

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

**Address** LAND ADJACENT TO 5 LONGWALK ROAD STOCKLEY PARK

**Development:** Installation of underground pump equipment, small electrical cupboard, creation of layby and relocation of existing stone monoliths to the north

**LBH Ref Nos:** 74552/APP/2019/330

**Drawing Nos:** 2817-S-003  
STOCK/002 Rev 1.1  
STOCK/001 Rev 1.1  
2817-S-001

**Date Plans Received:** 29/01/2019      **Date(s) of Amendment(s):** 07/08/2019  
**Date Application Valid:** 29/01/2019      29/01/2019

### 1. SUMMARY

Planning permission is sought for the installation of underground pump equipment, the installation of a small electrical cupboard, the creation of a lay-by and the relocation of two existing stone monoliths to the north of Stockley Park.

The proposal would not have a detrimental impact on the character and appearance of the immediate street scene and the wider Stockley Park Industrial and Business Area (IBA), and would not cause harm to the visual amenity of the Green Belt. The proposal would not impact on highway or pedestrian safety.

The proposal therefore complies with Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies AM7, BE13, BE38 and LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### 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, STOCK/001 Rev 1.1, 2817 - S - 001, 2817 - S - 003 and STOCK/002 Rev 1.1, and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

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

### **3 COM10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### **REASON**

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

### **4 NONSC Non Standard Condition**

Prior to completion of the works hereby approved, the stone monoliths shall be reinstalled in their new location on Bennetsfield Road.

#### **REASON**

To ensure retention of existing landscaping features in accordance with Policies BE13 and BE38 of the Hillingdon Local Plan: Part Two - 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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LE2	Development in designated Industrial and Business Areas
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMHB 11	Design of New Development
DMT 2	Highways Impacts
DMHB 14	Trees and Landscaping
LPP 7.16	(2016) Green Belt
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land

### 3

The applicant is advised the application site is located on a former landfill site. There is a possibility there may be some contaminating substances present in the ground at depth. We have no information on the ground conditions. We would advise persons working on site to take basic precautions in relation to any contamination they may find. Remedial works were undertaken at the site, however the possibility of contamination being present at depth remains. Precautions should be taken to minimise the mixing of any material that is dug up with clean shallow soils that are to remain on site. The suitability of materials and construction techniques may also need to be considered.

(The advice is provided on the grounds of Health and Safety of the workers on site and to ensure the appropriate restoration of the site once works are complete to minimise risk to future users of the location).

### 4

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations:

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does NOT include:

- Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- Gas service pipes and related apparatus

- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is YOUR responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the National Grid or Cadent website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)

#### 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.

#### Guidance:

##### High Pressure Gas Pipelines Guidance:

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of Cadent and/or National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

##### Dial Before You Dig Pipelines Guidance:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33969>

Excavating Safely - Avoiding injury when working near gas pipes:  
[http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe\\_leaflet3e2finalamends061207.pdf](http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf)

Standard Guidance:

Essential Guidance document:  
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:  
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):  
<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):  
<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the National Grid and Cadent websites.

## 5

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) Tel: 0800 688 588

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site is located on a large grass verge on the southern side of Longwalk Road/ Furzeground Way. 5 Longwalk Road is located to the west of the site and a lake is located south-east of the site. 7 Roundwood Avenue is located to the north. The application site is located within the Green Belt and in the Hayes/West Drayton Corridor. Land to the west, north and east of the site falls within the Stockley Park Industrial and Business Area

(IBA).

### **3.2 Proposed Scheme**

Planning permission is sought for the installation of underground pump equipment, the installation of a small electrical cupboard (1.49m wide, 0.74m deep and 1.25m high), the creation of a lay-by (0.3m deep and 26m wide) and the relocation of two existing stone monoliths to a grass area at the north end of Stockley Park.

### **3.3 Relevant Planning History**

#### **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:

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

LE2 Development in designated Industrial and Business Areas

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL4 Green Belt - replacement or extension of buildings

DMEI 4 Development on the Green Belt or Metropolitan Open Land

DMHB 11 Design of New Development

DMT 2 Highways Impacts

DMHB 14 Trees and Landscaping

LPP 7.16 (2016) Green Belt

NPPF- 13 NPPF-13 2018 - Protecting Green Belt land

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

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

## **External Consultees**

Consultation letters were sent to 7 local owners/occupiers. No responses were received.

Cadent Gas:

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

The apparatus that has been identified as being in the vicinity of the 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)
- Above ground gas sites and equipment

Further information has been provided as an informative.

Officer comments:

Cadent Gas have confirmed that they have no objection to the proposed planning application at Longwalk Road Stockley Park as the IP gas pipeline in the vicinity will not be affected.

## **Internal Consultees**

Contaminated Land Officer:

The following informative can be applied:

There is a possibility there may be some contaminating substances present in the ground at depth. We have no information on the ground conditions. We would advise persons working on site to take basic precautions in relation to any contamination they may find. Remedial works were undertaken at the site, however the possibility of contamination being present at depth remains. Precautions should be taken to minimise the mixing of any material that is dug up with clean shallow soils that are to remain on site.

REASON:

You are advised the subject location is on a former landfill site. The advice is provided on the grounds of Health and Safety of the workers on site and to ensure the appropriate restoration of the site once works are complete to minimise risk to future users of the location. The suitability of materials and construction techniques may also need to be considered.

Floodwater Management Officer:

No objection to proposals. Foul pumping not a material consideration of the flood and water management team.

Highways:

The proposed works are located on land which is not maintained by the London Borough of Hillingdon as Highway Authority. The Proposals are therefore not expected to raise any issues pertaining to highway safety and convenience of use.

Trees/Landscape Officer:

Stockley Park is an award-winning business park, built on reclaimed land in the 1990's in accordance with a landscape-led masterplan. The business park features office pavilions set within a verdant landscape of parkland with trees, lakes and other water bodies linked by service roads and separate footpaths through the landscape.

The proposed siting of the pump systems includes one at the north end situated on grass verge between the north lake and the first roundabout. The second installation is proposed at the southern end of the site, again in an area of wide grass verge. Both have been situated close to the estate road - for ease of installation and future maintenance? Both locations appear to have avoided trees and shrubs.

## RECOMMENDATION

No objection subject to condition COM10 (trees to be retained)

### **7. MAIN PLANNING ISSUES**

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

The application site is located within Stockley Park, an Industrial and Business Area (IBA). Policy LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect Industrial and Business Areas.

The proposal to install underground pump equipment and an associated electrical cupboard on a large grass verge, along with the creation of a lay-by, is considered to be acceptable in this location within the Stockley Park Industrial and Business Area (IBA). Subject to compliance with other relevant Hillingdon Local Plan Policies, the proposed scheme would comply with Policy LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **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. The proposal would install pump equipment underground with associated development (1.25m high equipment cabinet, access lids and 1m high bollards) on the surface of the grass verge. A new lay-by would also be created.

The proposed works are considered to be acceptable and would not have a significant impact on the visual amenity of the existing grass verge, landscaping and the wider surrounding Green Belt. The stone monoliths relocated to the north end of Stockley Park would also not cause harm to the Green Belt. The proposal would therefore comply with Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMEI4 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

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

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene.

The proposal would install pump equipment underground with associated development on the surface of the grass verge, and a new lay-by would be created.

The above ground works would comprise of an area of hardstanding along with one equipment cabinet (1.49m wide, 0.74m deep and 1.25m high) and access lids (to the



underground pump equipment) and 1m high bollards alongside the new lay-by. It is considered that the proposed works to the existing grass verge would be acceptable in this location and would not have a detrimental impact on the character and appearance of the immediate street scene and the wider Stockley Park Industrial and Business Area (IBA).

The proposal would also involve the relocation of two stone monoliths which currently exist at the application site. These would be moved to a grass area at the north end of Stockley Park. The proposed location of the stone monoliths is considered to be acceptable and they would not cause harm to the character and appearance of the street scene and wider area.

The proposal would therefore comply with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB11 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

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

The application site is located within Stockley Park, an Industrial and Business Area (IBA), and there are no residential units within 200m of the site. Therefore the proposal would not impact on residential amenity.

#### **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 UDP 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.

The proposed underground pump equipment and the associated equipment cabinet would be located on a large grass verge, and a new lay-by created alongside Longwalk Road/Furzeground Way. 1m high Bollards would be located between the new lay-by and the large grass verge where the pump equipment and associated development would be located. The new lay-by would be 0.3m deep and 26m wide which would allow for a large oil tanker and a 3.5t panel van.

The Council's Highways Engineer has raised no objection to the proposed development. It is therefore considered that the proposed lay-by would not have a detrimental impact on highway and pedestrian safety, and therefore accords with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and DMT2 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

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

Urban Design:  
See Section 7.07 of this report.

Access and Security:

The pump equipment would be located within underground pits accessed by hinged access lids and 1m high bollards alongside the lay-by would prevent vehicles accessing the site. These measures are considered to be acceptable in regards to security and access.

#### **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**

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate.

The proposed pump systems would be situated on a wide grass verge at the southern end of Stockley Park. The two stone monoliths would be relocated to a grass verge at the northern end of Stockley Park. The proposed pump systems and the stone monoliths would avoid trees and shrubs within the area and so the Council's Trees/Landscape Officer has no objection to the proposed locations, subject to a condition requiring existing trees and shrubs to be retained.

Therefore, the proposal is considered to comply with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB14 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

### **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 Council's Floodwater Management Officer has no objection to the proposed installation of underground pump equipment as foul pumping is not a material consideration.

### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

### **7.19 Comments on Public Consultations**

No responses were received during the public consultation.

### **7.20 Planning obligations**

Not applicable to this application.

### **7.21 Expediency of enforcement action**

Not applicable to this application.

### **7.22 Other Issues**

Contamination:

The application site is located within the Stockley Park Industrial and Business Area (IBA). The site is located on previously contaminated land. The Council's Contaminated Land Officer has advised that whilst remedial works were previously undertaken at the site there is a possibility there may be some contaminating substances present in the ground at depth. No information on the ground conditions has been provided as part of the application submission. The Council's Contaminated Land Officer has therefore advised that persons working on site to take basic precautions in relation to any contamination they may find. Precautions should be taken to minimise the mixing of any material that is dug up with clean shallow soils that are to remain on site.

## **8. Observations of the Borough Solicitor**

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

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

## **9. Observations of the Director of Finance**

Not applicable to this application.

## **10. CONCLUSION**

Planning permission is sought for the installation of underground pump equipment, the installation of a small electrical cupboard, the creation of a lay-by and the relocation of two existing stone monoliths to the north of Stockley Park.

The proposal would not have a detrimental impact on the character and appearance of the immediate street scene and the wider Stockley Park Industrial and Business Area (IBA), and would not cause harm to the visual amenity of the Green Belt. The proposal would not impact on highway or pedestrian safety.

The proposal therefore complies with Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies AM7, BE13, BE38 and LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

## **11. Reference Documents**

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

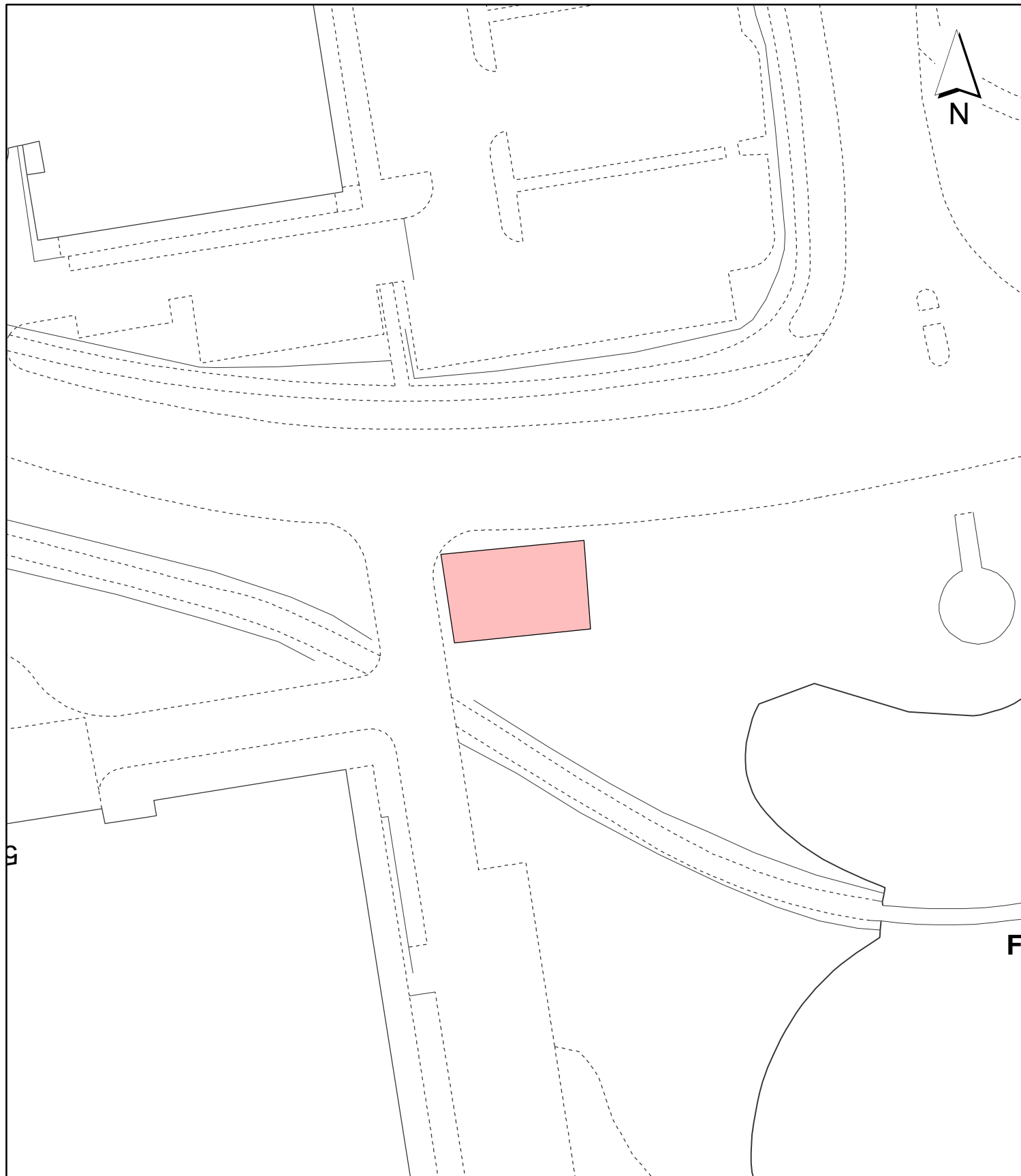
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019)

National Planning Policy Framework (2018)

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



# Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Land Adjacent to  
5 Longwalk Road**

Planning Application Ref:

**74688/APP/2019/955**

Planning Committee:

**Central & South**

Scale:

**1:500**

Date:

**September 2019**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



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