

Report of the Head of Planning, Transportation and Regeneration

Address LAND AT LITTLE ACRE NORTHWOOD ROAD HAREFIELD

Development: Increase in area of stabling and increase in site area.

LBH Ref Nos: 70058/APP/2018/296

Drawing Nos: 2478/14
2479/10.
2479/12
2409/2
Design & Access Statement
2479/11

Date Plans Received: 24/01/2018 **Date(s) of Amendment(s):** 24/01/2018

Date Application Valid: 15/02/2018 15/02/2018

1. SUMMARY

The application seeks retrospective planning permission to regularise the proposal as carried out for the erection of a single storey building for use as stabling and a tackroom/feedstore, with 2 parking spaces involving the demolition of an existing timber shelter. This is a variation of the previously approved scheme under application 70058/APP/2014/2045.

The applicants have advised that there is a need for breeding mares and stallions to be accommodated in a separate location to the existing horses at the nearby Equestrian Centre in accordance with British Horse Society (BHS) advice. This facility also accommodates retired/aged horses.

The building is considered to represent an appropriate form of development within the Green Belt, and would not detract from the rural character and appearance of the area. Furthermore it would not result in the loss of residential amenity.

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

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2479/12; 2479/11 and 2479/10 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 (2016).

2 NONSC Non Standard Condition

The use of the site shall be for stables and storage in conjunction with the wider holding of Little Bourne Farm Equestrian Centre and shall not be operated as an independent riding school.

REASON

To prevent the fragmentation of the enterprise in order to protect the character and appearance of the area and the Green Belt and prevent increased traffic movements to the and from the site to the detriment of highway safety in accordance with Policies AM7, BE13, OE1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 (2016). 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.

3. CONSIDERATIONS

3.1 Site and Locality

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

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

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

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

3.2 Proposed Scheme

Planning permission was granted in 2014 for a single storey building for use as stabling and a tackroom. The development subsequently carried out did not comply with the approved plans. This proposal seeks retrospective permission for the increase in the site

area and stabling as built.

3.3 Relevant Planning History

31966/APP/2005/1810 Land Opposite Harefield Reservoir Northwood Road Harefield
ERECTION OF BARN AND STABLE BLOCK BUILDINGS SITUATED AROUND OPEN
SHOW/EXERCISE AREA (INVOLVING DEMOLITION OF EXISTING BUILDING)(OUTLINE
APPLICATION)

Decision: 04-08-2005 Refused

70058/APP/2014/2045 Land Opposite Harefield Reservoir Northwood Road Harefield
Single storey building for use as stabling and tackroom/feedstore with 2 parking spaces, involvir
demolition of timber shelter

Decision: 10-12-2014 Approved

70058/APP/2017/2792 Land At Little Acre Northwood Road Harefield
Single detached dwelling for a key worker (Outline application with some matters reserved).

Decision: 18-01-2018 Withdrawn

70058/APP/2017/2793 Land At Little Acre Northwood Road Harefield
4 x stables, storage building and horse walker.

Decision:

70058/APP/2018/295 Land At Little Acre Northwood Road Harefield
Installation of a mobile home for a temporary period of 3 years.

Decision:

Comment on Relevant Planning History

70058/APP/2018/295 - Temporary mobile home (undecided)
70058/APP/2017/2793 - 4 stables, storage building and horsewalker (undecided)
70058/APP/2014/20145 - Single storey building for use as stabling and tackroom/feedstore
with 2 parking spaces (approved)
31966/APP/2005/1810 OUT - Barn and stable clock (refused)

4. Planning Policies and Standards

Advertisement Expiry Date - Not applicable
Site Notice Expiry Date - 21/3/18

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
PT1.EM5 (2012) Sport and Leisure

Part 2 Policies:

- AM14 New development and car parking standards.
AM7 Consideration of traffic generated by proposed developments.
BE13 New development must harmonise with the existing street scene.
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.
OL1 Green Belt - acceptable open land uses and restrictions on new development
OL2 Green Belt -landscaping improvements
LPP 2.18 (2016) Green Infrastructure: the multi functional network of open and green spaces
LPP 7.16 (2016) Green Belt
NPPF National Planning Policy Framework

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4 Neighbouring properties and the Harefield Tenants and Residents Association were consulted for a period of 21 days expiring on the 22 March 2018. A site notice was also erected on the lamp post to the front of the access road. Two responses were received raising the following issues:

- Object on the grounds of intensification of buildings on a green belt site.
- Concerned if there are going to be more horses moving between the main stables and this site, then something needs to be done about the speed of the traffic or there could be a really serious accident.

Internal Consultees

Trees/Landscaping - This site is occupied by a narrow lane and plot of land to the North of Northwood Road, opposite Harefield Reservoir. The site contains some stables along the East boundary approximately halfway down the track. The roadside boundary is defined by a mature mixed native hedge and within the site there are recently planted hedges with occasional trees. The site lies within designated Green Belt. The existing stables and recent planting within the site follow the approval of a previous application ref. 2014/2045. No objection and no need for landscape conditions.

Highways - Northwood Road is an existing classified road on the Council road network. The site has an existing access off Northwood Road and already has stables on the site. The access already deals with horse boxes and this proposal would be a further intensification of use on a Green Belt site. The site has 2 car parking spaces shown on the proposed layout which meets the Council's parking policies. I do not have significant highway concerns over this proposal providing the proposal does not become a riding school where groups of people turn up for lessons and groups of riders move along Northwood Road disrupting busy traffic.

Sustainability Officer - No response.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. Paragraph 89 of the NPPF states that Local planning Authorities should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this rule include buildings for agriculture or forestry and for outdoor sport and recreation. The proposal relates to this exception use and the principle of development is therefore considered acceptable.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The application site is located within the green belt and as such the development must be considered against relevant policy and guidance contained within the NPPF.

Policy OL1 of adopted Hillingdon Local Plan (November 2012) also advises that within the Green Belt the Local Planning Authority will not grant planning permissions for new buildings other than for purposes essential for and associated with predominantly open land use such as open air recreation facilities.

In consideration of the original scheme the proposed stables were assessed as having a conventional design, sited parallel to the existing concrete block wall enclosing the neighbouring residential curtilage of Arihanta House to the South West, which would appear appropriate within the rural Green Belt setting. The stables as built are of a similar footprint, height and finish with the addition of a central archway surmounted by a clock tower. This additional feature is often included within equestrian developments, respecting the local vernacular as well as providing an open covered area for Veterinary inspections or Farrier stall. The building is set further from the road and off the adjacent concrete wall, however it is still viewed against the substantial tree/shrub belt along this boundary. The area intervening between the stables and the road incorporates an access road and an enclosed paddock with the area to the front of the stables providing parking.

Although larger than as previously approved it is considered that the proposed stable building would appear appropriate in its rural Green Belt setting and would not detract from the agricultural character of the immediate surrounding area, in accordance with Policies OI1, OL2, BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

As above.

7.08 Impact on neighbours

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

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

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

The submitted plans show on site parking for 2 cars. The Council's Highways Officer has raised no objection providing the proposal does not become a riding school where groups of people turn up for lessons and groups of riders move along Northwood Road disrupting busy traffic. Given the specific use of this site it is not considered that would be the case.

As such the proposal is considered acceptable in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

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

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

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

The Landscape Officer has advised that the roadside boundary is defined by a mature mixed native hedge and within the site there are recently planted hedges with occasional trees. The recent planting within the site follow the approval of a previous application ref. 2014/2045 and is acceptable. As such the proposed scheme is deemed to accord with Policy BE38 of the Hillingdon Local Plan (2012).

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Comments raised have been addressed within the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

This is a retrospective application to regularise the development as is. Should the proposal be deemed unacceptable, the expediency of Enforcement Action will need to be considered.

Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. If so, then this is a material planning consideration. In this case officers have no indication that this was an intentional breach of planning control.

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

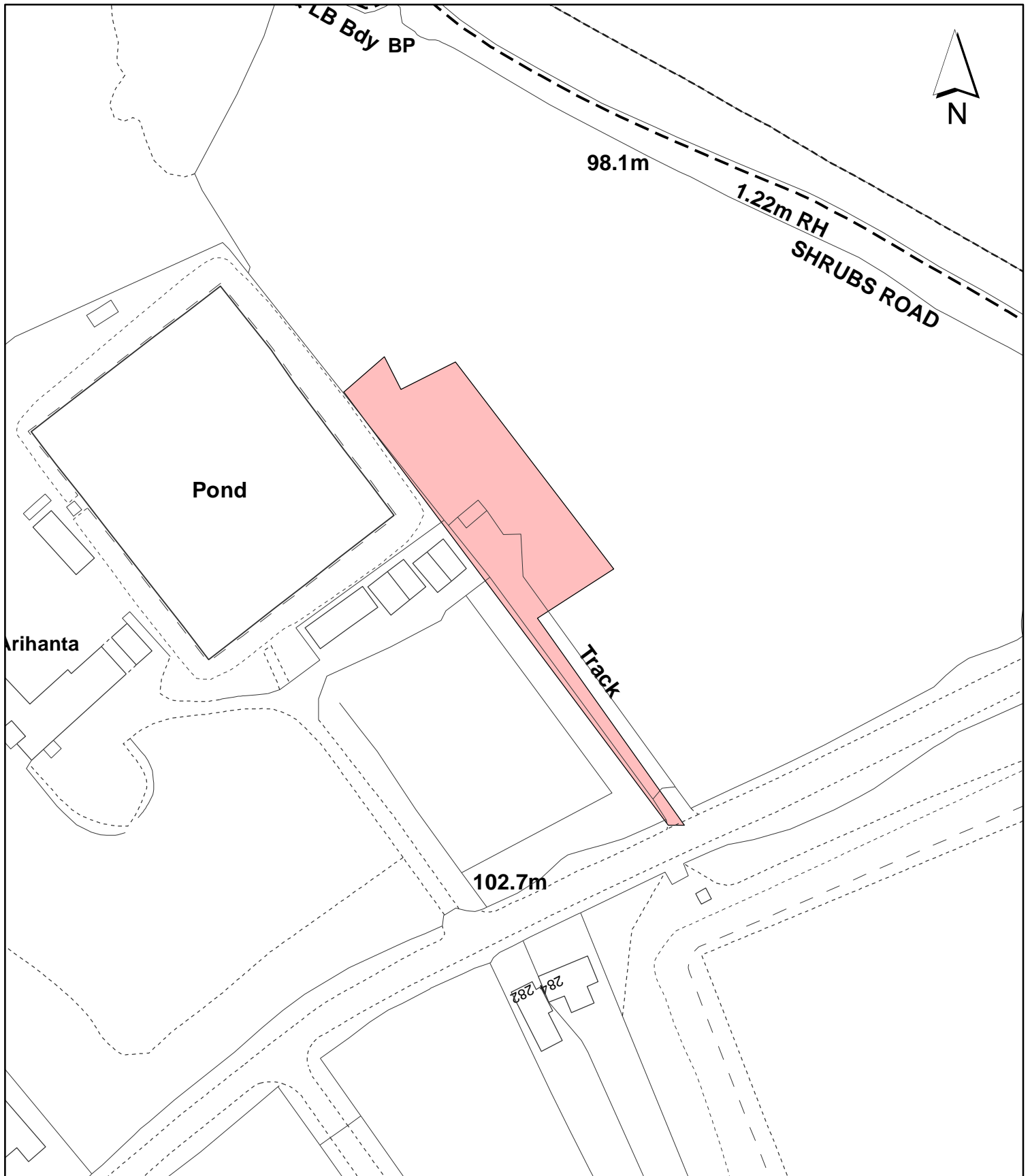
The building is considered to represent an appropriate form of development within the Green Belt, would not detract from the rural character and appearance of the area and would not result in the loss of residential amenity. As such the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan - Saved UDP Policies (November 2012)
London Plan (2016)
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Land at Little Acre

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

Planning Application Ref:
70058/APP/2018/296

Scale:
1:1,250

Planning Committee:
North

Date:
July 2018

