

## Report of the Head of Planning, Transportation and Regeneration

**Address** BLACKFORD PUMPING STATION MOORHALL ROAD HAREFIELD

**Development:** Erection of detached kiosk building to contain water tanks and switch board with extension to the existing bunded area

**LBH Ref Nos:** 56044/APP/2016/3790

**Drawing Nos:** 161585-SOI-001  
Design and Access Statement  
J1409-CV-D02-S01-Rev.A Sheet 1 of 1  
J1396-CV-D01-S01-Rev. A Sheet 1 of 1  
WO\_01819 - Overview Sheet 1 of 1  
Environment Agency Flood Risk Map  
Habitat and Protected Species Site Assessment Report  
Desktop Flood Risk Assessment

**Date Plans Received:** 12/10/2016                      **Date(s) of Amendment(s):**

**Date Application Valid:** 29/11/2016

### 1. **SUMMARY**

This application is being reported to North Planning Committee as it involves the development of a new building within the Metropolitan Green Belt. This application seeks planning permission for a pumping station. The surrounding area comprises buildings and apparatus to facilitate the treatment and storage of drinking water. The proposed kiosk due to its siting and scale is considered not to have a greater impact on the openness of the Metropolitan Green Belt and is considered acceptable subject to a planning condition requiring a flood action plan.

### 2. **RECOMMENDATION**

**Approval subject to a condition.**

#### 1            HH-T8            **Time Limit - full planning application 3 years**

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

#### REASON

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

#### 2            OM1            **Development in accordance with Approved Plans**

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

#### REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

#### 3            NONSC            **Non Standard Condition**

Notwithstanding the submitted details and approved plans, the development hereby permitted shall operate in accordance with a detailed flood action plan which includes but is not limited to:

- flood warning and evacuation procedures for occupants and users of the site;
- details of safe access/egress arrangements; and
- a plan indicating a safe route for the occupants and users away from the source of flooding.

REASON: To build in resistance and resilience in managing, reducing and mitigating the effects of flood risk following guidance in the National Planning Policy Framework.

## INFORMATIVES

1

HS2 Ltd advise whilst they have no specific comments to make on the application, given the close proximity of the site to HS2 limits, it would be advisable for the applicant to follow the continued progress of the HS2 programme at: <https://www.gov.uk/government/organisations/high-speed-two-limited> as it moves towards the delivery and construction phase.

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site is located to the south of Moorhall Road. To the east is the Grand Union Canal and to the west is Savay Lake and the River Colne. The site is accessed off Moorhall Road. The site is located within Flood Zone 2 and the Metropolitan Green Belt (MGB).

### 3.2 Proposed Scheme

The proposal seeks to provide a kiosk to facilitate the treatment of drinking water. The proposed kiosk would measure 5.09m x 4.09m with a maximum height of 2.06m. The kiosk would be made of galvanised steel. The proposed kiosk would come forward in an area of existing hardstanding.

### 3.3 Relevant Planning History

56044/APP/2001/431      Blackford Pumping Station Moorhall Road Harefield

INSTALLATION OF A 25 METRE TELECOMMUNICATION MAST, 6 ANTENNAS, 4 DISHES A  
AUXILLARY EQUIPMENT

**Decision:** 07-09-2001    ALT

### Comment on Relevant Planning History

## 4. Planning Policies and Standards

## UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- |      |  |
|------|--|
| BE21 | Siting, bulk and proximity of new buildings/extensions.  |
| BE34 | Proposals for development adjacent to or having a visual effect on rivers  |
| OE7  | Development in areas likely to flooding - requirement for flood protection measures  |
| AM7  | Consideration of traffic generated by proposed developments.   |
| AM13 | AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -<br>(i) Dial-a-ride and mobility bus services<br>(ii) Shopmobility schemes<br>(iii) Convenient parking spaces<br>(iv) Design of road, footway, parking and pedestrian and street furniture schemes |
| BE13 | New development must harmonise with the existing street scene.   |
| OE1  | Protection of the character and amenities of surrounding properties and the local area   |

### 5. Advertisement and Site Notice

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

### 6. Consultations

#### External Consultees

The application was consulted on between 04-01-2017 and 25-01-2017.

No comments or objections were received.

#### Internal Consultees

Flood Water Management (Summary)

The flood risk officer commented on the application and noted a flood action plan is required.

### 7. MAIN PLANNING ISSUES

#### 7.01 The principle of the development

The principle of providing a small kiosk building to be used in association with the existing buildings and apparatus to facilitate the treatment and storage of drinking water, ancillary engineering and apparatus is 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 site is located in the MGB. Section 13 of the NPPF deals with the protection of Green Belt. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - not have a greater impact on the openness of the Green Belt than the existing development; or
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The proposal seeks to provide a kiosk which would measure 5.09m x 4.09m with a maximum height of 2.06m. The proposed kiosk is to be used in association with existing apparatus and infrastructure to facilitate drinking water. It is considered that the kiosk is considered to be limited infilling of previously developed land that due to its very limited height, size and position, would not have greater impact on the openness of the Green Belt than the existing development which comprises buildings and apparatus of a considerable size. The development therefore falls within exception (g) under paragraph 145 of the NPPF (2018).

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

Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 (November 2012) seek to ensure that new development complements or improves the character and amenity of the area.

The proposed kiosk would measure 5.09m x 4.09m with a maximum height of 2.06m. The kiosk would be made of galvanised steel. The proposed kiosk would come forward in an area of existing hardstanding. Given the modest size of the kiosk and the fact that it is set back from the public highway, the proposal is in keeping with its surroundings and therefore considered acceptable.

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

Policies OE1, of the adopted Hillingdon Local Plan: Part 2 (November 2012) require a consideration of potential changes of use on the amenity enjoyed by adjoining and neighbouring residential properties. The nearest residential units are situated approximately 400m from the site, as such, this application is unlikely to harm to amenity of nearby residential occupiers by virtue of noise and privacy.

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

Not applicable to this application.

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

The application site is accessed off Moorhall Road via secure gated access which is only

available to limited personnel from Affinity Water. The proposal is unlikely to result in an increase in trip generation or a highways safety. The car parking and layout is proposed to remain as existing.

**7.11 Urban design, access and security**

Security

This site is only accessible to limited personnel and existing security arrangements are proposed to remain in place for this development.

**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**

Not applicable to this application.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

The application site is located within flood zone 2. The flood risk officer has commented on the application and noted that a detailed flood action plan would need to be in place prior to the operation of the pumping station.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

Not applicable.

**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**

The proposed kiosk due to its siting and scale is considered not to have a greater impact on the openness of the Metropolitan Green Belt and is therefore acceptable subject to a planning condition requiring a flood action plan.

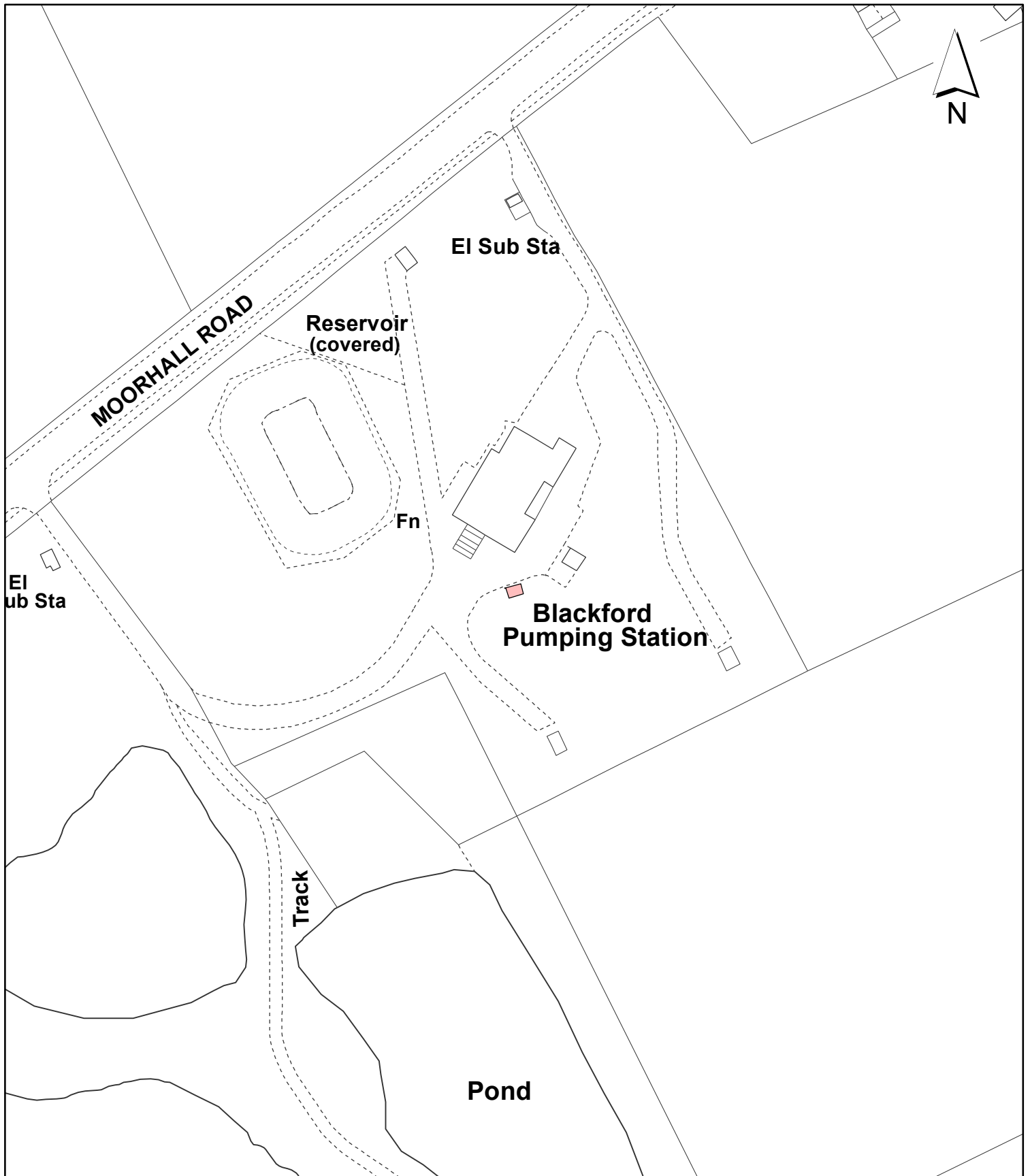
#### **11. Reference Documents**

The Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Local Plan: Part Two (November 2012)  
London Plan (2016)

National Planning Policy Framework (2018)

**Contact Officer:** Zenab Haji-Ismail

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**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Blackford Pumping Station  
 Moorhall Road  
 Harefield**

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

Planning Application Ref:

**56044/APP/2016/3790**

Scale:

**1:1,250**

Planning Committee:

**North**

Date:

**November 2018**



**HILLINGDON**  
 LONDON