

Report of the Head of Planning, Transportation and Regeneration

Address SHEPHERDS HILL FARM NORTHWOOD ROAD HAREFIELD

Development: General purpose agricultural building with associated hardstanding and soft landscaping.

LBH Ref Nos: 15963/APP/2018/1666

Drawing Nos: Design & Access Statement
2474/3.A
2474/1.A
2477/2.B

Date Plans Received: 23/04/2018 **Date(s) of Amendment(s):** 23/04/2018

Date Application Valid: 24/05/2018

1. **SUMMARY**

The proposal is for the erection of 1 agricultural building within the Green Belt.

An accompanying report suggests that the development would not negatively impact upon the Green Belt, in relation to the design and landscaping proposed. It is recognised that such buildings can be considered appropriate in the Green Belt. The use of the building has been confirmed by the agent via email, and is intended to be used as storage of equipment for the farm as well as hay storage. The buildings are sensitively sited which reduced their impact upon the openness of the Green Belt.

The proposal has been amended as requested, to be placed closer to the other agricultural buildings on the site. The proposed agricultural building will be located to the front (North Eastern) corner. Furthermore, surrounding residential occupiers would not be adversely affected by the proposals and an area of tree planting would assist with screening the structures. The proposed building will be open on one side and house

The application is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2474/1.A, 2474/3.A and 2477/2.B 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).

3 COM7 Materials (Submission)

The development shall be constructed in box section steel cladding and roofing BS 12B27 unless approved in writing by the Local Planning Authority. Thereafter the development shall be retained as such.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995)

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no greater than ['insert'] square meters of floor space (as shown on plan reference 'insert') shall be used only for the display and sale of goods which are stored and manufactured to the premises.

REASON

To protect the vitality and viability of town and local centres in accordance with Policy E5 of the Hillingdon Local Plan Part One: Strategic Policies (November 2012), Policy LE2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and Policies 2.15 and 4.7 of the London Plan (2016) and the National Planning Policy Framework

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

Prior to the commencement of the superstructure 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 Hard Landscaping
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 surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan

(2015)

6 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

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 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 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

3 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).

4 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.

BE13	New development must harmonise with the existing street scene.
BE21	Siting, bulk and proximity of new buildings/extensions.
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.22	(2016) Land for Food
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF3	NPPF - Supporting a prosperous rural economy
NPPF9	NPPF - Protecting Green Belt land
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL12	Development of agricultural land
OL13	Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
OL2	Green Belt -landscaping improvements

5 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower

you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

6 170 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 relates to land directly to the South East of Northwood Road located on a small farm holding in the open countryside in Harefield. The existing holding contains a single storey brick built bungalow set under a pitched roof with a reasonable sized garden. The area to the front is covered in hardstanding providing ample off-street parking. To the immediate East is a modest size detached single storey garage, brick built and set under a hipped roof which is approximately half the the height of the bungalow. Further to the North East are a number of larger farm buildings. To the immediate South East is the amenity space and open countryside. The farm is served by a private hard standing access route.

It is not explained what agricultural activity is undertaken at the site as a whole, but no numbers of animals were evident, nor any crop other than grassland was evident. There are a number of agricultural vehicles and items present in the open.

The overall street scene is rural and 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

The proposal is to erect a general purpose agricultural building towards side of the farms main building, next to all the other agricultural buildings. The footprint of the proposed building is approximately 54 sq.m. The proposal would be situated at the end of the other agricultural buildings, and will be served by an extended hardstanding.

The building would be traditionally constructed with a steel portal frame, with external vertical cladding and roofing of steel sheeting in an olive green colour. This colour suits the surrounding area. The agricultural building is proposed to have a length of 9 m and an overall width of 6 m. The Western elevation would have a 0.6 m high concrete walling. The ridge height is proposed at 4.4 m with eaves at 3.66 m high. The use of this building has not been specifically stated in association with the agricultural use of Shepherds Hill Farm.

The proposed building would be set towards the Eastern boundary. The hardstanding access would extend along the Eastern boundary, and measure a width of 4 m at minimum. The proposal involves soft landscaping around the edges, planting indigenous deciduous and evergreen species, as well as reinforcing the existing hedgerows.

3.3 Relevant Planning History

15963/AB/91/2060 Shepherds Hill Farm Northwood Road Harefield
Erection of a new bungalow (involving demolition of existing house)

Decision: 02-07-1993 Approved

15963/AD/94/1993 Shepherds Hill Farm Northwood Road Harefield
Erection of a bungalow (involving demolition of existing house)

Decision: 10-05-1995 Approved

15963/AF/96/1752 Shepherds Hill House Northwood Road Harefield
Renewal of planning permission ref. 15963Y/91/804 dated 13/12/91; Erection of a timber framed building for classroom

Decision: 28-01-1997 ALT

15963/AG/98/1375 Shepherds Hill Farm Northwood Road Harefield
Details of materials in compliance with condition 2 of planning permission ref.15963AD/94/1993 dated 10/05/95; Erection of a replacement bungalow

Decision: 04-11-1998 Approved

15963/APP/2002/411 Shepherds Hill Farm Northwood Road Harefield
REPLACEMENT OF EXISTING DETACHED OUTBUILDING

Decision: 12-06-2002 Approved

15963/APP/2006/345 Shepherds Hill House Northwood Road Harefield
RENEWAL OF TEMPORARY PLANNING PERMISSION REF.15963/AF/96/1752 DATED 28/01/1997: ERECTION OF A TIMBER FRAMED BUILDING FOR USE AS A CLASSROOM.

Decision: 13-03-2006 Withdrawn

15963/APP/2006/788 Shepherds Hill House Northwood Road Harefield
USE OF TIMBER CLASSROOM AS A CHILDRENS' DAY NURSERY.

Decision: 19-10-2006 Approved

15963/APP/2017/1866 Shepherds Hill Farm Northwood Road Harefield
Prior notification of agricultural building

Decision: 17-07-2017 Refused

15963/APP/2018/398 Land Adj. To Shepherds Hill Farmhouse Northwood Road Harefield

Detached, 2-bed bungalow with associated amenity space

Decision: 11-04-2018 Refused

15963/C/79/0963 Shepherds Hill Farm Northwood Road Harefield
Standing of a caravan.

Decision: 21-01-1980 ALT

15963/D/80/0177 Shepherds Hill Farm Northwood Road Harefield
Formation of access (P)

Decision: 08-05-1980 Approved

15963/K/83/1010 Shepherds Hill Farm Northwood Road Harefield
Continued standing of a caravan for an agriculture worker.

Decision: 06-08-1984 NFA

15963/M/84/1788 Shepherds Hill Farm Northwood Road Harefield
Conversion into a school residential unit. App by GLC for deemed p/p under TCP general rep 19

Decision: 02-04-1985 NO

15963/PRE/2004/63 Shepherds Hill Farm & House Northwood Road Harefield
T P PRE-CORRES: CHANGE OF USE

Decision:

15963/X/88/0049 Shepherds Hill Farm Northwood Road Harefield
Change of use from redundant agricultural building to light industrial and residential.

Decision: 29-09-1989 Approved

15963/Y/91/0804 Shepherds Hill House Northwood Road Harefield
Erection of temporary timber framed classroom and resiting of existing timber shed

Decision: 13-12-1991 ALT

15963/Z/91/0313 Shepherds Hill Farm & House Northwood Road Harefield
Details of parking/surfacing, elevations, means of enclosure, trees/landscaping and drainage in compliance with conditions 5,6 and 12 of planning permission ref. 15963X/88/49 dated 29.9.89;
Change of use of redundant barn and stables to dwelling and craft workshop

Decision: 06-08-1991 Approved

Comment on Relevant Planning History

The site has an extensive planning history most of which is not directly relevant to this application. However, of note is the refusal in 2017 for prior approval for a similar building in a similar position.

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
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- LPP 7.16 (2016) Green Belt
- LPP 7.19 (2016) Biodiversity and access to nature
- LPP 7.22 (2016) Land for Food
- LPP 7.4 (2016) Local character
- NPPF1 NPPF - Delivering sustainable development
- NPPF10 NPPF - Meeting challenge of climate change flooding coastal
- NPPF3 NPPF - Supporting a prosperous rural economy
- NPPF9 NPPF - Protecting Green Belt land
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL12 Development of agricultural land
- OL13 Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
- OL2 Green Belt -landscaping improvements

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbouring occupiers were consulted via letter dated 29.05.18 and a site notice was issued which expired on 28.06.18.

By the end of the consultation period one letter of objection was received, reading as follows:

This is a Green Belt site and the proposed Agricultural building and hardstanding is very large. There is no information within the application that indicates the use and need of the proposed building and why it should be sited at the far end of the field and not near to the existing farm buildings. No special circumstances have been submitted by the applicant to support these points. It therefore constitutes inappropriate development within the Green Belt and we request refusal.

Internal Consultees

TREES & LANDSCAPING OFFICER

The site is occupied by a smallholding located to the North-East of Harefield Village situated to the South-East of Northwood Road. Most of the existing buildings are clustered near the road with open fields extending southwards.

The fields are bounded by hedgerows with occasional trees. There are no TPO's or Conservation Area designations affecting the trees. The site lies within the Green Belt - a designation which seeks to retain the openness of the countryside and prevent inappropriate development.

The proposal is to install an agricultural building (9.0 metres long x 6.0 metres wide x 4.4 metres to the ridge) in the South-West corner of the field. The information about the existing boundary planting is sketchy and it is not known whether the siting of the barn will have any impact on nearby trees. - The barn should be located outside the root protection area (RPA) of the nearest trees, as defined by BS5837:2012. If you are minded to approve this application a condition should be imposed to ensure that the trees / hedgerow is protected and the barn sited outside the RPA.

The colour of the barn should also be conditioned to ensure that any visual impact within the Green Belt is minimised.

No objection subject to conditions COM8, COM9 (part 1 (to include the colour of the building), 2 and 5) and COM10.

Given that the proposed building is not located near any trees officers do not consider that landscaping conditions are justified in this case.

URBAN DESIGN & CONSERVATION

This is a modern agricultural building constructed of modern materials, a steel portal frame and clad with profiled steel sheeting in an olive green finish. Although not a traditional building, it is entirely typical of modern barn construction and acceptable within its context.

The proposed scale of the building is not enormous for a modern agricultural building and with an increase in the density of planting within the hedgerow and the field dividing the building from the locally listed buildings, I do not consider that the proposal would have such a detrimental impact on the locally listed buildings as to object.

RECOMMENDATION: No objection on conservation grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF at paragraph 79 advises that Green Belts are of great importance and their fundamental aim is to "prevent urban sprawl by keeping land permanently open". Paragraph 89 of the NPPF defines inappropriate development within the Green Belt, advising that the construction of new buildings should be regarded as inappropriate, and then lists the various exceptions to this which includes buildings for agriculture and forestry.

London Plan policy 7.16 (July 2011) reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance.

Policies in the adopted Hillingdon Local Plan (November 2012) generally reflect national and regional guidance, in particular, policy OL1 which states that agriculture is an appropriate use in the Green Belt.

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

The proposal therefore represents appropriate development, as the agent has confirmed this building will be used as general storage of agricultural machinery, hay & straw, (for livestock in other buildings on the holding.) It will not be used for the housing of livestock.

7.02 Density of the proposed development

Not applicable to this scheme.

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

The proposed general purpose agricultural buildings would not be likely to affect any archaeological remains, the application site is not located within or on the fringes of a conservation area or an area of special local character and there are no listed buildings nearby. As such, no heritage assets would be affected by the proposal.

7.04 Airport safeguarding

No airport safeguarding issues are raised by this application.

7.05 Impact on the green belt

The agricultural building would represent an appropriate development within the Green Belt, the proposed development due to the siting, location and relationship to the main dwelling would not impact upon the openness of the Green Belt.

The general purpose building proposed would be located close to the field boundary, and is proposed to be screened by the soft landscaping to be planted. The building has been amended to be sited to the Eastern corner of the farm, ensuring that the building is not over 130 m away from the main dwelling as was previously. All other existing agricultural buildings used by the occupiers of Shepherds Hill Farm are located in close proximity to the main dwelling, towards the Eastern boundary, approximately 20 m away. As such the proposed building has been amended to be sited next to this cluster. The agent has been asked to justify the need for an agricultural building and the use of this building. The agent has responded as follows:

"As its description implies the building will be used for the general storage of agricultural

machinery, hay & straw, (for livestock in other buildings on the holding.) It will not be used for the housing of livestock."

"In relation to the external hardstanding which is on the 'open' side of the building this has an important and practical value providing a hard operating surface upon which tractors and other vehicles collecting and delivering machinery and bulk products may manoeuvre. Without such a hard surface this area would quickly become a 'mud bath', particularly considering the nature of the clay subsoil in this area, with the risk of damaging soil structure and interfering with drainage of a much larger area."

The proposed building would not look out of place or detract from its otherwise natural surroundings. As a result, the overall character of this area would thus be safeguarded and would retain its open, rural and countryside appearance. The email has justified the need for the hardstanding and the agricultural building. The amendments to the plans has overcome concerns regarding the siting of the building in relationship with the rest of the farm.

Therefore, it is considered that the scheme would assist in supporting the openness of the wider Green Belt, in compliance with Policies OL1 and OL2 of the Hillingdon Local Plan: Part Two - Saved UDP policies (November 2012).

7.07 Impact on the character & appearance of the area

This has been considered in Section above.

7.08 Impact on neighbours

The nearest residential property to the proposed agricultural buildings would be The barns. The rear elevation of this property would be sited over 35 m from the nearest part of the farm building and the view of the proposed building would be largely screened by the mature hedgerow along the field boundary, which would be further enhanced by the soft landscaping proposed.

It is considered that the proposal would not result in a material loss of amenity to any surrounding property in this rural location.

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Not applicable to this development.

7.11 Urban design, access and security

The relevant planning considerations are dealt with elsewhere in this report.

7.12 Disabled access

Not applicable to this development.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, Landscaping and Ecology

Trees and Landscaping

The proposal involves a series of soft landscaping. These are stated in the Design and Access Statement as follows: the reinforcement of the existing hedgerow around the site using indigenous, deciduous and evergreen species to provide more depth and cover. The Trees/Landscape specialist does not have any objections subject to the conditions mentioned elsewhere in the report.

7.15 Sustainable waste management

Not applicable to this development.

7.16 Renewable energy / Sustainability

Not applicable to this development.

7.17 Flooding or Drainage Issues

No drainage issues are considered to arise from the proposed development.

7.18 Noise or Air Quality Issues

Not applicable to this development.

7.19 Comments on Public Consultations

Discussed in another section.

7.20 Planning Obligations

The proposed buildings would not generate any requirement for a S106 contribution and would not be Council CIL liable, although they would be Mayoral CIL liable.

7.21 Expediency of enforcement action

7.22 Other Issues

There are no other planning 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 principle in terms of the location and potential impacts of the proposed development on the character of the surrounding area have been considered and found to conform to national, strategic and local adopted policies.

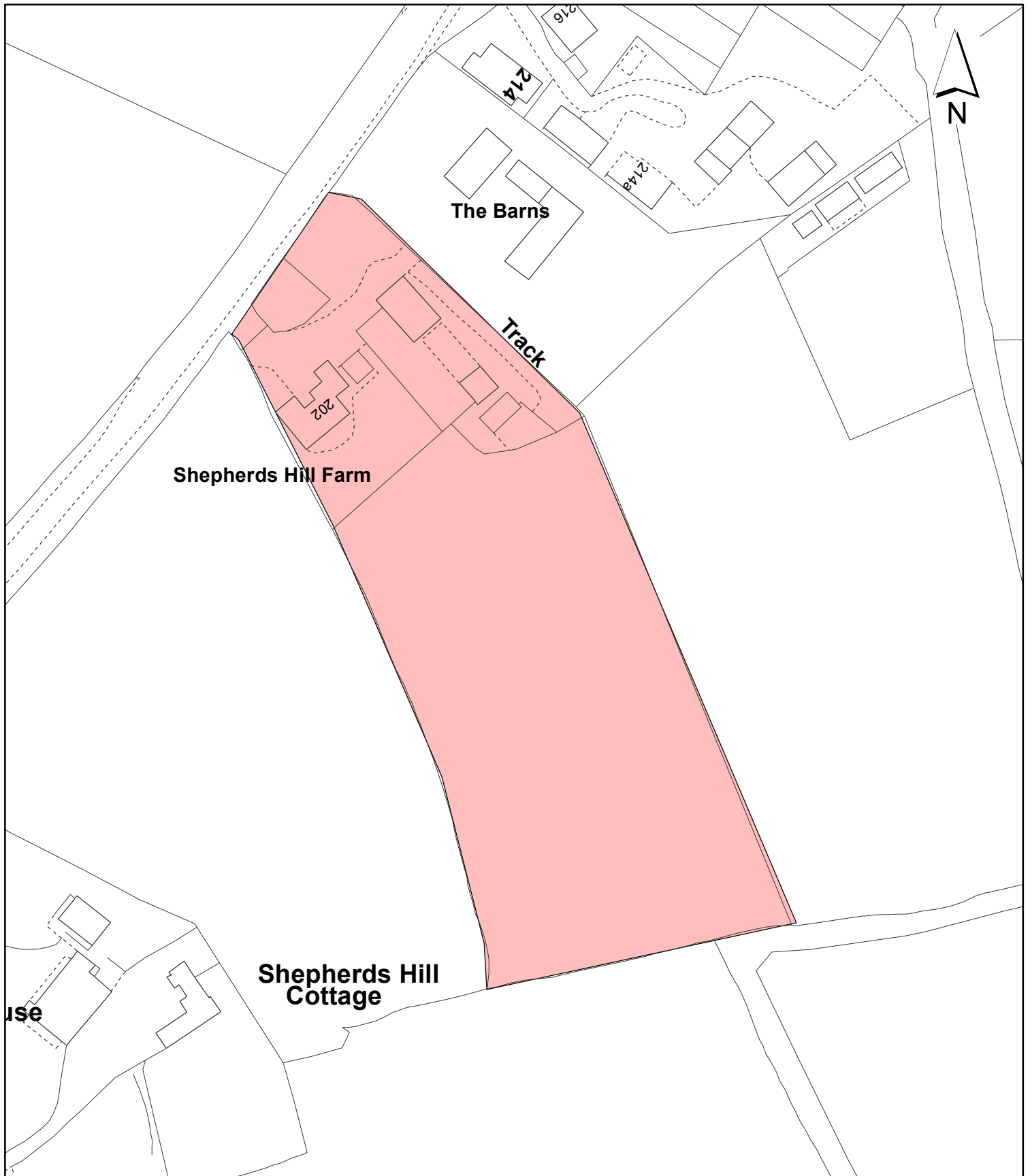
Therefore, the application is recommended for approval.



11. Reference Documents

NPPF (March 2012)
Planning Practice Guidance (March 2014)
The London Plan (July 2011)
Hillingdon Local Plan (November 2012)
Consultation Responses

Contact Officer: Nurgul Kinli

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">Shepherds Hill Farm Northwood Road Harefield</p>		<p align="center">LONDON BOROUGH OF HILLINGDON Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">15963/APP/2018/1666</p>	<p>Scale:</p> <p align="center">1:1,250</p>	
	<p>Planning Committee:</p> <p align="center">North</p>	<p>Date:</p> <p align="center">November 2018</p>	