

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 09/311/44 Rev. A, 09/311/41 Rev. E, 09/311/43 Rev. C 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).

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.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
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.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMT 2	Highways Impacts

DMT 6	Vehicle Parking
LPP 7.16	(2016) Green Belt
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 147 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

5 170 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.

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The Council is aware of the presence, within 250 metres of the site, of land with the potential to emit gas. However, the risk of gas migration is considered minimal due to the age, nature and/or location of the fill. It is, however, recommended that the buildings are designed and constructed to prevent/minimise the possible entry of any migrating landfill gas. Please contact the Building Control Inspector on 01895 250155 if you require any advice.

3. CONSIDERATIONS

3.1 Site and Locality

The proposed site is located south of Goulds Green. The site is an existing riding stables with an entrance lane directly across from nos. 20 and 22 Goulds Green. There are parking on the east as you enter the site and on the west, is a residential dwelling occupied by the owner of the site. In recent years, a detached barn was converted into a 3-bedroom unit. To the rear of the property, it comprises of a stable yard with associated storage buildings and tack shop building. Adjacent to the large storage building towards the centre of the site is a small open area with soft landscaping.

The application site is well screened from the surrounding area by soft landscaping on all external boundaries. To the south is Stockley Park and to the north are residential properties. The site is rural in character and appearance. The application site is situated within the Green Belt and is part of the Hayes/West Drayton Corridor.

3.2 Proposed Scheme

The proposed scheme of the application is the retrospective demolition of stables and office/store, the erection of cattery pens (Use Class Sui Generis) and office. The cattery stall will be built within the same footprint of the original stable and the office is located adjacent to the cattery on the east.

Existing:

Office/Store - 5.5m (H) x 12.5m (L) x 3.5m (H) = 68.75 sqm

Stables - 3.5m (W) x 21m (L) x 2.9m (H) = 73.5 sqm

Proposed:

Office - 4m (W) x 6m (L) x 2.8 to 2.9m (H) = 24 sqm (slanted roof)

Cattery Stalls - 4.15 (W) x 13.17m (L) x 2.5m (H) = 54.66 sqm

The original stable and office/store would amount to a total of 142.25sqm, however the proposed will have a footprint of 78.66sqm. As such, there is a reduction of 66.59sqm. The proposed external material of the buildings are to match the cladding of the existing remaining stables in brown waney edged timber.

At the time of the case officer's site visit, the office/store had already been constructed and the stables have been demolished. It is also noted that there are several shipping containers located at the premise which do not appear to have planning permission.

3.3 Relevant Planning History

26738/79/0790 Riding Stables Goulds Green Hillingdon

Change of use to Retail use 34sq.m.(P)

Decision: 05-09-1979 ALT

26738/A/85/2033 Riding Stables Goulds Green Hillingdon

Retention of permission (base unknown)(P)

Decision: 10-07-1986 Withdrawn

26738/APP/2009/2596 The Stables Goulds Green Hillingdon

Conversion of outhouses to 1 two-bedroom and 1 one-bedroom flat, to include single storey side extension, conversion of loftspace to habitable use and alterations to elevations.

Decision: 08-02-2010 Withdrawn

26738/APP/2010/2554 The Stables Goulds Green Hillingdon

Conversion of detached barn to rear to a three-bedroom residential unit, including 2 parking spaces and associated amenity space.

Decision: 06-09-2011 Approved

26738/APP/2014/4443 Riding Stables Goulds Green Hillingdon

Single storey detached outbuilding to rear for use for a swimming pool and associated plant rooms (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 02-02-2015 Refused

26738/APP/2015/499 Riding Stables Goulds Green Hillingdon

Single storey detached outbuilding for use as a swimming pool and plant room

Decision: 13-04-2015 Approved

26738/APP/2018/1279 Riding Stables Goulds Green Hillingdon

Erection of cattery buildings and associated office

Decision: 18-06-2018 Refused **Appeal:** 13-11-2018 Dismissed

26738/B/86/0797 Riding Stables Goulds Green Hillingdon

Leisure development - 3320sq.m. (Full)(P)

Decision: 19-06-1986 Approved

26738/C/86/0798 Riding Stables Goulds Green Hillingdon

Leisure development - 2630sq.m. (Full)(P)

Decision: 19-06-1986 Approved

26738/D/87/2036 Riding Stables Goulds Green Hillingdon

Erec. of a two-storey side extn. for granny annexe and conservatory to rear elevation.

Decision: 07-04-1988 Approved

26738/F/88/2818 The Farmhouse Goulds Green Hillingdon

Continued use of open menage and car park

Decision: 25-05-1989 ALT

26738/G/91/1045 The Farmhouse Goulds Green Hillingdon

Continued use of open menage and car park; Renewal of planning permission ref. 26738F/88/2818 dated 25.5.89

Decision: 01-08-1991 ALT

26738/H/91/1950 The Farmhouse Goulds Green Hillingdon

Erection of a manure store enclosure and permanent use of land as car park

Decision: 15-06-1992 Approved

26738/J/94/0186 The Farmhouse Goulds Green Hillingdon

Erection of a two-storey rear extension

Decision: 30-03-1994 Approved

26738/L/94/1463 The Farmhouse Goulds Green Hillingdon

Erection of two outbuildings for the manufacture and storage of fireworks

Decision: 23-11-1994 Refused **Appeal:** 27-10-1995 Dismissed

26738/M/97/0100 Riding Stables Goulds Green Hillingdon

Installation of pitched roof over tack shop

Decision: 27-03-1997 Approved

26738/PRC/2019/69 Riding Stables Goulds Green Hillingdon

Demolition of stables and reconstruct for cattery (Use Class Sui Generis)

Decision: 05-06-2019 OBJ

Comment on Relevant Planning History

A pre-application under planning reference 26738/PRC/2019/69 dated 05-06-19 was recommended for objection for the demolition of stables and reconstruct for cattery (Use Class Sui Generis).

A planning application under reference 26738/APP/2018/1279 was refused on 18-06-18 and was dismissed at appeal on 13-11-18 for the erection of cattery buildings and associated office. The inspector concluded that the scheme would be inappropriate development which would give rise to a small loss of openness to the Green Belt.

A planning application under reference 26738/APP/2015/499 was granted on 13-04-15 for a single storey detached outbuilding for use as a swimming pool and plant room.

A Certificate of Lawful Development under reference 26738/APP/2014/4443 was refused on 02-02-15 for a single storey detached outbuilding to rear for use for a swimming pool and associated plant rooms.

A planning application under reference 26738/APP/2010/2554 was granted on 09-09-11 for the conversion of detached barn to rear to a three-bedroom residential unit, including 2 parking spaces and associated amenity space.

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

Part 2 Policies:

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

OL4 Green Belt - replacement or extension of buildings

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.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

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

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

DMEI 4 Development on the Green Belt or Metropolitan Open Land

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP 7.16 (2016) Green Belt

NPPF- 2 NPPF-2 2018 - Achieving sustainable development

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **5th September 2019**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed and expired on 5-09-19. A total of 16 neighbouring owners/occupiers were consulted. Two comments were received. The summary of the comments are as follows:

- No objection to the proposed as long as there are no noise pollution, no construction vehicle and customer vehicle parked in front of residential houses, no abusive customer, no HGV before 8am, respect resident's privacy and the applicant is liable to clean the road/windows
- No objection if there are no disturbances and parking/blocking driveways. Previously experienced abusive customers from the stable parking in residents driveways.

Internal Consultees

EPU Officer:

I have read through the submitted documents and there is no impact in regards to pollution or noise nuisance.

Contaminated Land Officer:

Please include the following:

Gas Informative

Building Techniques - It is recommended that the buildings are designed and constructed to prevent/minimise the possible entry of any migrating landfill gas. Please contact the Building Control Inspector on 01895 250155 if you require any advice.

REASON:

The Council is aware of the presence, within 250 metres of the site, of land with the potential to emit gas. However, the risk of gas migration is considered minimal due to the age, nature and/or location of the fill.

Conservation and Urban Design Officer:

Summary of Comments

There is no conservation objection in principle to these proposals, however, the vague information supplied so far implies that the proposed buildings may be clad in none traditional materials, which would be unacceptable. Should this proposal be approved, the exterior construction would need to be in timber, including the windows and doors.

Observations

The proposals in this application are considered to be within the setting of the Locally Listed property known as "The Stables", a late 19th C stable block to Goulds Green Farm. Two storey hayloft and dovecot, with single storey stable wings to each side; in stock bricks, slate roof with terracotta ridge

tiles. Brick dogtooth eaves detail and string course, decorative arches to doors and windows. Converted to dwellings c2010.

This is a proposal to create a cattery on this site.

These proposals make use of the existing building plan for the courtyard and involve the erection of a similar type/class of building. There is no conservation objection in principle to these proposals, however, the Design and Access Statement refers to the use of 'proprietary manufactured cleanable materials', in their section on appearance. This is rather vague and implies the use of plastic cladding and windows which would be unacceptable in the setting of the locally listed old stables. Traditional timber cladding and window frames would be required, in suitable brown timber colour.

As always we are seeking to preserve or enhance the historic environment.

Recommendations

Recommend clarification/changes to proposed materials, otherwise no conservation objection.

Case Officer's Comment:

Following the receipt of further information, the proposed external material will be brown waney edged timber to match the cladding on the remaining stables.

Highways Officer:

Original Comments: No information has been provided regarding site access, trip generation and the quantum and layout of any off-road car parking. This information is needed before highway, traffic and transportation comments can be provided.

Revised Comments: There are no highway objections to this development.

Trees/Landscape Officer:

This site is occupied by a riding stable with livery and a number of outbuildings, yards and a car park. Accessed from the south side of Goulds Green, the southern boundary is defined by the edge of Stockley Park. There is a large ash tree on the northern edge of the proposed development site, which is not shown on plan. While the tree is an attractive feature, it is not protected by TPO or Conservation Area designation. The site lies within the Green Belt.

COMMENT The site was the subject of a previous application ref. 2018/1279 which was refused at Appeal. No trees or existing landscape will be affected by the proposal. The current proposals appear to have addressed the Inspector's reasons for refusal by reducing the footprint of the cattery to that of the existing stables. As noted in the Inspector's comments on openness (item 9), the proposed buildings will be screened from wider public view by the existing buildings and mature landscaping (around the boundaries).

RECOMMENDATION No objection and no need for landscape conditions.

Planning Policy Team:

Development Plan

1. Development Plan

1.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.2 The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Saved UDP Policies (2012)
The London Plan - Consolidated With Alterations (2016)

1.3 The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Consolidated with Changes July 2019)

1.5 The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. This Consolidated version remains under examination with a report by the appointed panel of Inspectors due in Autumn 2019.

1.6 The NPPF sets out that decision takers may also give weight to relevant policies in emerging plans according to their stage in preparation, the extent of unresolved objections and degree of consistency with the NPPF. The Council's general approach at this stage is to give limited weight to the draft London Plan as a material consideration when deciding planning applications given at this stage of preparation it remains subject to a large number of objections, and could still be subject to significant further change prior to publication.

Proposed Submission Local Plan Part 2 with Main Modifications (March 2019)

1.7 The Revised Proposed Submission Local Plan Part 2 (LPP2) documents (Development Management Policies, Site Allocations and Designations and Policies Map Atlas of Changes) were submitted to the Secretary of State for examination in May 2018.

1.8 The public examination hearing sessions took place over one week in August 2018. Following the public hearing sessions, the examining Inspector advised the Council in a Post Hearing Advice Note sent in November 2018 that he considers the LPP2 to be a plan that could be found sound subject to a number of main modifications.

1.9 The main modifications proposed by the Inspector were agreed by the Leader of the Council and the Cabinet Member for Planning, Transport and Recycling in March 2019 and were published for public consultation from 27 March to 8 May 2019.

1.10 Taking para 48 of the NPPF into account, the Council's general approach to the weight which should be afforded to the draft LPP2 will be as follows:

1.11 With regard to (a) of para 48, the preparation of the LPP2 is now at a very advanced stage. The public hearing element of the examination process has been concluded and the examining Inspector has indicated that there are no fundamental issues with the LPP2 that would make it incapable of being found sound subject to the main modifications referred to above.

1.12 With regard to (b) above, those policies which are not subject to any proposed main modifications are considered to have had any objections resolved and can be afforded considerable weight. Policies that are subject to main modifications proposed by the Inspector will be given less than considerable weight. The weight to be attributed to those individual policies shall be considered on a case by case basis considering the particular main modification required by the Inspector and the material considerations of the particular planning application, which shall be reflected in the report, as required.

1.13 With regard to (c) it is noted that the Inspector has indicated that subject to main modifications the LPP2 is fundamentally sound and therefore consistent with the relevant policies in the NPPF.

1.14 Notwithstanding the above, the starting point for determining planning applications remains the adopted policies in the Local Plan: Part 1 Strategic Policies and the Local Plan: Part 2 Saved UDP Policies 2012.

2.0 Designations

- Metropolitan Green Belt

3.0 Principle of Development

3.1 The proposed development is for the replacement of a stable block and supporting office and store with a smaller office and cattery block. Based on a high level assessment of the proposals (i.e. that the overall footprint will reduce and there is no increase in bulk), it would appear they may qualify for one of the exceptions set out in the National Planning Policy Framework and therefore would not be inappropriate development.

3.2 Paragraph 145 part g) sets out an exception for 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

3.3 Taking this exception into account, draft policy DMEI 4 Development in the Green Belt or Metropolitan Open Land of the emerging LPP2 provides detailed assessment criteria stating that proposals for redevelopment on sites in the Green Belt will only be permitted where the proposal would not have a greater impact on the openness of the Green Belt, and setting out criteria which cover factors such as height, bulk, distribution and visual amenity. A detailed assessment against these criteria will be required by the case officer to determine if the proposed development meets the requirements of policy DMEI 4. Saved Policy OL4 which also sets similar criteria for assessing redevelopments in the Green Belt should also be taken into.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This property is currently used for residential purposes for the owner and is a livery and a riding school with a tack shop and stables. As part of this application, a new use is introduced with the establishment of a cattery. The issues relating to this are covered in the Impact on the Green Belt section of this report.

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

Paragraph 145 of the National Planning Policy Framework (2019) states that 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.

Policy 7.16 of The London Plan (2016) states that inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance.

Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that within the Green Belt, as defined on the proposals maps, the following predominately open land uses will be accept: (i) agriculture, horticulture, forestry and nature conservation; (ii) open air recreational facilities; (iii) cemeteries. The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt.

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will only permit the replacement or extension of buildings within the Green Belt if: (i) the development would not result in any disproportionate change in the bulk and character of the original building; (ii) the development would not result in any disproportionate change in the bulk and character of the original building; (ii) the development would not significantly increase the built up appearance of the site; (iii) having regard to the character of the surrounding area the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

Policy DMEI 4 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that A) Inappropriate development in the Green Belt

and Metropolitan Open Land will not be permitted unless there are very exceptional circumstances, B) Extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to: i) the height and bulk of the existing building on the site; ii) the proportion of the site that is already developed; iii) the footprint, distribution and character of the existing buildings on the site; iv) the relationship of the proposal with any development on the site that is to be retained; and v) the visual amenity and character of the Green Belt and Metropolitan Open Land.

The proposed development is for the replacement of a stable and supporting office and store with a smaller office and cattery block. As the proposed buildings will have a reduced overall footprint, no increase in bulk and size, and is to be located on the same footprint of original stable, the proposed is in line with exemption (g) within Paragraph 145 of the NPPF (2019).

Although Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) has defined uses within the Green Belt that is acceptable and the proposed cattery use is outside this scope, the applicant has provided justification for the additional use as a cattery within the Green Belt. The site was initially established as a riding school and livery, however due to the loss of the grazing land which was leased from the Council, the application site has reduced from 40 horses to 8 horses. As such, the site is currently significantly under utilised for its original purposes.

The proposed cattery will provide a new service to the community and function within this Green Belt site. The chosen position of the cattery is well within the centre of the site and away from residential dwellings, replacing the old dilapidated stables that was demolished due to health and safety issues. The location of the site is considered appropriate due to the contained nature of the site and would unlikely cause harm to the site or the surrounding area but rather enhance its uses.

The Framework indicates that any harm to the Green Belt should be given substantial weight, however given the site is significantly under utilised for its original purposes and justification has been provided to support the proposed additional uses, the proposal is considered acceptable and would not have greater impact on the Green Belt than the existing use. As such, weight should be given to the very special circumstances to justify the proposed.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Planning Authority considers it desirable to retain or enhance.

The proposed cattery stall and office is located on hard landscape where the original building once was. The building is sited in the centre of the site with the surrounding stables, shop and soft landscaping screening the development from the street scene. Furthermore, the proposed external material used is brown waney edged timber which will match the existing cladding of the adjacent stables and is considered to be sympathetic to the rural look and feel of the immediate site. As such, the development is considered acceptable and is in accord with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP (November 2012).

7.08 Impact on neighbours

Policy BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Given its location and that the new cattery and the office has a smaller footprint and height than the original buildings, the proposed is considered unlikely to impact on neighbours result in a significant loss of residential amenity. As such, complies with Policy BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP (November 2012) considers whether the traffic generated by proposed development is acceptable in terms of the capacity and functions of existing and committed principal roads only, and will wholly discount any potential which local distributor and access roads may have for carrying through traffic.

Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP (November 2012) permits new development if it is in accordance with the Council's adopted car parking standards.

Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that development proposals must ensure that: i) safe and efficient vehicular access to the highway network is provided to the Council's standards; ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents; iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes; iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when: i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations. B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

The site has on-site parking immediately to the east of the site as you enter the driveway. There are a total of 9 car parking spaces including a disable bay. In reference to the previous appeal, the Inspector's reported stated that "the scheme would not have a materially harmful effect on highway safety or conflict with the highway safety protection aims of policy AM7 of the UDP". Furthermore, the Council's Highways Officer has assessed the application and no objections were raised. As such, the development is considered to be acceptable and is in accord with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP (November 2012) and Policies DMT2 and DMT 6 of the

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

7.11 Urban design, access and security

Refer to "Impact on the character & appearance of the area".

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

No trees or landscaping would be affected by the proposed. The replacement buildings will be located on existing hard surface ground where the original stable was located. The Council's Trees and Landscape officer was consulted and no objections was raised.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of the surrounding properties or the area generally, because of: (i) the siting or appearance; (ii) the storage or display of vehicles, goods, equipment or other merchandise; (iii) traffic generation and congestion; (iv) noise and vibration or the emission of dust, smell or other pollutants, unless sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable.

Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within acceptable levels by engineering, lay-out or administrative measures.

As stated by the Inspector's Report, the "noise generated by cats would not be greater than that generated by horses" and that "there are no substantive evidence to suggest that the proposed use would result in unacceptable odours". On this basis in addition to the site's location to the rear of the property and surrounding landscape, it is considered that the proposal is unlikely to be detrimental to the character or amenities of the surrounding properties and area in general. Therefore, complies with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.19 Comments on Public Consultations

The issues raised are covered in the main body of the report.

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

This application seeks planning permission for the retrospective demolition of stables and office/store, and proposes a cattery stall and office. The site is located within the Green Belt however, the proposed cattery and office have a smaller footprint, height and scale than the demolished buildings, thus the development is considered acceptable and in line with Paragraph 145 part (g) of the NPPF.

Although the proposed departs from Policy OL1, some justification has been provided and the proposal is not considered to have a greater impact on the Green Belt than the existing use. The site is currently under utilised due to the loss of grazing land. The proposed will provide the Green Belt site a new offer and function to the area in general and would enhance its use. As such this application should be considered as an exemption to special circumstances.

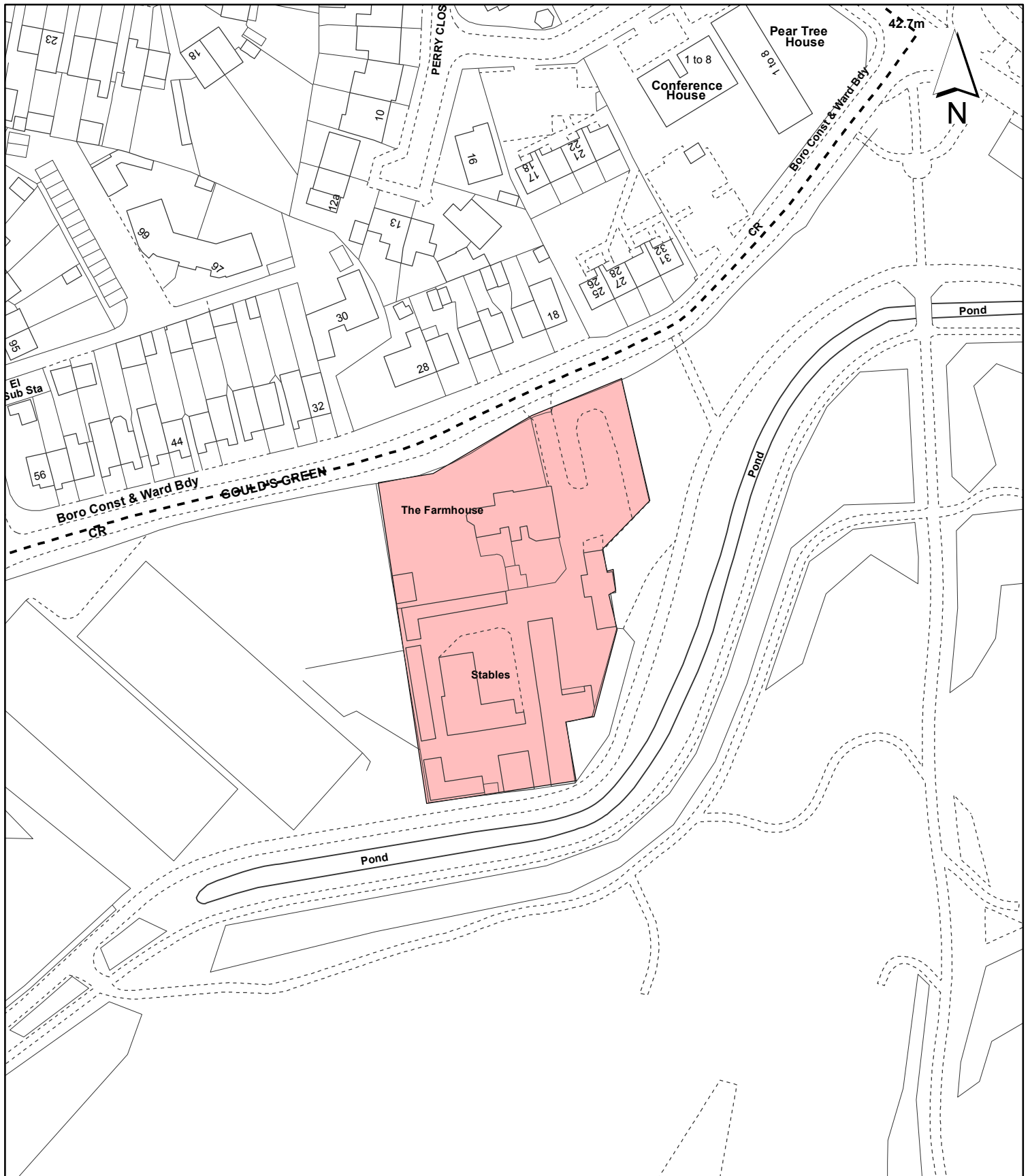
This application is recommended for Approval.

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)
The London Plan (2016)
National Planning Policy Framework (2019)

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Notes:

 Site boundary

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Site Address:

**Riding Stables
 Goulds Green**

Planning Application Ref:
26738/APP/2019/2207

Planning Committee:
Central & South

Scale:
1:1,250

Date:
November 2019

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
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