

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

**Address** MINIATURE RAILWAY, RUISLIP LIDO RESERVOIR ROAD RUISLIP

**Development:** Demolition of existing Ruislip Railway Society workshop and provision of replacement workshop building, landscaping and associated works

**LBH Ref Nos:** 1117/APP/2017/2188

**Drawing Nos:** Flood Risk Maps  
2017/D/218/P/01 Site Location Plan  
2017/D218/P/02 Existing Site Plan  
2017/D128/P/03 Topographical Survey  
2017/D218/P/04 Plan, Elevations and Details  
Flood Risk Review and Considerations  
P10382-002-GA-100 Rev 00 Proposed Site Plan  
E/A1 Survey  
Planning Proposals Report  
Flood Risk Assessment - Addendum Note 2

**Date Plans Received:** 02/06/2017                      **Date(s) of Amendment(s):** 02/06/2017

**Date Application Valid:** 02/06/2017

### 1. SUMMARY

Planning permission is sought for the demolition of the existing Ruislip Railway Society workshop located on the south-eastern side of the reservoir and the provision of a replacement workshop building, landscaping and associated works.

The overall size and design of the proposed replacement workshop building is considered to be acceptable; the building would be appropriate development within the Green Belt and it would be in keeping with the character and appearance of surrounding buildings and the wider Ruislip Lido. The increase in the footprint of the replacement building would be offset by flood mitigation measures elsewhere in the Lido.

The proposal is therefore considered to comply with Policies BE13, BE19, OE7, OE8 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the National Planning Policy Framework (NPPF).

The application is therefore recommended for approval.

### 2. RECOMMENDATION

**Delegated authority be given to the Head of Planning and Enforcement to approve subject to:**

**i) no representations raising material planning issues not previously considered being received during the 21 day notification period.**

**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,

2017/D/218/P/01 Site Location Plan  
2017/D218/P/02 Existing Site Plan  
2017/D128/P/03 Topographical Survey  
2017/D218/P/04 Plan, Elevations and Details  
P10382-002-GA-100 Rev 00 Proposed Site Plan  
E/A1 Survey

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (2016).

**3 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 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 Hard Surfacing Materials
  - 2.c External Lighting
  - 2.d Other structures
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation
5. Other
  - 5.a Existing and proposed functional services above and below ground
  - 5.b Proposed finishing levels or contours

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

#### **REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **5 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 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

### **6 NONSC Flood Risk Assessment**

Unless otherwise agreed in writing by the Local Planning Authority, the development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

- i) Limiting the surface water run-off generated by ensuring all external access routes to be made permeable.
- ii) The 5m<sup>3</sup> flood plain compensation to be provided at the location indicated on the flood risk maps.

#### REASON

To minimise the impact of flooding on the proposed development and future occupants and to minimise the impact of the proposed development on the surrounding area

- i) by ensuring the satisfactory storage of/disposal of surface water from the site.
- ii) by ensuring that compensatory storage of flood water is provided, in accordance with Policy 5.13 of the London Plan (March 2016) and to ensure the development does not increase the risk of flooding in compliance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 - Strategic Policies (Nov 2012), Policy 5.12 of the London Plan (March 2016), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

### **7 NONSC Phase 1 Habitat Survey**

Prior to commencement of development a Phase 1 Habitat Survey and any other surveys deemed necessary by the Principal Environmental Officer shall be agreed in writing with the Local Planning Authority.

#### REASON

To protect and enhance wildlife on the existing semi-natural habitat of the site in accordance with policy EC5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.19.

## **INFORMATIVES**

### **1 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.

## 2

An arboricultural consultant should be employed to supervise and monitor tree protection and any necessary tree works.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

Ruislip Lido comprises a large man-made reservoir surrounded by semi-natural woodland, scrub and grassland habitat. It is managed as a recreational and educational facility for the community, with visitor attractions including a miniature (narrow gauge) railway, a cafe, a pub and a visitor's centre, plus associated WC facilities. Ruislip Lido is largely surrounded by Ruislip Woods National Nature Reserve (NNR) and Site of Special Scientific Interest (SSSI), which it directly borders to the east and south.

The application site itself comprises a workshop belonging to the Ruislip Railway Society, located on the south-eastern side of the reservoir, with Ruislip Woods to the east. The site falls just outside Flood Zone 2.

The site falls within the Green Belt as designated in the Hillingdon Local Plan: Part One - Strategic Policies, as does the entire Ruislip Lido recreational area.

#### 3.2 Proposed Scheme

Planning permission is sought for the demolition of the existing Ruislip Railway Society workshop and the provision of a replacement workshop building, landscaping and associated works.

The existing workshop has a 135sq.m footprint (26m deep and 4m wide) and a height of 3.13m.

The proposed workshop would have a 170sq.m footprint; the building would be 28.05m deep and 5m wide with a 10m deep section extending 3m out from the building. The workshop would be 3.4m at the highest point of the roof.

### **3.3 Relevant Planning History**

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

Ruislip Lido has an extensive planning history and there is no planning history directly relevant to the current proposal.

## **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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

OE1 Protection of the character and amenities of surrounding properties and the local area

OE7 Development in areas likely to flooding - requirement for flood protection measures

OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

OL4 Green Belt - replacement or extension of buildings

LPP 7.4 (2016) Local character

LPP 7.16 (2016) Green Belt

NPPF National Planning Policy Framework

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **17th July 2017**

**5.2** Site Notice Expiry Date:- **17th July 2017**

## **6. Consultations**

### **External Consultees**

Two site notices, with an expiry date of 17th July 2017, were displayed on site. No responses have been received at the time of this report. Any comments received during the public consultation shall be included on the Planning Committee Addendum.

### **Internal Consultees**

Floodwater Management Officer:

The site lies on the edge of floodplain. However as a minor development government asks Local Authorities to apply the Flood Risk Assessment (FRA) standing advice.

Ruislip Lido Improvement Programme Flood Risk Assessment - Addendum Note 2 Railway Workshop dated April 17 has been undertaken in accordance with that guidance. This identifies a

small implication as a result of the extension of the building of 35m<sup>2</sup>, part of which is within the floodplain.

The location of the building has been considered, however due to the constraints of ancient woodland and the need for it to be located along the existing railway, the location could not be altered.

The small part of the extension which falls within the floodplain is proposed to be mitigated for as shown on the annotated flood risk maps, submitted again separately to the FRA.

The finished floor levels are 750mm above the 1 in 100 year plus climate change flood level, and 120mm above the existing finished flood level and an appropriate flood evacuation route has been provided in routes 1 or 2.

The following conditions are therefore applied:

Unless otherwise agreed in writing by the Local Planning Authority, the development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

i) Limiting the surface water run-off generated by ensuring all external access routes to be made permeable.

ii) The 5m<sup>3</sup> flood plain compensation to be provided at the location indicated on the flood risk maps.

#### REASON

To minimise the impact of flooding on the proposed development and future occupants and to minimise the impact of the proposed development on the surrounding area.

i) by ensuring the satisfactory storage of/disposal of surface water from the site.

ii) by ensuring that compensatory storage of flood water is provided.

To comply with Policy 5.13 of the London Plan (March 2016) and to ensure the development does not increase the risk of flooding in compliance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 - Strategic Policies (Nov 2012), Policy DMEI 9 Management of Flood Risk in emerging Hillingdon Local Plan Part 2 - Development Management Policies, Policy 5.12 of the London Plan (March 2016), the National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

#### Trees/Landscape Officer:

This site is occupied by a workshop for the Ruislip Lido Railway Station, situated on the south-east shore of the Lido. The workshop is close to the railway station and other leisure facilities. The site lies within the Green Belt a designation which restricts inappropriate development. Immediately to the east of the site lies Park Wood, a National Nature Reserve and on the west boundary of the site there are some woodland edge species.

A Landscape Planning report by Gillespies has been submitted in support of the scheme. Appendix One provides the Arboricultural Survey Data Sheets of tree report by TEP (unfortunately the whole report with accompanying plans has not been included). At 2.14 of the report, an assessment of the affected trees is made which centres on T17, part of G4 and G5. According to the plans approximately 12No. trees will be removed to facilitate the development with some tree pruning/scrub removal also required. The report confirms that no mature oak / ash or 'A' grade trees will be affected by the development. The development proposal also makes provision for the retention of selected edge species replacement tree planting to be implemented to the east of the

service path, using semi-mature (20-25cm girth) trees. The tree survey concludes that a method statement for demolition/construction and tree protection should be provided by the contractor - and the work on site supervised and monitored by an arboricultural consultant.

No objection subject to conditions COM8 - Tree Protection (with clause added to ensure that an arboricultural consultant is employed to supervise and monitor tree protection and any necessary tree work and site meeting/notes report back to the LPA), COM9 - Landscaping (parts 1,2,4,5 and 6) and COM10 - Trees to be retained.

## **7. MAIN PLANNING ISSUES**

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

The application site is located within Green Belt Land and so there are implications in terms of Green Belt policy.

The essential characteristics of Green Belts are their openness and permanence. Paragraph 87 of the National Planning Policy Framework (NPPF) advises that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' Paragraph 88 advises that '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'. At paragraph 89, the NPPF goes on to advise that the replacement of a building is acceptable development within the Green Belt, provided the new building is in the same use and not materially larger than the one it replaces.

Policy 7.16 of the London Plan (March 2016), Policy PT1.EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) endorse national planning framework and assess new buildings in the Green Belt.

The current proposal is for a marginally larger building (an increase of 35sq.m) and it does not seek to change the existing function of the site. The proposal therefore meets the criteria set out in Paragraph 89 of the NPPF and, as such, it represents appropriate development within the Green Belt. In this instance 'very special circumstances' do not need to be demonstrated.

As such, the scheme is considered to be in accordance with the National Planning Policy Framework, Policy 7.16 of the London Plan (March 2016) and Policy PT1.EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The visual impact of the proposed replacement workshop building on the Green Belt has been discussed in Section 7.05 of this report.

### **7.02 Density of the proposed development**

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

The application site is located within the Green Belt. Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) does not permit developments in the Green Belt that would injure the visual amenity of the Green Belt by their siting,



materials and design.

The proposed replacement building would be in keeping with the character and appearance of the existing railway buildings along with other nearby Lido buildings, and the overall visual impact in this location is considered to be limited. It is therefore considered that the proposed development would not have any significant detrimental impact on the visual amenities of the Green Belt, thereby complying with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

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. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The existing workshop would be removed and replaced with a slightly larger building; the size and height of the replacement building is considered to be acceptable and would not appear as a dominant feature within the immediate area. The building would have dark timber cladding similar to the existing railway buildings and other nearby Lido buildings, and so would be in keeping with the character and appearance of the surrounding area.

The proposed replacement building is therefore considered to comply with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

There are no residential properties located near to the application site.

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

Not applicable to this application.

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

The proposal would replace an existing workshop used by the Ruislip Railway Society and would not impact on existing traffic arrangements for Ruislip Lido.

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

Urban design:  
See Section 7.07 of this report.

Access and security:

The proposed replacement workshop would not impact on existing access and security arrangements on the site.

#### **7.12 Disabled access**

Level access would be provided to the building and an access ramp would be created to accommodate changes in levels.

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

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advises that new development should retain topographical and landscape features of merit and that new planting and landscaping within development proposals should be provided wherever it is appropriate.

The proposed scheme would involve the removal of 12 trees in order to facilitate the

development along with some tree pruning/scrub removal. The Landscape Planning report submitted as part of the application confirms that no mature oak/ash or 'A' grade trees will be affected by the development. The scheme would also involve the planting of replacement semi-mature (20-25cm girth) trees to the east of the service path.

The Council's Trees/Landscape Officer has assessed the application and has no objection to the proposed development subject to conditions in regards to tree protection, tree retention and further details of the landscaping. It is therefore considered that the proposal would comply with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Ecology:

Ruislip Lido is largely surrounded by Ruislip Woods National Nature Reserve (NNR) and Site of Special Scientific Interest (SSSI). In order to ensure that the proposed replacement building does not have an adverse impact on the local ecology a condition requiring the submission of a Phase 1 Habitat Survey and any other surveys deemed necessary by the Principal Environmental Officer prior to commencement of the proposed development shall be added to any consent granted.

**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**

Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding.

The replacement building would have a larger footprint than the existing building, part of which falls within the floodplain. The Council's Floodwater Management Officer has assessed the application and considers that the impact of the building on the floodplain can be offset by flood mitigation measures elsewhere in the Lido. In addition the floor level of the replacement building would be above the existing finished flood level and above the 1 in 100 year plus climate change flood level, whilst an appropriate flood evacuation route would be provided.

It is therefore considered that the proposed replacement workshop building would not have a detrimental impact on flooding within the immediate area and the wider Ruislip Lido area, and so complies with Policies OE7 and OE8 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 responses have been received at the time of this report.

**7.20 Planning obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to 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**

Not applicable to this application.

**10. CONCLUSION**

Planning permission is sought for the demolition of the existing Ruislip Railway Society workshop located on the south-eastern side of the reservoir and the provision of a replacement workshop building, landscaping and associated works.

The overall size and design of the proposed replacement workshop building is considered to be acceptable; the building would be appropriate development within the Green Belt and it would be in keeping with the character and appearance of surrounding buildings and the wider Ruislip Lido. The increase in the footprint of the replacement building would be offset by flood mitigation measures elsewhere in the Lido.

The proposal is therefore considered to comply with Policies BE13, BE19, OE7, OE8 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the National Planning Policy Framework (NPPF).

The application is therefore recommended for approval.

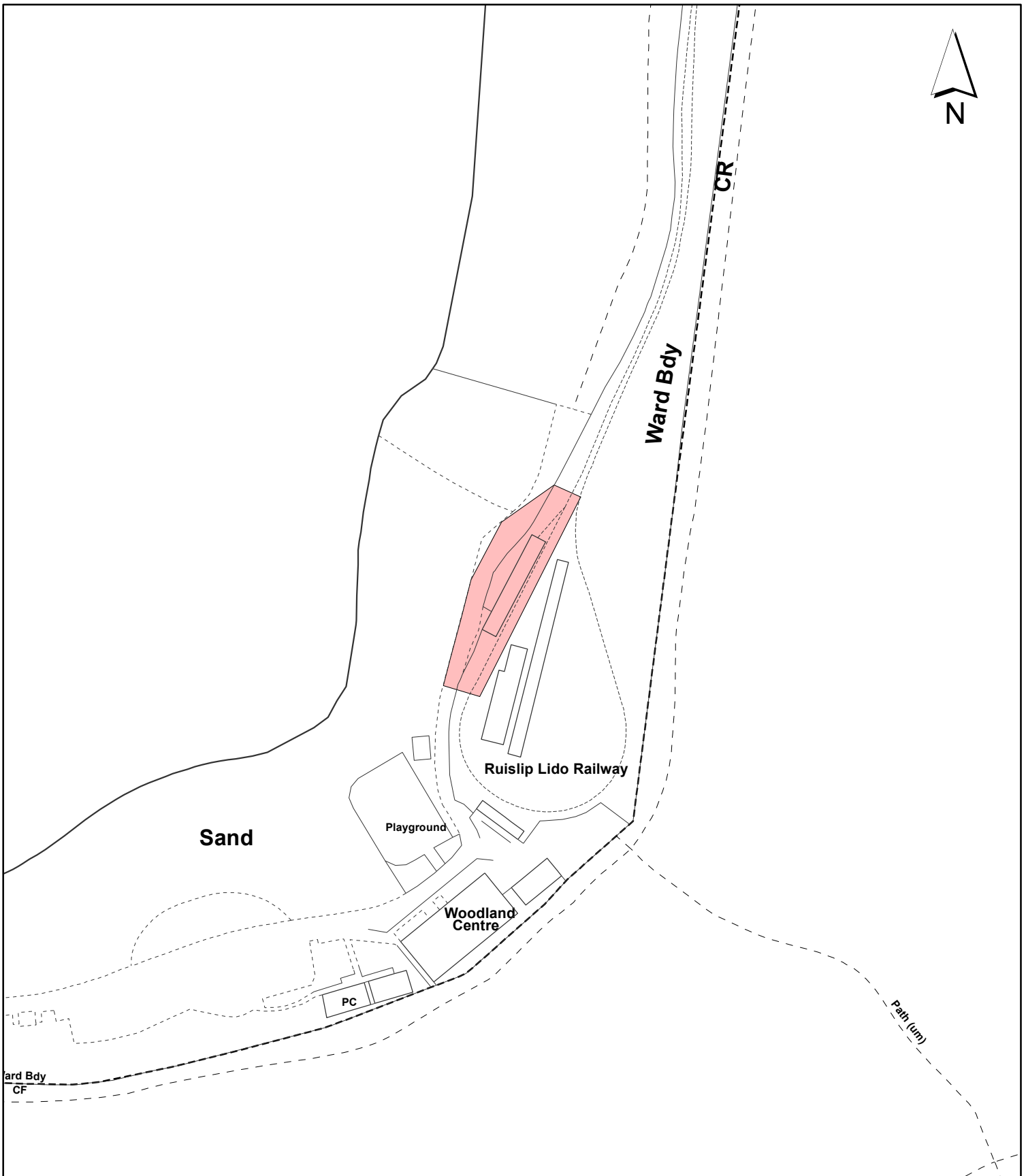
**11. Reference Documents**

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

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

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Miniature Railway,  
 Ruislip Lido**

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

Planning Application Ref:

**1117/APP/2017/2188**

Scale:

**1:1,250**

Planning Committee:

**Major**

Date:

**July 2017**



**HILLINGDON**  
 LONDON