality.

Therefore whilst it is acknowledged that the methods in their current form, may not sufficiently be controlling the dust emissions from the site, there are still further systems/structures to be erected to further address this problem. The EA have suggested a number of planning conditions to control the operations on the site and dust emissions.

The impact on air quality, is therefore considered acceptable provided that the development is carried out in accordance with the approved plans and documents. Conditions will be added to ensure such.

#### **7.19 Comments on Public Consultations**

The concerns raised within the public consultation have been addressed in the body of the report.

#### **7.20 Planning obligations**

Not applicable to the consideration of this application.

#### **7.21 Expediency of enforcement action**

Not applicable.

#### **7.22 Other Issues**

There are no other issues of relevance for the consideration of 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**

Not applicable.

**10. CONCLUSION**

It is considered that in this case, very special circumstances exist to justify inappropriate development in the Green Belt. The site is an established use and the proposal will involve incorporating a narrow strip of embankment into the active use, to facilitate the introduction of modern and efficient equipment and reorganisation of the site. This will reduce the sites visual impact on the openness of the Green Belt, without leading to an increase in vehicle movements. The proposal involves significant environmental benefits including a reduction in noise and dust levels associated with the existing waste recycling facility and proposes improved landscaping and boundary treatment adjoining the golf club. The application is therefore recommended for approval.

**11. Reference Documents**

National Planning Policy Framework

London Plan (July 2015)

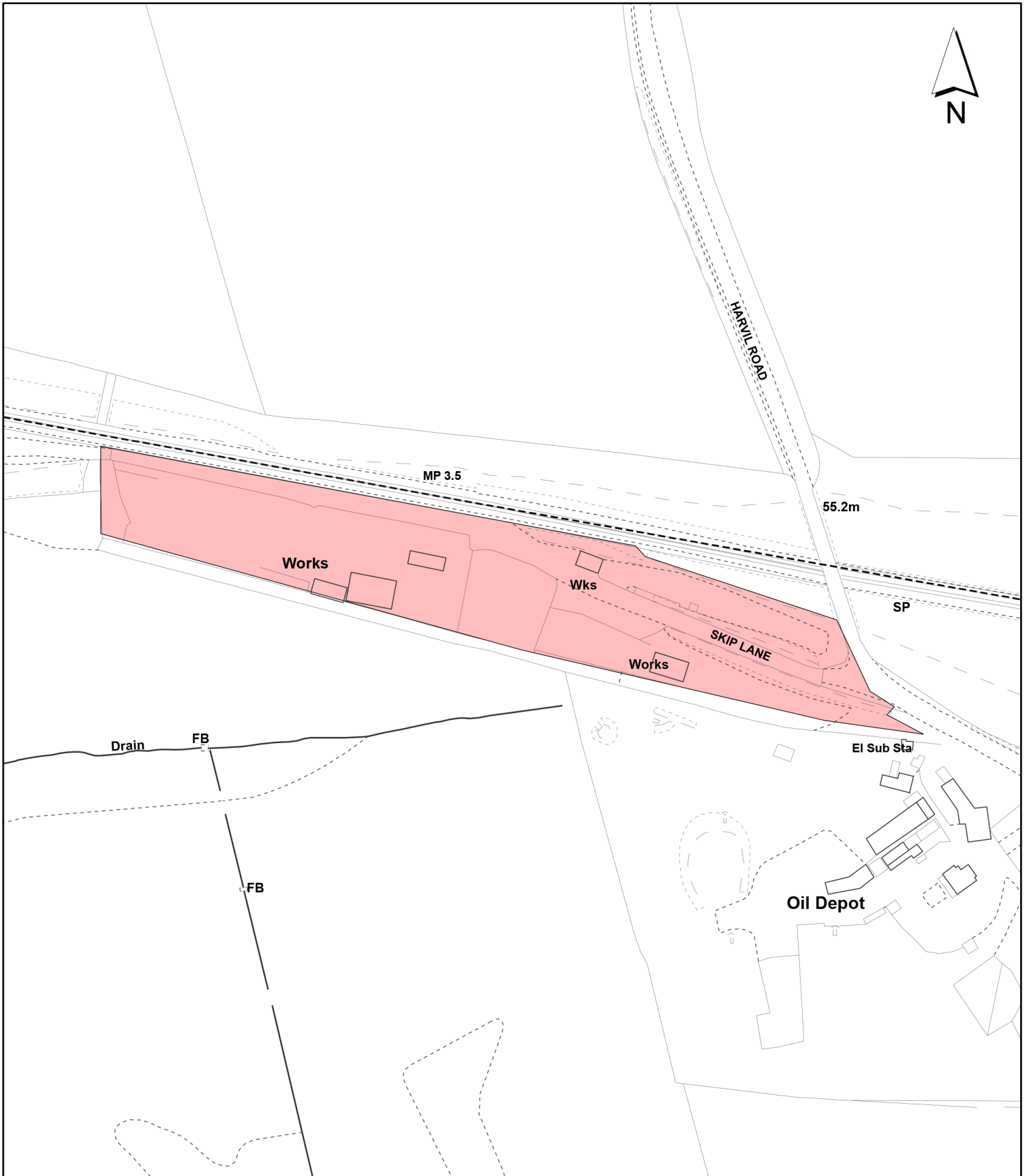
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

**Contact Officer:** Charlotte Bath

**Telephone No:** 01895 250230





**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Uxbridge Skip & Recycling Ltd  
 Skip Lane  
 Harefield**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:

**49984/APP/2014/3806**

Scale:

**1:2,100**

Planning Committee:

**North**

Date:

**June 2015**



**HILLINGDON**  
 LONDON