

Report of the Corporate Director of Planning & Community Services

Address DUCKS HILL GARDEN CENTRE DUCKS HILL ROAD RUISLIP

Development: Single storey infill extension and new canopy to south east elevation and alterations to rear (north-west) elevation

LBH Ref Nos: 10827/APP/2009/2311

Drawing Nos: M08.114.002 Rev. C
M08.114.008 Rev. F
M08.114.003 Rev. D
M08.114.004 Rev. E
M08.114.007 Rev. E
M08.114.009 Rev. D
M08.114.010 Rev. D
M08.114.005
M08.114.001
Planning Statement

Date Plans Received: 26/10/2009 **Date(s) of Amendment(s):** 26/10/2009
Date Application Valid: 09/11/2009 09/11/2009
08/12/2009

1. SUMMARY

This application is for an in-fill extension and replacement canopy to the existing sales building at the Ducks Hill Garden Centre on Ducks Hill Road. The site is on the urban fringe and forms part of the Green Belt. Although the development represents inappropriate development, it is considered that the impact of the proposal upon the openness of the Green Belt would be very limited and other mitigation measures would be likely to result in a net gain in terms of the openness of the Green Belt. The proposal would not have any adverse impact in terms of the amenities of surrounding residents and no alterations are proposed to the existing parking arrangements on site.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 M2 External surfaces to match existing building

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved

Policies (September 2007).

3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme

which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 N12 Air extraction system - noise and odour

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented before the development is occupied/the use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

7 SUS3 Energy Efficiency DC Applications

No development shall take place on site until an energy efficiency report has been submitted to, and approved in writing by the Local Planning Authority. The report shall identify measures that will be integrated into the development to improve energy efficiency in accordance with the Mayor's energy Hierarchy. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.9, and 4A.10 of the London Plan (February 2008)

8 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

9 NONSC Non Standard Condition

Prior to the occupation of the development hereby permitted, all external storage on site shall be reduced to a maximum overall height of 3m. It shall thereafter be maintained at this height or lower for as long as the development remains in existence.

REASON

In order to conform with the terms of the application to safeguard the visual amenities of

the Green Belt, in accordance with policy OL4 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

11 MCD1 Ancillary Uses

The floorspace hereby permitted shall be used only for purposes ancillary to the use of the premises as a garden centre.

REASON

To accord with the terms of the application in order to safeguard the amenities of the Green Belt and the surrounding area, in accordance with policies OL1 and OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 NONSC Non Standard Condition

The premises shall only be used for a garden centre solely for the retailing of goods appropriate to horticulture and to the formation and maintenance of gardens and for no other purpose (including any other purpose in Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 2005).

REASON

The use of this site for any other form of retailing would be inappropriate in view of its location within the Green Belt and outside any location recognised as suitable for other forms of retailing in accordance with Policy 3D.1 of the London Plan (February 2008).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September

2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

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
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
AM14	New development and car parking standards.
LPP	London Plan (February 2008)
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	Accessible Hillingdon

3 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.

4 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 I6 Property Rights/Rights of Light

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

6 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

7 I43 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

8 I45 Discharge of Conditions

Your attention is drawn to conditions 4 and 7 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. The Council may consider taking enforcement action to rectify the breach of these conditions. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

9 I46 Renewable Resources

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the east side of Ducks Hill Road (A4180), some 65m north of its junction with Reservoir Road and is on the fringe of the built-up area of Ruislip. It comprises a 0.45ha site, in use as a garden centre. The single storey sales building lies along the northern boundary of the site, with car parking to the front and plants and associated goods displayed to the rear and on the southern side of the building. The site forms part of the Green Belt, as does the essentially open land and woodland which adjoins the site to the north and on the opposite side of Ducks Hill Road. The adjoining Old Workhouse building to the north is listed. Land to the south and east of the site forms part of the 'developed area', and with the exception of a garage and an adjacent vacant site

accessed from Reservoir Road which adjoin the site to the south, is primarily in residential use.

3.2 Proposed Scheme

The proposal is for a 20m deep by 12.7m wide in-fill extension on the south eastern elevation of the single storey sales building which would wall in the existing open sided canopy and effectively 'square-off' the existing building. The existing canopy comprises a series of parallel ridges with a 3.2m eaves height and 3.9m high ridge height. A new canopy is also proposed on the south eastern elevation of the extension which would also extend across part of the existing building. This would be 25m wide by 6.1m deep. The canopy would have a translucent roof incorporating a double ridged roof, maintaining the form and height of the roof of the sales building.

The extension would allow for the expansion of the internal sales area on site, with a consequent reduction of the external sales area and includes an eating/tea room area with kitchen facilities, providing around 48 covers.

Alterations to the north western elevation involve the formation of two new windows and a door.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site was originally granted planning permission for use as a garden centre in 1970, on a temporary basis, and permanent permission was granted in 1980. During this time the site consisted of a number of small buildings dispersed around it, giving a somewhat cluttered and haphazard appearance. Permission was thus granted in 1997 (10827S/97/2112) for the redevelopment of the site to consolidate and improve the site to provide a single sales building, with improvements to the access and landscaping. It was considered that despite it being a non-conforming use within the Green Belt, the proposal would result in an improvement to the visual amenity of the Green Belt and the street scene in general. A variation of this permission involving minor changes to the size and design of the building was approved in 2000 (10827/APP/2000/1460). Of relevance to this application is that the height of external storage has not been controlled previously as part of these permissions. Also, on the latest permission, a note was attached to the plan to state that the sides of the open sided canopy would be glazed at a later date, and therefore the principle of infilling this area was previously agreed and a new canopy, approximately in the position of the canopy now proposed, but half its depth was approved as part of the latter scheme.

An application (10827/APP/2009/576) for the building extension but larger canopies on two sides of the building was withdrawn on 21/05/2009.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.

Part 2 Policies:

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
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.
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5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **17th December 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

39 neighbouring properties have been consulted and a notice has been displayed on site. No responses have been received.

Ruislip Residents' Association: No response received.

Ickenham Residents' Association: No response received.

Internal Consultees

Environmental Protection Unit: No objections, subject to construction site informative.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PPG2 (Green Belts) states that the most important attribute of the Green Belt is its

openness. Therefore, the construction of new buildings in the Green Belt is 'inappropriate' unless it is for the following purposes:

- * Agriculture and forestry
- * Essential facilities for outdoor sport and recreation; for cemeteries; and
- * For other uses of land which preserve the openness of the Green Belt
- * Limited extension, alteration or replacement of existing dwellings
- * Limited infilling or redevelopment of major existing developed sites identified in adopted development plans which meet the criteria specified in Annex C of Planning Policy Guidance Note 2 (Green Belts) 1995.

PPG2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted. Policies in the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) endorse national guidance. In particular, policies OL1 and OL4 are important in assessing new buildings in the Green Belt.

The application site is not identified in the saved UDP as a 'Major Developed Site'; is not a site suitable for deletion from the Green Belt; and it is not a damaged, derelict or degraded land site.

Furthermore, having regard to the planning history on this site, it is evident that the existing building on site represents a significant increase on the overall footprint of original buildings, well in excess of the 50% increase in the overall amount of building floorspace on site which is generally held to be a 'rule of thumb' indication for disproportionate increase.

The proposal is therefore inappropriate and it is for the applicant to demonstrate that 'very special circumstances' exist to justify the proposal.

In this respect, the garden centre site is very well screened from the surrounding area, being enclosed on all sides. The proposed extension would not significantly add to the bulk of the building, as it would retain the existing canopy roof and the proposal only involves the infilling of its open sides, squaring-off the existing building. The proposed canopy is relatively small scale on the south eastern side of the building, would have a translucent roof with open sides and is required to provide replacement shelter for the more sensitive seasonal plants. The proposal would not result in any intensification of the use of the site or an increase in the area of hardstanding, as the footprint of the extension is already in use for plant sales and the whole of the site is already hardsurfaced. The applicant's also argue that new buildings associated with agriculture and forestry uses are appropriate within the Green Belt and horticulture is synonymous with agriculture. They go on to say that many garden centres have a similar urban fringe location, often within the Green Belt and many of these centres have an eating/tea room facility and in order to remain competitive, supported by a confidential financial appraisal, and to provide a service that customers are asking for, a similar facility is required here. As a result, the proposal would be likely to generate 5 additional jobs. Also, arguably the most harmful aspect of the garden centre use on the visual amenities of the Green Belt is the external storage of compost/soil bags on shelving units on the northern and eastern boundaries of the site, which is up to 5m to 6m high. The owners would be prepared, as part of this scheme, to accept a condition reducing the height of any external storage to no more than 3m. A condition, requiring additional landscaping would also be acceptable.

The proposal is for retail use and therefore the proposal does represent inappropriate development within the Green Belt, even if horticulture can draw upon some similarities with agriculture and forestry usage. Although the proposal does represent a further increase in the overall building footprint on site, the impact of that increase in terms of the openness of the Green Belt would be very limited. There would be no intensification of the use or the sales area on site and the infill extension would not result in any real increase in the existing bulk of the sales building and this, together with the open sided canopy with a translucent roof would not result in a material increase in the built-up appearance of the site. Furthermore, the reduction in the height of external shelving units, which would be controlled by condition, would reduce the impact of the use of the site on the visual amenities and openness of the Green Belt. As such, it is considered that on balance, the proposal is acceptable in terms of its impacts upon the Green Belt, in accordance with Policies OL1 and OL4 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.02 Density of the proposed development

N/A to this application.

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

N/A to this application.

7.04 Airport safeguarding

N/A to this application.

7.05 Impact on the green belt

This is dealt with at Section 7.01 above.

7.06 Environmental Impact

N/A to this application.

7.07 Impact on the character & appearance of the area

The proposed in-fill extension would square-off the rear part of the existing building on site, maintaining the dimensions, design and roof form of the existing building. The open sided canopy would also replicate the height and roof form of the existing building. As such, the proposal would harmonise with the existing building on site. Furthermore, the extensions would be set well back from the road frontage, where they would be screened from public views and would thus have a limited impact on the street scene and the visual amenities of the area. No objections are raised to the new door and windows on the north western elevation. As such, the proposal complies with policies BE13 and BE15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

The application site is adjoined by residential development to the south and east. The proposed extension would in-fill the open sides of the existing canopy on site and the new canopy would be of the same height, translucent materials and roof form. The extension and the new canopy would be sited over 19m away from the nearest residential boundary and these are well screened so that there would be no adverse impact upon the amenities of the adjoining residential properties by reason of dominance, loss of sunlight or privacy, in accordance with policies BE20, BE21 and BE24 of the adopted Unitary Development Plan Saved Policies (September 2007). Furthermore, as part of this scheme, open storage of compost/soil materials close to the north western and north eastern boundaries of the site, currently up to 5 to 6m high would be reduced to no more than 3m which would significantly improve the appearance of the site from residential properties on Lakeside Close.

The proposed use of part of the extension for ancillary food sales would not generate any additional noise as compared to the existing use for external sales and any external venting of cooking fumes and odours would be mitigated by appropriate filtration as part of an extraction system, controlled by condition. As such, the proposal would comply with policy OE1 of the adopted Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

N/A to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal does not alter existing car parking arrangements on site. Furthermore, the proposal does not result in any increase in the sales area of the site, given the nature of the proposal.

7.11 Urban design, access and security

This has been dealt with in Section 7.07 above.

7.12 Disabled access

The proposal shows that disabled facilities will be provided, including a disabled toilet and the provision of these facilities is controlled by condition.

7.13 Provision of affordable & special needs housing

N/A to this application.

7.14 Trees, Landscaping and Ecology

A landscaping condition has been attached to strengthen the screening of the site. As such, the proposal complies with policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

N/A to this application.

7.16 Renewable energy / Sustainability

A condition has been attached requiring a report to demonstrate the provision of renewable energy.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application. A condition has been attached, requiring sustainable Urban Drainage (SUDS) measures.

7.18 Noise or Air Quality Issues

This matter is covered by the imposition of a condition, requiring details of noise and odours from the activity within the building and measures to ensure that it has no impact on the area, to be submitted and approved.

7.19 Comments on Public Consultations

No responses have been received to the public consultation undertaken on this application

7.20 Planning Obligations

There would be no requirement for a s106 contribution from this proposal.

7.21 Expediency of enforcement action

N/A to this application.

7.22 Other Issues

A condition has been attached to ensure that the site is only used as a garden centre as other forms of retailing in the Green Belt and in this location are not considered appropriate

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

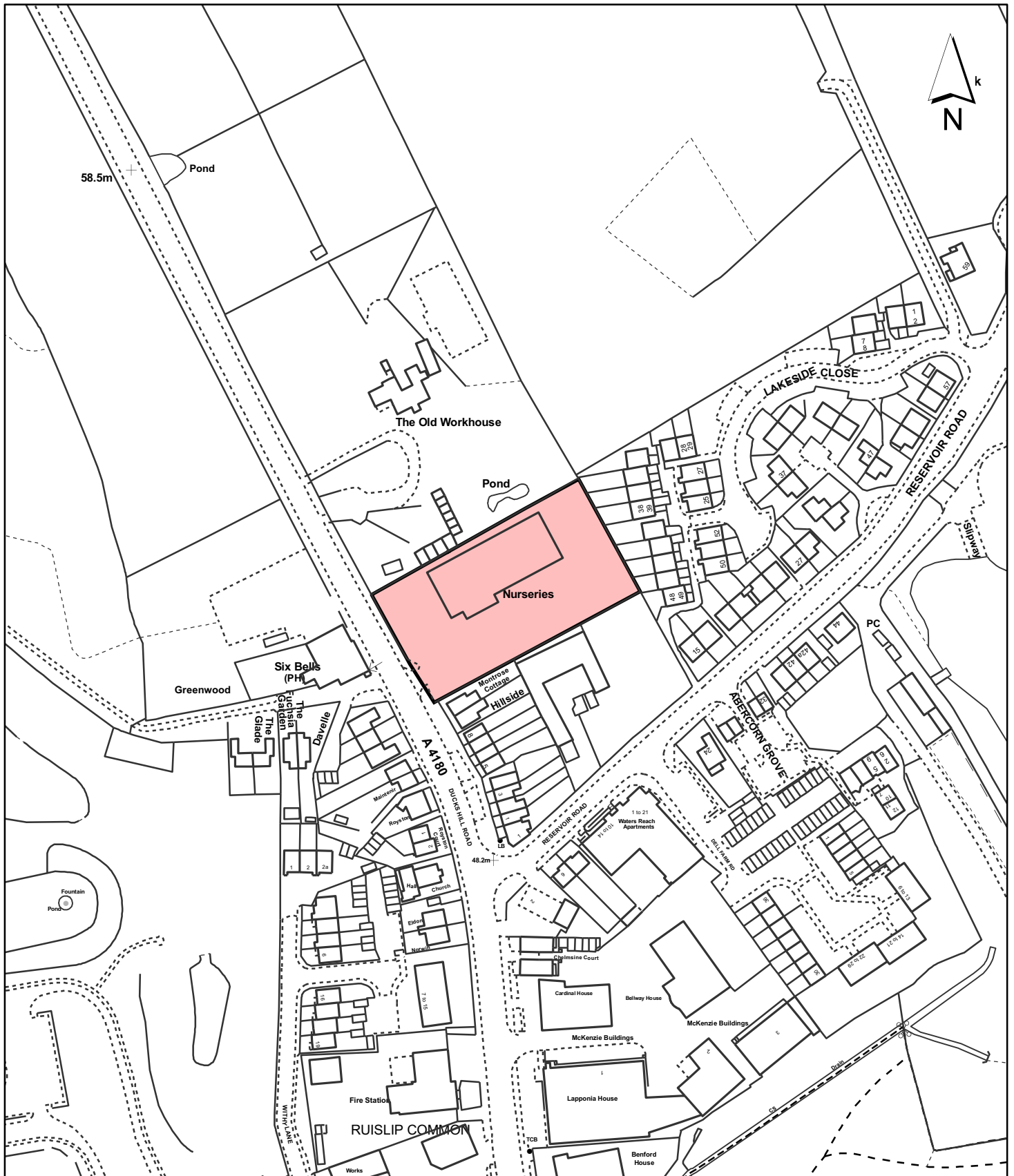
The proposal represents inappropriate development within the Green Belt. However, the harm by reason of its inappropriateness would be limited and other mitigation works, such as reducing the height of external storage on site and improved landscaping would be likely to improve the visual amenities of the Green Belt. The proposal would be acceptable in terms of its impact upon the amenities of adjoining residential occupiers and highway safety. It is, thus, recommended for approval.

11. Reference Documents

- (a) PPG2: Green Belts
- (b) London Plan (February 2008)
- (c) Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (d) HDAS: Accessible Hillingdon

Contact Officer: Richard Phillips

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Notes

 Site boundary

For identification purposes only.

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Site Address

**Ducks Hill Garden Centre
Ducks Hill Road
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
10827/APP/2009/2311

Scale
1:2,000

Planning Committee
North

Date
December 2009



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