

Report of the Head of Planning, Transportation and Regeneration

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX

Development: Retention of hospital waste store (Retrospective Application) with new boundary hedge planting.

LBH Ref Nos: 9011/APP/2018/1854

Drawing Nos: PL-002 Rev. A
PL-003 Rev. A
PL-001 Rev. A
Design and Access Statemen

Date Plans Received: 18/05/2018 **Date(s) of Amendment(s):** 18/05/2018

Date Application Valid: 18/05/2018

1. SUMMARY

This application seeks retrospective permission for a waste store to be sited at the main entrance to Harefield Hospital on Hill End Road which is located within the Green Belt and also forms part of the Harefeild Village Conservation Area.

The waste store would be mainly used in connection with the newly completed ITU extension at the rear of the 'gullwing' building. It has dimensions of 16.4m long by 4.9m deep and a flat roof, some 3.0m to 3.2m high above ground level. The building is finished with Cedar cladding and has a sedum roof.

It is considered that the building would be acceptable in principal in this Green Belt location, having regard to the policy advice in the site specific policy for Harefield Hospital (PR20 of the Hillingdon Local Plan) and it would have an acceptable impact on its openness. The store would also not be harmful to the character or appearance of the conservation area or the street scene.

The amenities of surrounding residential occupiers would also not be unduly affected and it is therefore recommended for approval, subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

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

Within two months of the date of the decision notice, a landscape scheme shall be 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 Landscape Maintenance

2.a Landscape Maintenance Schedule for a minimum period of 5 years (to include details of the mature hedge to be maintained at a minimum height of 3.5m).

2.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.

3. Schedule for Implementation

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 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

2 NONSC Non Standard Condition

Within two months of the date of this decision, details of an appropriately sited sign shall be submitted to and approved in writing by the Local Planning Authority that informs hospital staff that the doors to the store should be kept locked when not in use.

The sign shall be displayed on the store within a month of the details being approved and thereafter permanently retained in a legible condition for so long as the development remains in existence.

REASON:

To ensure that all reasonable measures are taken to prevent the use of the store generating smells and odours, in accordance with Policy OE1 of the Hillingdon Local Plan (Saved UDP Policies (November 2012)).

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) 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

NPPF9	NPPF - Protecting Green Belt land
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment

LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
PR20	Harefield Hospital

3 170 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms a small rectangular area located within the grounds of Harefield Hospital on the southern side of the main access road into the hospital from Hill End Road, to the east of the main 'gullwing' hospital block.

The main hospital building is locally listed.

The hospital site is designated by the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) as a major developed site within the Green Belt. The southern part of the hospital grounds, including the main buildings and the application site also forms part of the northern edge of the Harefield Village Conservation Area. In addition, the area is included within the Colne Valley Regional Park.

3.2 Proposed Scheme

This is a retrospective application for the retention of a waste store that has been erected close to the main entrance into the site.

The store is 16.4m long by 4.9m deep and has a sturdy double skin wooden construction with a flat green roof, some 3.0m to 3.2m high above ground level and a raised concrete

floor. The store is set back from the hospital boundary along Hill End Road by 1.65m to 2.35m and has a recessed entrance with double metal doors at its southern end which is concealed behind an integral curved wooden wall. A new boundary hedge is shown between the store and the hospital boundary which is marked by wooden panel fencing, some 1.8 to 2.0m high.

The application is supported by a Design and Access Statement which advises that the bulk waste store acts as a transit station for bagged waste generated by the existing ITU, newly completed ITU extension and MRI/CT department. All waste is kept secure within robust heavy duty plastic trollies and is regularly taken away to a central waste depot elsewhere in the Hospital. The store replaces one that was demolished to make way for the ITU extension.

It goes on to advise that the new building has been designed as a sustainable standalone unit with a timber structure and clad with untreated Western Red Cedar boarding which will not require any treatment throughout the life of the building and will weather naturally. The flat roof is planted with a mixture of different sedum plants which requires little or no drainage, with any overflow discharging into the wide gap between the building and the boundary fence.

The entrance to the building is masked by a sweeping extension of the external wall structure, which keeps the doors out of sight and masks any internal light fall at night time. Simple paths link the store to the new ITU/MRI/CT building and its proximity to the existing fire path allows tugs to couple the trollies efficiently and quietly before moving them on to the central waste area.

3.3 Relevant Planning History

Comment on Relevant Planning History

There have been numerous planning applications submitted on the hospital site over the years. Of particular relevance to this application are the following applications:-

Permission was granted on 18/9/15 which on this part of the hospital site included a single storey extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation (App. No. 9011/APP/2014/3602 refers). The relevance to the current application is that the originally submitted plans for the ITU extension included a large integral waste store as part of the extension but with the revision of the plans, the integral store was reduced in size.

A subsequent details application (9011/APP/2015/3508) was approved on 28/10/16 which included details of the landscaping scheme. The plans submitted as part of this application also included the detached waste store and although the decision notice referred to these plans, the bin store was sited outside of the original red line boundary and therefore officers are of the view that the store does not benefit from the original planning permission.

The waste store has now been constructed.

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.HE1 (2012) Heritage
- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- NPPF9 NPPF - Protecting Green Belt land
- NPPF11 NPPF - Conserving & enhancing the natural environment
- NPPF12 NPPF - Conserving & enhancing the historic environment
- LPP 7.16 (2016) Green Belt
- LPP 7.19 (2016) Biodiversity and access to nature
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- BE1 Development within archaeological priority areas
- BE3 Investigation of sites of archaeological interest and protection of archaeological remains
- BE4 New development within or on the fringes of conservation areas
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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
- PR20 Harefield Hospital

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **11th July 2018**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

25 neighbouring properties were consulted on this application on 6/6/18, a site notice was displayed on site on 7/6/18 with a closing date of 6/7/18 and the application has been advertised in the local press on 20/6/18 with a closing date of 11/7/18. A petition with 51 signatories has been received,

together with a total of 6 individual responses, objecting to the proposal.

The petition states:-

"The bulk waste unit was built without permission, outside the building line and is not part of the infill application. It is on Green Belt Land in the Harefield Conservation Area and is contrary to the character and appearance of these protected areas. This changes the shape and aesthetics of the locally listed gullwing Art Deco building. Its primary function is to store clinical waste safely. The lack of care is threatening health and safety. Above all this development sets a very dangerous precedent in a highly sensitive area."

The petition also includes a number of photographs showing the door of the store open and waste bins on the adjoining highway, including overturned bins, with lids open and bags protruding. A label of one of the photographs claims that the bin store is left open, day and night and residents have never seen it shut which contradicts the applicant's claim that it is always locked and this provides a route for vermin and rats.

The individual objectors raise a number of concerns, summarised as follows:-

- (i) Store is inappropriately sited just inside the hospital's main entrance and is large (168sq.m), intrusive and an eyesore that is totally out of character, not having been designed or constructed of materials to compliment the locally listed art deco building. It will be one of the first buildings to be seen on arrival,
- (ii) Building detracts and blocks views of the adjacent locally listed Arts Deco building,
- (iii) There is no comparable wooded building within the Hospital site,
- (iv) Building has been constructed beyond building line, therefore not infill,
- (v) Building has been sited close to only residential housing (30 metres of own property) that adjoins hospital's forty seven acre site when could of been sited on unused hospital grounds and negatively impacts upon the local residential area both in terms of its purpose and appearance
- (vi) Application falls way short in terms of impacts of noise, light, protected areas and impact upon residents,
- (vii) Hazard of clinical waste being stored in an unsecured building, as the doors are not kept shut, posing a potential public health hazard,
- (viii) An unlicensed vehicle services the building and when towing the bins has to use Hill End Road where bins recently overturned, which could injure pedestrians and vehicle blocks the pedestrian crossing,
- (ix) Although application states that rodents will not be able to get into the building, this statement relies upon users being scrupulous about always locking the area and this can not be guaranteed. Rodents would be unsightly for visitors of ITU area and pose a health and safety hazard. There has been an increase in vermin and odours,
- (x) Disappointing that the application is retrospective and store has been built without permission as hospital should respect planning rules. There is no excuse for this and applications need to be checked and amazing that the same contentious part of the application has been missed every time. Store has been built outside the red line boundary which means it was deliberately placed where the applicants should have known it was not permitted. This could set precedent for building first and seeking permission later,
- (xi) Application ref. 9011/APP/2014/3602) was for infill development which was up to and above what is reasonable. If there is inadequate space for all that is required, it cannot be acceptable to build nearby,
- (xii) How can 168 sq.m of space be justified if required for short periods serving adjacent ITU and imaging departments,
- (xiii) More car parking is needed,

(xiv) Receipt of consultation letters only allowed residents two weeks to comment and notification in Gazette only appeared this week.

Harefield Village Conservation Panel:

A number of concerns were raised by the panel:

- The building in its current position breaches the previously established building line.
- We believe the building to be on green belt land and due to the breach of the building line, increases the spread of the built form
- The application does not demonstrate how the building works operationally. For example, does the size and position of the building result in the bins, that would otherwise be transported across hospital grounds, having to be transported out of the hospital and on to the public road, and then back into the hospital via the main entrance? This could cause unnecessary disturbance to neighbours.
- Does the bin store need to be so big? Could increasing the number of times it is emptied reduce the need for it to be this size?

Harefield Tenants and Residents Association:

Our members discussed this application at our last meeting. We are pleased that a proper retrospective application has been submitted allowing proper consultation of local residents. This is a Green Belt site in the Harefield Village Conservation Area with a prominent Locally Listed Building adjacent to the proposed Waste Bin Store. This information is not mentioned within the Application form. The structure is very large and is sited in a very prominent position at the main entrance to the Hospital. It is sited forward of the built line form of the Hospital buildings. It is very visible to the street scene and detracts from the locally listed building adjacent to it. It impacts adversely on the whole area. The proposed planting between the structure and fencing would do little to answer our points above and is doubtful it would be successful. It is an inappropriate development on the Green Belt which also impacts on Conservation area and the status of the site. We therefore request refusal and enforcement to remove the structure.

Historic England (Greater London Archaeological Advisory Service):

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

The store lies on the historic boundary of Harefield Park which used to be marked by an earthwork bank. Whilst it is possible that installation of the concrete foundation will have disturbed buried remains associated with this boundary it is unlikely they caused significant harm.

Recommend No Archaeological Requirement.

Cadent Gas:

The apparatus that has been identified as being in the vicinity of your proposed works is:

- High or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment
- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

As your proposal is in proximity to apparatus, we have referred your enquiry / consultation to the following department(s) for further assessment:

- Cadent Pipelines Team

We request that you take no further action with regards to your proposal until you hear from the above. We will contact you within 28 working days from the date of this response. Please contact us if you have not had a response within this timeframe.

Requirements

Before carrying out any work you must:

- Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.
- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 - 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

Officer comment:

This is a standard computer generated response. In reality, the gas pipeline would not have been affected by a concrete pad being laid.

Internal Consultees

Urban Design/ Conservation Officer:

I have no objection to the Cedar clad structure subject to appropriate landscaping. The Council's landscape architect must be consulted on this application.

Trees and Landscape Officer:

This site is occupied by a newly constructed bulk waste store for Harefield Hospital's MRI / CTU / ITU extension. Situated behind a timber boundary fence, close to the entrance to the hospital at the junction of Hill End Road and Rickmansworth Road the cedar-clad building is visible above the fence line. The cladding is inoffensive. There is an oak tree in the grass verge in front of the site which is a dominant feature in this area. The site lies within the Harefield Conservation Area - a designation which protects trees.

No trees are thought to have been removed to facilitate the installation of the building and the building has been sensitively designed (with cedar cladding and a green roof) to sit comfortably within the site. The application proposes to plant a hedge of Photinia Red Robin between the fence and the structure. This is a bright coloured, highly ornamental / exotic species which has become ubiquitous in suburban sites. It is quite out of character with the prevailing (mixed native) planting in this area which seems more appropriate at a site which forms an interface between Harefield Village and countryside beyond. An alternative planting selection would be preferable and more suitable in this boundary location.

No objection subject to an amended planting proposal which should be conditioned: COM9 (part 1, 4

and 5).

Officers comment:

The plans have been altered to remove reference to the planting species which would need to be agreed as part of the recommended landscaping condition.

Waste Services Manager:

No issues identified.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The hospital site forms part of the designated Metropolitan Green Belt. National policy in relation to development within the Green Belt is contained within the National Planning Policy Framework (NPPF) which advises that the prime aim of Green Belt policy is to prevent urban sprawl, by keeping such land permanently open. This is to be achieved by resisting inappropriate development, which by definition is harmful to the Green Belt. London Plan policies and Hillingdon's Green Belt policies, specifically Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) echoes this national policy objective. However, Policy OL1 does identify Harefield Hospital as being a major developed site within the Green Belt where limited infilling or redevelopment may be acceptable.

Policy PR20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) is the site specific policy which relates to Harefield Hospital and states that infilling and redevelopment for health purposes associated with Harefield Hospital will be acceptable in principle where appropriate, subject to:

- (i) green belt considerations,
- (ii) compatibility with the Harefield Village conservation area;
- (iii) a comprehensive approach and appropriate phasing including provision of associated access, servicing, car parking and landscaping in accordance with the Council's current policies and standards;
- (iv) land bank provision to allow for possible future changes in the need for health services; and
- (v) where land at North Wards site is surplus to current and future Harefield Hospital requirements, a Mediparc associated with and having close operational linkages with Harefield Hospital is acceptable in principle.

Given the relatively small scale of the waste store at the entrance into the site and its location amongst the existing close knit grouping of buildings, it is considered that the proposal would have no discernible adverse impact on the openness of the wider Green Belt outside of the existing built envelope of hospital buildings on site. Furthermore, the impact of the proposal on the Harefield Village Conservation Area and landscaping have been assessed in the relevant sections below in the officer's report, and the waste store is considered to fully comply with Policy PR20 of the Hillingdon Local Plan.

7.02 Density of the proposed development

Not applicable to this development.

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

Harefield Hospital lies within the Harefield North Archaeological Priority Area and the Colne Valley Archaeological Priority Zone; the south eastern corner of the hospital grounds, including the main built-up envelope of the hospital buildings form part of the Harefield

Village Conservation Area and the hospital grounds contain a number of statutory and locally listed buildings, the nearest to the waste store being the locally listed main 'gullwing' building which adjoins the site to the west.

In terms of any archaeological interest, GLAAS has been consulted and they advise that the store lies on the historic boundary of Harefield Park which used to be marked by an earthwork bank. Whilst it is possible that installation of the concrete foundation will have disturbed buried remains associated with this boundary, it is unlikely they caused significant harm. They conclude that the works are unlikely to have had a significant effect on heritage assets of archaeological interest and see no reason for any archaeological requirement/condition.

As regards the impact on the Harefield Village Conservation Area and the adjoining locally listed 'gullwing' building, the waste store, being single storey and of wooden construction, sited close to boundary fencing does not appear conspicuous and/or unduly dominant nor out of keeping with the scale of surrounding buildings. In terms of good design, the waste store should appear as just that and in this respect, the building is utilitarian in form and of a simple design, with plain wooden boarding and a flat sedum roof. The wooden materials will weather naturally and with a sedum roof and addition of boundary planting, the building will present an acceptable appearance adjacent to this boundary which is marked by dense boundary planting to the south.

The Council's Urban Design/ Conservation Officer raises no objections to the Cedar clad store.

7.04 Airport safeguarding

Not applicable to the proposed development.

7.05 Impact on the green belt

The site specific policy for this site (Policy PR20 of the Hillingdon Local Plan) advises that infilling and redevelopment proposals for health purposes associated with Harefield Hospital will be acceptable in principle where appropriate, subject to amongst other criteria, green belt considerations. Policy OL2 advises that where proposals are acceptable in principle, comprehensive landscape improvements will be sought to enhance the visual amenity and open land objectives.

The main built-up complex of Harefield Hospital is sited in the south eastern corner of the site, with the more open parts of the hospital grounds being to the north and west. The proposed waste store is sited to the east of the main three storey gullwing building, located well away from the more open parts of the site and adjacent to the site's main entrance with established residential development immediately adjacent to this part of the site on the opposite sides of the adjoining roads. There are also extensive hospital buildings to the north and west of the main access so that longer views of the single storey waste store from the more open parts of the Green Belt would not be possible.

In terms of closer views of the structure, the store would be screened from the east by existing buildings and is partially screened from the road (west) by existing close boarded boundary fencing which also wraps around at the entrance. This, together with existing landscaping, including a mature Oak immediately adjacent to the store within the highway verge help to screen the structure from the north and east. Planting behind the boundary fence would, once mature, help screen the top part of the structure which protrudes above the fencing and already benefits from the inclusion of a sedum roof. From the south, the

structure is mainly screened by existing mature trees and planting along this part of the hospital's road boundary. As such, the store would not appear unduly conspicuous within the street scene.

Therefore, for the purposes of Policies PR20 and OL2, the waste store is within the built-up part of the site and is therefore in general accord with Policy PR20 and would satisfy Policy OL2 of the Hillingdon Local Plan.

7.07 Impact on the character & appearance of the area

This has been considered in Section 7.03 of the officer's report above.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively.

The nearest residential properties to the waste store are the surrounding properties on Hill End Road and Rickmansworth Road, with the nearest residential property being No. 2A Hill End Road (known as Hill End House) which is located across the road from the hospital with its nearest boundary being separated from the hospital grounds by some 15m. This property itself is sited on the northern part of its plot and does not directly face the waste store which would only be viewable from the property at an oblique angle. Nos. 22 and 24 Rickmansworth Road would have more of a direct view, but these properties are sited further away, with the nearest window being at No. 22 which is sited some 38m from the waste store. These distances are sufficient to ensure that the proposal would not have any adverse impacts upon the amenities of surrounding residential properties in terms of overdominance or loss of light.

Notwithstanding this, a boundary hedge will be planted that will assist with the screening of the bin store from residents and the street, providing an enhancement to the streetscene.

Noise issues are dealt with in Section 7.18 below.

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The waste store will store pre bagged waste within rigid industrial plastic trolleys before moving the waste to the hospital's central waste depot. The management of the waste would be a matter for the hospital.

7.11 Urban design, access and security

- Security

Neighbours have made reference to the fact that the doors to the waste store are often left open. It is recommended that within two months of the date of this decision, details of an appropriate sign to be conveniently displayed at the entrance to the store shall inform hospital workers that the doors to the store should be kept locked when not in use.

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 of the Hillingdon Local Plan advises that new development should retain

topographical and landscape features of merit and that new planting and landscaping should be provided wherever it is appropriate.

The Council's Tree/Landscaping Officer advises that there are the site lies within the Harefield Conservation Area, a designation which protects trees. There is an oak tree in the grass verge in front of the site which is a dominant feature in this area.

No trees are thought to have been removed to facilitate the installation of the building and the building has been sensitively designed (with cedar cladding which is inoffensive and a green roof) to sit comfortably within the site. The application proposes to plant a hedge of Photinia Red Robin between the fence and the structure. This is a bright coloured, highly ornamental / exotic species which has become ubiquitous in suburban sites. It is quite out of character with the prevailing (mixed native) planting in this area which seems more appropriate at a site which forms an interface between Harefield Village and countryside beyond. An alternative planting selection would be preferable and more suitable in this boundary location. There is no objection to the scheme subject to a suitable landscaping scheme being secured by condition.

Officer's note

A revised plan has been received which no longer specifies the type of planting. The recommended landscaping condition will require these details to be submitted.

7.15 Sustainable waste management

The Council's Waste Management Services Manager advises that no waste issues have been identified and raises no objections to the application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The application site is not located within a Flood Risk area or an area prone to surface flooding. Given the size and nature of the proposal, no flooding or drainage issues are raised by the application.

7.18 Noise or Air Quality Issues

The proposed waste store is of a solid double skin wooden construction and the entrance to the store is on the southern elevation, facing away from surrounding residents where it is contained behind a curved wooden wall. It has a concrete base and the pre-bagged waste is stored within wheeled waste containers. It is therefore considered that noise and/or odour emissions from the store would be kept to a minimum. A condition is also recommended that will require a prominent sign to be displayed reminding hospital staff that the doors to the store are to be kept locked when not in use which will further assist with the prevention of any possible odour emissions.

7.19 Comments on Public Consultations

The petitioners comments and those from individual objectors raising material planning objections have been dealt with in the officer's report.

7.20 Planning obligations

Not applicable to this type of application.

7.21 Expediency of enforcement action

No enforcement issues are raised by this application.

7.22 Other Issues

There are no other issues raised by this application.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The waste store is considered acceptable in terms of its siting within the hospital grounds which form part of the Green Belt, the impact upon the character and appearance of the Harefield Village Conservation Area and the visual amenity of the street scene and the residential amenities of surrounding residential occupiers.

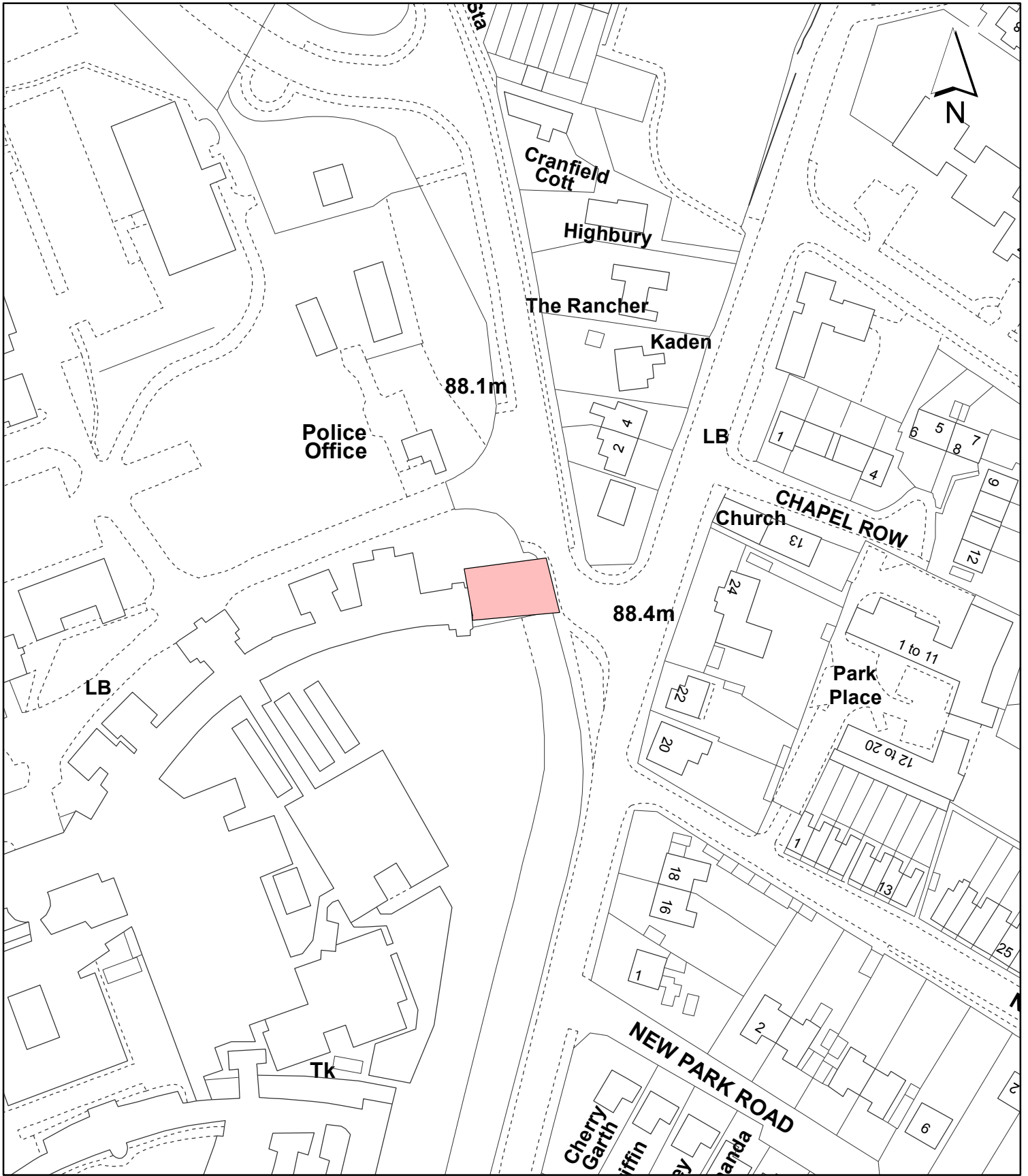
It is recommended subject to conditions.


11. Reference Documents

National Planning Policy Framework (March 2012)
London Plan (March 2016)
Hillingdon Local Plan (November 2012)

Contact Officer: Richard Phillips

Telephone No: 01895 250230



<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p align="center">Harefield Hospital Hill End Road Harefield</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services Planning Section</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">9011/APP/2018/1854</p>	<p>Scale:</p> <p align="center">1:1,250</p>	
	<p>Planning Committee:</p> <p align="center">Major</p>	<p>Date:</p> <p align="center">July 2018</p>	



HILLINGDON
LONDON