

Report of the Head of Planning, Sport and Green Spaces

Address BREAKSPEAR ARMS BREAKSPEAR ROAD SOUTH HAREFIELD

Development: Resurfacing of car park

LBH Ref Nos: 10615/APP/2015/3318

Drawing Nos: Supporting Planning Statement
Location Plan
MO-01 Rev A
MO-02 Rev A

Date Plans Received: 02/09/2015

Date(s) of Amendment(s):

Date Application Valid: 02/09/2015

1. **SUMMARY**

Planning permission is sought to resurface the existing car park with porous asphalt. The existing fence and bramble hedgerow behind is to be retained.

The existing grasscrete is an appropriate material in terms of the aesthetic and SUDS benefits, albeit there are improved products available and it would be better to fill the cells with gravel rather than soil. The northern boundary and the central verge should be planted with a native hedgerow / tree mix to screen the cars from the countryside and Green Belt. As such, there are no objections, subject to landscape conditions to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment. As such, the proposal is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, MO-02 Rev A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2015).

3 COM10 **Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local

Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

4 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with

policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
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 surfing/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).

6 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a detailed design of the car park construction, including gradients and drainage proposals has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

- ii. include a timetable for its implementation; and
 - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
 - iv. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.
- 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 the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 5.12.

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE20 Daylight and sunlight considerations.
- 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

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
LPP 5.3	(2015) Sustainable design and construction
LPP 7.16	(2015) Green Belt
LPP 7.4	(2015) Local character

4 147 Damage to Verge

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

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

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

5

You are advised that you will need to contact the Council to either

- a) get the Council to carry out the resurfacing works to these areas at the applicant's expense, or
- b) enter into a Section 278 Agreement with the Council to carry out the resurfacing works in those areas under the Council's supervision.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a two storey detached public house situated on the crossroads where Breakspear Road and New Years Green Lane intersect. The public house is situated on a large plot of land (3.6ha) with a car park and childrens play area to the north and seating areas in front of the entrance to the west. A lawn area separates the public house from the site boundary with several mature trees providing additional landscaping to the site. Directly north and south of the site are open fields. To the south west, on the opposite side of Breakspear Road South, lies the Crows Nest Farm Complex.

The area is on the edge of the open countryside with a large residential area situated 80m west of the site on Breakspear Road. These properties are predominately two storey semi-detached houses. The site falls within the Green Belt as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

Planning permission is sought to resurface the existing car park with porous asphalt. The existing fence and bramble hedgerow behind is to be retained.

3.3 Relevant Planning History

10615/APP/2012/488 The Breakspear Arms Breakspear Road North Harefield
Conservatory to side and provision of 'jumbrella' and outdoor seating areas to exterior of property

Decision: 07-06-2012 Withdrawn

10615/APP/2013/47 Breakspear Arms Breakspear Road South Harefield
Conservatory to side and provision of outdoor seating areas to exterior of property

Decision: 08-05-2013 Approved

10615/F/82/1656 The Breakspear Arms P.H. Breakspear Road North Harefield
Public car park (P)

Decision: 29-04-1983 Approved

Comment on Relevant Planning History

10615/F/82/1656 - planning permission for a car park in 1982.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:-
AM7 Consideration of traffic generated by proposed developments.

Part 4 Policies:

- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 (2012) Built Environment
- BE16 Alterations and extensions to existing buildings
- BE20 Daylight and sunlight considerations.
- 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
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt
- LPP 5.3 (2015) Sustainable design and construction
- LPP 7.16 (2015) Green Belt
- LPP 7.4 (2015) Local character

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6.

Consultations

External Consultees

2 neighbouring properties and the Ruislip Residents Association were notified of the proposed development on 8th September 2015 and a site notice was erected adjacent the site on 12th September 2015. No comments received.

Internal Consultees

Highway comments:

No Highway Objection is raised to the proposal to resurface the car park at the above public house. Section 10 of the Planning Application Form states that there is no change in the number of existing and proposed parking on site, being 35 spaces with 2 disabled parking spaces. The proposal as illustrated on Dwg. No. MO-02/A is acceptable.

If you are minded to approve this application, please include a Condition requiring the applicant to submit a detailed design of the car park construction, including gradients and drainage proposals, to ensure that surface run-off from the car park does not drain onto the highway.

There is a considerable area of headway/driveway at both the entry and exit points of the car park, between the property boundary and the carriageway; including a concrete apron along the kerb edge. These areas are technically part of the public highway.

Please include a Condition / Informative requiring the applicant to contact the Council to either

- a) get the Council to carry out the resurfacing works to these areas at the applicant's expense, or
- b) enter into a Section 278 Agreement with the Council to carry out the resurfacing works in those areas under the Council's supervision.

Floodwater Management comments:

The site is in flood zone 1 and the surface is remaining porous.
We have no comments.

Trees and Landscape comments:

LANDSCAPE CHARACTER / CONTEXT:

Site description:

The site is occupied by a pub with associated garden and parking at the junction of Breakspear Road and Breakspear Road South.

There is an existing car park to the north of the pub, beyond which is an overflow car park surfaced in grasscrete.

A post and rail timber fence and a grass verge separates the two parking areas.

There is a small copse of woodland planting at the west end of the overflow car park and occasional trees along the north and east boundaries.

While the pub and its immediate setting are suburban in character, the wider area is more rural, featuring open fields and hedgerows

Landscape planning designations:

There are no Tree Preservation Orders and no Conservation Area designations affecting trees within the site.

The site lies within designated Green Belt.

Landscape constraints / opportunities:

The relatively large area of car park would benefit from additional tree planting and /or hedgerow with trees particularly along the northern boundary.

- 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 restricts development on or affecting Green Belt land.

PROPOSAL:

The proposal is to resurface the car park.

LANDSCAPE CONSIDERATIONS:

- According to the planning questionnaire (Q15) no trees or other landscape features of merit will be affected by the proposal.
- The somewhat crude plan indicates that some of the existing planting will be retained, albeit the plan is a sketch and not based on a topographical survey.
- Details of the surfacing are required. The existing grasscrete is an appropriate material in terms of the aesthetic and SUDS benefits, albeit there are improved products available and it would be better to fill the cells with gravel rather than soil.
- As previously referred, the northern boundary and the central verge should be planted with a native hedgerow / tree mix to screen the cars from the countryside and Green Belt.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

RECOMMENDATIONS:

It is noted that work has already commenced on site with the removal of the existing car park surfacing (site visited 15 September).

No objection, subject to the above observations and COM8, COM9 (parts 1,2,4,5, and 6) and COM10.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

In this case the proposal relates to previously developed land, which is currently surfaced in grasscrete and used as an overflow car park for the Breakspear Arms. The proposal would resurface the car park, but would not change the use. Overall, it is not considered that the proposal would have a greater impact on the openness of the Green Belt than the existing situation and accordingly it does not represent inappropriate development.

7.02 Density of the proposed development

Not applicable to this site.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Hillingdon Local Plan policy OL1 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

Policy OL2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

London Plan policy 7.16 reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that:

'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

This is achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

In this case the proposal relates to previously developed land, which is currently surfaced in grasscrete and used as an overflow car park for the Breakspear Arms. The proposal would resurface the car park, but would not change the use. The proposal would also incorporate planting on the northern boundary and the central verge with a native hedgerow / tree mix to screen the cars from the countryside and Green Belt. Overall, it is not considered that the proposal would have a greater impact on the openness of the Green Belt than the existing situation and accordingly it does not represent inappropriate development.

7.07 Impact on the character & appearance of the area

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 restricts development on or affecting Green Belt land. The site lies within designated Green Belt. The relatively large area of car park would benefit from additional tree planting and /or hedgerow with trees particularly along the northern boundary. Details of the surfacing are required. The existing grasscrete is an appropriate material in terms of the aesthetic and SUDS benefits, albeit there are improved products available and it would be better to fill the cells with gravel rather than soil. The northern boundary and the central verge should be planted with a native hedgerow / tree mix to screen the cars from the countryside and Green Belt. As such, there are no objections, subject to landscape conditions to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

7.08 Impact on neighbours

The proposal is for resurfacing of an existing car park and would cause no significant harm to the amenity of any adjoining occupier, in compliance with Policy BE20, BE21 & BE24 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

No Highway Objection is raised to the proposal to resurface the car park at the above public house.

Section 10 of the Planning Application Form states that there is no change in the number of existing and proposed parking on site, being 35 spaces with 2 disabled parking spaces. The proposal as illustrated on Dwg. No. MO-02/A is acceptable, subject to conditions requiring the applicant to submit a detailed design of the car park construction.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Please refer to section 7.07.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The site is in flood zone 1 and the surface is remaining porous. AS such, the proposal would not conflict with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No neighbour responses were received.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including

regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

10. CONCLUSION

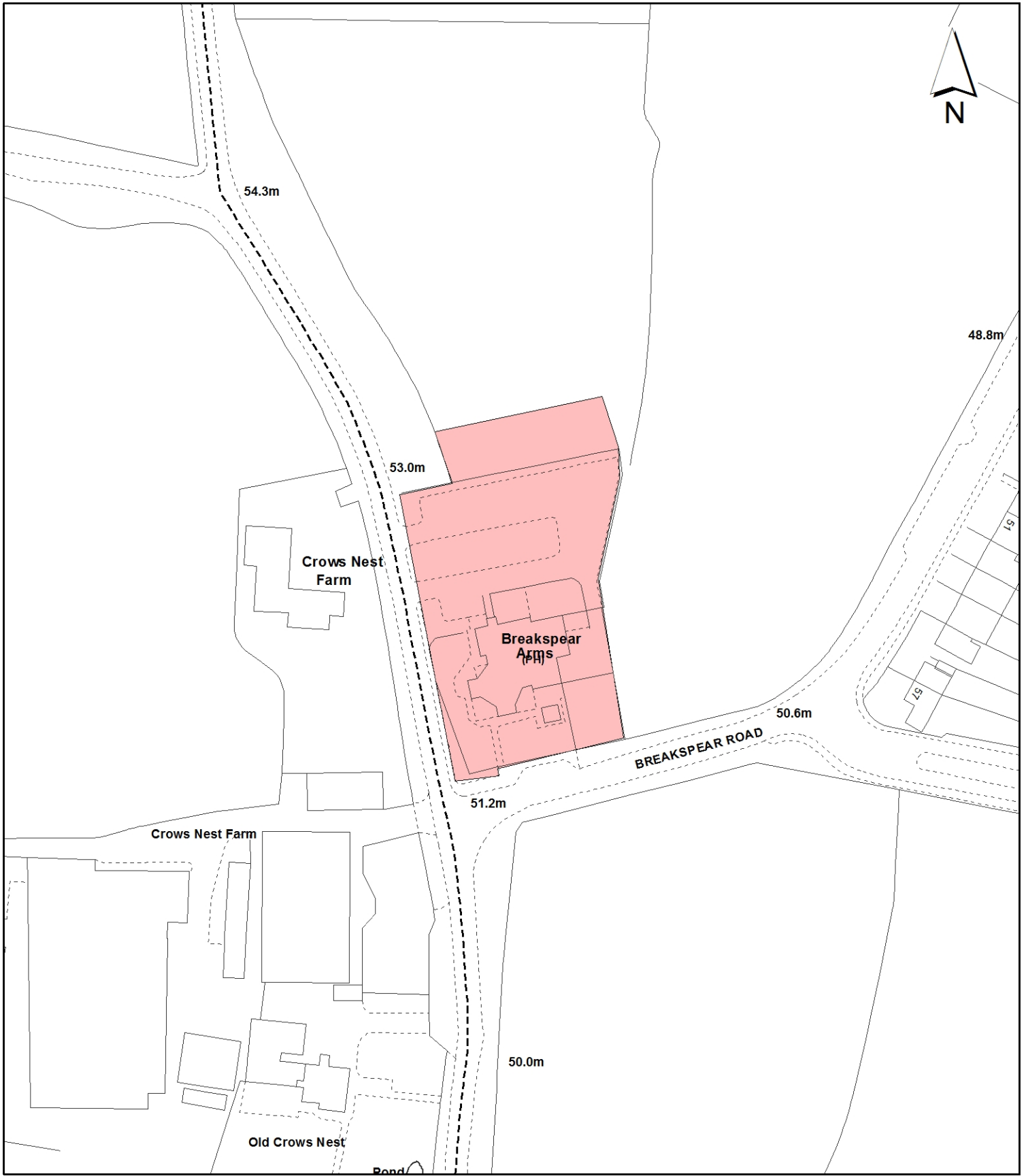
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11. Reference Documents

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2015)
National Planning Policy Framework

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Breakspear Arms
 Breakspear Road South
 Harefield**

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

Planning Application Ref:
10615/APP/2015/3318

Scale:
1:1,250

Planning Committee:
North

Date:
November 2015

