

Report of the Head of Planning & Enforcement

Address THE BUNGALOW NEWYEARS GREEN LANE HAREFIELD

Development: Construction of a temporary Civic Amenity Facility for use during redevelopment of the Harefield Civic Amenity Site, including temporary change of use of bungalow to office and staff welfare facility.

LBH Ref Nos: 29665/APP/2010/617

Drawing Nos: CV8100125/105
Figure 6 Rev. A, Landscape Proposals
CV8100125/112 Rev P1
CV8100125/100
Planning Statement Ref:18405/P2/A5/TB/cjh Dated March 2010
Design and Access Statement Ref:CV8100125/TF/DW/006 Issue 1
Landscape Assessment Report
Flood Risk Assessment Ref: CV8100125/MT/DW/009 Issue 1 Dated 8 March 2010
Flood Risk Assessment Ref: CV290319/JB/LR/012 Issue 1 Dated 24 September 2009
Preliminary Risk Assessment Ref: CV8100125/MT/DW/014 Issue 1 Dated 18 May 2010
Ecological Data Search Ref: 09/372
Baseline Ecological Survey Dated March 2010
Tree Survey Ref:160 Dated 8 March 2010
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Date Plans Received:	19/03/2010	Date(s) of Amendment(s):	19/03/0010
Date Application Valid:	12/04/2010		09/04/0010
			12/04/0010
			21/05/0010
			14/06/0010

1. SUMMARY

Planning permission is sought for the construction of a temporary civic amenity facilities on land adjacent to the existing Civic Amenity site at Newyears Green Lane. The temporary facility is required for a period of one year, to allow for a continuity of service to residents, for domestic waste and recycling disposal during the construction and refurbishment of the main Civic Amenity site. The proposal will involve the construction of a temporary access road, concrete slab, together with associated drainage and landscaping. The scheme will utilise a temporary single storey modular building and existing buildings on the site, including the vacant bungalow, and will involve the demolition of various dilapidated out buildings.

Civic amenity sites such as this facility are not normally considered appropriate in a Green Belt location and the proposal does not conform to the types of development allowed by national and local policy. However, the proposal will provide a facility necessary to ensure that the Borough can make a full and uninterrupted contribution to sustainable waste management and civic functions. In addition, this is a temporary facility

required for a period of only one year, after which it is proposed to restore the land to its original condition. As such, in the medium to long term, the proposal would not materially increase the built up nature of the site, or harm the openness of the Green Belt It is therefore considered that very special circumstances have been established as to why normal Green Belt Policies should not prevail. No objections are therefore raised to the principle of the development.

Highway and ecological issues have been satisfactorily addressed and subject to the suggested conditions, there would be no material loss of amenity to neighbouring properties, the risk of flooding will be minimised and the quality of the water environment will be protected. Approval is therefore recommended for a temporary period.

2. RECOMMENDATION

This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall endure only for the benefit of the land.

APPROVAL subject to the following conditions:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 T5 Temporary Use - Discontinuance and Reinstatement

The use hereby permitted shall be discontinued, the temporary building, hard standing and access road removed on or before one year from the date of commencement of the use hereby approved. The date of the commencement of use shall be confirmed in writing to the Local Planning Authority. The land shall be restored in accordance with a scheme to be approved in writing by the Local Planning Authority.

REASON

The use of the site for a Civic Amenity Site is not considered to be acceptable on a permanent basis because the use represents inappropriate development in the Green Belt and it has not been demonstrated that there are very special circumstances or material considerations that would override the provisions of the development plan or Government policy, or mitigate against the loss of this Green Belt site, contrary to Policy OL1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and PPG2 Green Belts.

3 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works for the operational phase of the development has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The schemes shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NONSC Non Standard Condition

Within three months of the date of implementation of this permission, a land restoration scheme providing full details of hard and soft landscaping works for the restoration phase of the development, required by condition 2, shall be submitted for the approval in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include details of the following: -

- a) the sequence and phasing of the restoration
- b) the spreading of an even layer of top soil, specifying the depth and method of placement, in order to achieve final levels which may marry in with those of the surrounding land
- c) the ripping of any layers of final cover to ensure adequate drainage and aeration
- d) the restoration of hard standing (concrete slab) and decommissioning of the access road,
- e) the removal of plant, buildings, structures and machinery
- f) The re-instatement of the planted bund along the southern boundary of the permanent Civic Amenity site.
- g) drainage of the restored land
- h) the seeding of the restored land with appropriate grass mix
- i) the proposed finishing levels or contours,
- j) the programme of implementation of the scheme
- k) measures to protect and enhance the existing nature conservation interest of the site
- l) means of enclosure
- m) planting plans (at not less than a scale of 1:100),
- n) written specification of planting and cultivation works to be undertaken,
- o) schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,

The scheme shall thereafter be implemented in accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with Policies OL1 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 TL6 Landscaping Scheme - implementation

All hard and soft landscaping for the operational phase of the development shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. All hard and soft landscaping for the restoration phase of the development shall be completed within the first planting and seeding seasons following the cessation of the use hereby approved.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

7 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced or in accordance with a timetable agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 NONSC Non Standard Condition

The stockpiles of top soil and sub soil shall not exceed 2.0 metres in height.

REASON

To protect the visual amenities of the Green Belt, in compliance with Policies OL1 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 NONSC Non Standard Condition

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority.

REASON

To prevent contaminated surface runoff water entering the inner source protection zone beneath the site, to improve water quality and prevent pollution of the water environment, in compliance with Policy 4A.17 of the London Plan (February 2008).

11 ST1 Standard Condition

The construction of the site drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

REASON

To prevent the increased risk of flooding to third parties, to the site itself, to improve water quality and prevent pollution of the water environment, in compliance with Policies OE7 and OE8 of the Hillingdon Unitary development Plan Saved Policies (September 2007) and Policy 4A.17 of the London Plan (February 2008).

12 OM7 Refuse and Open-Air Storage

Details of on-site refuse storage (including any open-air storage facilities) for waste material awaiting disposal, including details of any screening, shall be indicated on plans to be submitted to and approved by the Local Planning Authority. Such facilities shall be provided prior to occupation of the development and thereafter permanently retained for as long as the use remains on the site.

REASON

To ensure that visual amenities are not prejudiced, in accordance with policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 OM1 Development in accordance with Approved Plans

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

REASON

To ensure that the external appearance of the development is satisfactory and complies

with Policies OL5 and BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 NONSC Non Standard Condition

Development shall not begin until details of all traffic arrangements, including where appropriate, method of carriageway and footway construction, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time, for so long as the use hereby approved remains.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan.

15 NONSC Non Standard Condition

Development shall not commence until details of parking provision for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained for as long as the use remains on the site.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 NONSC Non Standard Condition

All construction vehicles servicing the development hereby approved shall enter and depart the site using the western section of New Years Green Lane, via Harvil Road.

REASON

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan.

17 NONSC Non Standard Condition

Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining highway in accordance with Policy AM2 of the Hillingdon Unitary Development Plan (Saved Policies (September 2007)).

18 NONSC Non Standard Condition

The site shall only operate between the hours of 07:00 and 20:00.

REASON

In order to comply with the terms of the application and to safeguard the residential amenity of the occupiers of surrounding properties, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 NONSC Non Standard Condition

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and if contamination is found in the site survey or during development a remediation scheme for removing or rendering innocuous all contaminates from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the future site users and the environment when the site is developed. In the event that contamination is found at the site, it shall be recorded within a watching brief and reported in writing to the Local Planning Authority and the measures identified in the approved scheme shall be implemented, following which verification information must be submitted in writing for approval by the Local Planning Authority. All works, which form part of this remediation scheme, shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority).

REASON

- (i) To ensure that the users of the site and the environment are not subjected to any risks from land contamination associated with the tipped ground in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).
- (ii) To prevent pollution of the water environment, in compliance with Policy 4A.17 of the London Plan (February 2008).

20 NONSC Non Standard Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON:

To protect the groundwater in the inner source protection zone beneath the site from the effects of unsuspected contamination, in compliance with Policy 4A.17 of the London Plan (February 2008).

21 NONSC Non Standard Condition

Prior to commencement of any works, details of the secure cycle storage and motor bike parking arrangements shall be submitted to and approved by the Local Planning Authority. These facilities shall be provided prior to the occupation of the development and thereafter permanently retained for as long as the use remains on the site.

REASON

To ensure that adequate facilities have been provided, in accordance with the Council's parking standards and Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

NONSC

22 Before any part of the ~~Development~~ **Non Standard Condition** is commenced, the applicant shall carry out and submit details of a landfill gas survey in the ground at the development site. The gas survey shall include areas below the footprint of the building and/or within existing confined spaces, where gas may build up. The applicant shall assess the risks from gas migration and if gas migration is identified in the site survey or during development, a remediation scheme for measures to prevent gas ingress to any buildings on the development site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of gas migration and provide in detail the remedial measures to be taken to avoid risk to the future site users and the environment when the site is developed. In the event that landfill gas is found at the site, it shall be recorded within a watching brief and reported in writing to the Local Planning Authority and the measures identified in the approved remediation scheme shall be implemented, following which verification information must be submitted in writing for approval by the Local Planning Authority. All works, which form part of this remediation scheme, shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). No new gas migration pathways shall be introduced as a result of the development, without adequate mitigation measures in place.

REASON

The Council's records show that the development site is within 250 metres of a landfill site, which continues to generate landfill gas. A gas survey is required to clarify that there is no significant gas migration from the landfill to the development site, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

23 NONSC Non Standard Condition

Before development commences, details of the position and design of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of underground works and measures to eliminate vertical and horizontal light spillage for the car park areas, roads, areas immediately around the buildings and courtyards.

REASON

To ensure that the development presents a satisfactory appearance. To safeguard the amenities of nearby residential properties and to ensure that the work does not undermine landscaping proposals, in accordance with Policies BE13, BE38 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

24 NONSC Non Standard Condition

The facilities hereby permitted shall be used only for purposes ancillary to the existing civic amenity site operations.

REASON

To enable the Local Planning Authority to retain control over the use in terms of HGV movements and waste input, so as to ensure that it complies with Policies OL1 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

25 NONSC Non Standard Condition

No development shall take place until the applicant has submitted to and agreed in writing with the Local Planning Authority an Ecological Management Plan (EMP) for the site, in accordance with the recommendations set out in the Baseline Ecological Survey Report dated March 2010. The scheme shall incorporate a landscape restoration planting

strategy for the site, alongside measures for habitat enhancement. The scheme should include a plan clearly showing the areas and types of planting and where the habitat enhancement measures will be located. The scheme shall be carried out in accordance with the approved Ecological Management Plan.

REASON

To ensure the protection of European Protected Species and that the proposed development will not have unacceptable ecological effects on the locality in accordance with Policies EC1 and E5 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

26 NONSC Non Standard Condition

Bat and nesting bird surveys shall be undertaken prior to implementation of works on the site, to ascertain the presence of any protected species, estimate the size of the population present (if any) and assess the distribution of the species and their habitats across and adjacent to the application site. Where protected species are found to be present, an assessment shall be made of the likely impacts the development would have on the species concerned. This should be accompanied by a set of any additional mitigation measures necessary to comply with relevant legislation. Where appropriate, the scheme shall be carried out in accordance with the approved mitigation measures.

REASON

To ensure the protection of a European Protected Species and to benefit local wildlife, in compliance with Policies EC1 and EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 3D.14 of the London Plan (February 2008) and the Conservation (Natural Habitats etc) Regulations 1994.

27 NONSC Non Standard Condition

Details of a Construction and Operational Site Working Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved. The scheme shall specify overall management procedures at the site and addresses the following issues (where appropriate):

- (i) types of waste accepted and operating hours;
- (ii) arrangements for site security, staffing and communications;
- (iii) arrangements for control of litter, vermin and insects;
- (iv) arrangements for control of dust and odours. These include the specification for the odour control system in use at the site;
- (v) fire equipment and procedures;
- (vi) procedure for handling liquefied petroleum gas (LPG) cylinders;
- (vii) arrangements for potentially hazardous wastes;
- (viii) arrangements for handling batteries;
- (ix) technical competency of staff.
- (x) Details of the dust suppression sprinkler system.

Development shall be carried out in accordance with the approved Construction and Operational Site Working Plan.

REASON

To ensure that potential pollution risks are well managed and controlled and to safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies

(September 2007).

28 NONSC Non Standard Condition

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures including and lighting and any CCTV scheme shall be submitted to and approved in writing by the Local Planning Authority. Any security measures to be implemented in compliance with this condition shall reach the necessary standard necessary to achieve the Secure by Design accreditation award by the Metropolitan Police and be implemented prior to the first occupation of the development.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Councils SPG on Community Safety By Design.

29 NONSC Non Standard Condition

Prior to commencement of use of the development hereby approved, details of mitigation measures to off set any deterioration in air quality as a result of the development shall be submitted to and approved by the Local Planning Authority. The mitigation strategy shall be integrated within the development and thereafter permanently retained and maintained.

REASON

In order to protect the amenities of local residents, in compliance with Policy 4A.19 of the London Plan (February 2008).

30 DIS4 Signposting for People with Disabilities

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

2 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

3 I12 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

4 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

5 I14 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

6

You are advised that the proposed development may require a Waste Management Licence in accordance with the requirements of the Environmental protection Act 1990.

7 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

8 I16 **Directional Signage**

You are advised that any directional signage on the highway is unlawful. Prior consent from the Council's Street Management Section is required if the developer wishes to erect directional signage on any highway under the control of the Council.

9 I19 **Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

10 I25 **Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

11 I43 **Keeping Highways and Pavements free from mud etc**

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

12 I45 **Discharge of Conditions**

Your attention is drawn to conditions 3, 6, 7, 9, 11, 14, 15, 19, 21, 22, 23, 25, 26, 27 and 29, which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. The Council may consider taking enforcement action to rectify the breach of these conditions. For further information and advice contact - Planning Environment & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

13

Advice on the land gas fill condition (condition 20) can be obtained from the Environmental Protection Unit on 01895 277440.

14

Handling or storage of any hazardous substance accepted on site should be handled in accordance with the Hazardous Waste (England and Wales) Regulations 2005.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Processing of demolition arising must be in conformity with the Waste Management Licensing Regulations 1994 Schedule 3, exemption from licensing stipulations.

Particular attention needs to be given to avoid the contamination of any asbestos as it is removed in the demolition phase as to avoid contamination of the site from this source.

15

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact Natural England (Tel: 020 7831 6922) if you require further information.

16

Advice on the gas migration condition can be obtained from the Environmental Protection Unit on 01895 250155 or Building Control.

17

You are advised that the temporary access road should be constructed on top of a permeable membrane to ensure that the construction layers can be cleanly removed at the end of its 12 month life.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is owned by the Council and located in the Metropolitan Green Belt. The site is largely made up of a bungalow and a series of redundant single-storey farm buildings constructed in a mix of corrugated iron, wood and asbestos cement sheets. These buildings are arranged around the outside of a broadly rectangular area of open land which is in part hard surfaced and was previously used as a farm yard. To the north, east and west of the site lies open countryside. Further to the west lies the existing civic amenity facility. To the south is New Years Green Lane, beyond which lies the Dogs' Trust complex.

3.2 Proposed Scheme

Planning permission is sought for the construction of a temporary civic amenity facility on land adjacent to the existing Civic Amenity Site at Newyears Green Lane. The temporary facility is required to facilitate service continuity during the construction and refurbishment of the main Civic Amenity site, for which planning permission has recently been granted.

The proposals include the construction of a short section of access road across open

land, from the existing entrance to the Civic Amenity Site to the existing group of dilapidated farm buildings to the east. The majority of these buildings would be demolished, with only two retained to provide temporary storage, to aid on-site operations. The existing bungalow would also be retained and used temporarily as office and welfare accommodation for staff, associated with the operation of the temporary civic amenity facility.

The proposal will also involve the construction of a concrete slab (60 x 40 metres) to provide access and a base for skips. The site will be accessed via a temporary access road across open fields from the permanent site to the west. The concrete slab would be marked out as a loop road around a central area, accommodating 12 roll-on roll-off skips. Seven staff parking spaces and a new single storey modular building would also be provided on the site, as well as appropriate security enhancements.

The application is supported by a number of reports that assess the impact of the proposal. A summary and some key conclusions from these reports are provided below:

Planning Statement

The planning supporting statement deals with the planning policy context, the description of the site, the need for the development, Green Belt considerations, environmental and amenity issues, infrastructure and access and hazardous waste matters.

Design and Access Statement

This report outlines the context for the development and provides a justification for the design and appearance for the proposed development, benefits of proposed Scheme, amount and scale of development, layout and site and building accessibility.

Landscape and Visual Assessment

The scope of the assessment is to report on the impacts of the temporary facility on the local landscape and visual receptors. The report also briefly considers impacts on landscape designations, most notable of which is the Green Belt. The overall conclusions are that with careful thought to the restoration and reinstatement of the grassland and interim infrastructure installed as part of the temporary facilities, the basic appearance of the site surrounds can be restored and the long term impacts on the landscape and visual amenity can be minimised.

Transport Assessment

Addresses the accessibility and Highway implications of the development proposals at the site.

Flood Risk Assessment

The report considers the risk of flooding arising from the development and concludes that the proposals will not increase flood risk either on, or in the vicinity of the site.

Ecological Data Search

The report provides ecological information for the site and includes information on statutory sites, non statutory sites, species records, habitat or open space information.

Baseline Ecological Survey

The report includes a baseline ecological survey, an assessment of the potential of the survey area to contain protected species, conclusions and recommendations.

Tree Survey & Tree Protection Plan

The tree survey assesses the quality and value of 21 individual and groups of trees and shrubs on the site

Preliminary Risk Assessment, (CV8100125/MT/DW/014), dated 18 May 2010

The report submitted is an initial risk assessment, which consists of a desktop study. The report aims to develop an outline conceptual model and establish whether or not there are any potentially unacceptable risks to controlled waters and other receptors arising from contamination at the site. The report indicates previous studies in the area were not received in time to be reviewed, and further investigation information for the site is due to be produced, looking at soil contamination and ground gas. It concludes that the risk of contamination of controlled waters from the proposed use is extremely low.

Although that application was advertised as a departure from the Development Plan, the scheme does not trigger any requirement to refer this application to either the Mayor of London or Government Office for London, as the application site is less than one hectare in extent, less than 1,000 sq. of floor space is to be created and there will be a through put of less than 50,000 tonnes per annum of waste.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission was granted in 2008 (Ref.8232/APP/2008/564) for the improvement and expansion of the main civic amenity site to enable the existing facilities to be upgraded. The approved scheme included a new office building, improved access arrangements and enhanced recycling and waste collection facilities.

In addition to the above, two subsequent planning applications were approved for further expansion of the site both of which received permission in January 2010. The first (Ref. 8232/APP/2009/2224), secured permission for the erection of additional office accommodation and internal storage for street lighting equipment, external storage and vehicle parking. The second (8232/APP/2008/2225) secured permission for the erection of a dome to provide weatherproof storage for road salt on the site.

At the time of submission of these applications, it was envisaged that the civic amenity site would cease operating during the redevelopment. However, it is now proposed to provide a small temporary civic amenity facility to the north east of the existing site, which would remain operational during the construction phase for the existing Civic Amenity facility. This temporary facility, which is the subject of this application, would receive only domestic waste and recycling rather than the combination of domestic and trade waste accepted by the existing facility.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.12 To avoid any unacceptable risk of flooding to new development in areas already

liable to flood, or increased severity of flooding elsewhere.

PT1.6 To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations.

Part 2 Policies:

AM14 New development and car parking standards.
AM15 Provision of reserved parking spaces for disabled persons
AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7 Consideration of traffic generated by proposed developments.
BE13 New development must harmonise with the existing street scene.
BE19 New development must improve or complement the character of the area.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC2 Nature conservation considerations and ecological assessments
EC3 Potential effects of development on sites of nature conservation importance
EC5 Retention of ecological features and creation of new habitats
OE1 Protection of the character and amenities of surrounding properties and the local area
OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE7 Development in areas likely to flooding - requirement for flood protection measures
OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1 Green Belt - acceptable open land uses and restrictions on new development
OL2 Green Belt -landscaping improvements
OL4 Green Belt - replacement or extension of buildings
OL5 Development proposals adjacent to the Green Belt
PPG13 Transport
PPG2 Green Belts
PPS1 Delivering Sustainable Development
PPS10 Planning for Sustainable Waste Management
PPS20 Renewable Energy
PPS23 Planning and Pollution Control

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **17th May 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised under Article 8 of the Town and Country Planning Act (1990) as a departure from the development plan. A site notice was erected on the site and the application was advertised in a local paper on 5 May 2010. 9 adjoining premises and organisations were notified by letter. No responses have been received.

NATURAL ENGLAND

Natural England has concern over the justification of the proposed access route which will require development on Green Belt land. In light of this, we recommend that the land should be reinstated as soon as possible back to its original state (as stated in Section 5.3 of the Design and Access Statement). We are not comfortable for the access route to be left and so strongly recommended that the reinstatement of land be completed as soon as possible and that this be included as a condition of development if the council is minded to grant planning permission.

The Ecology Report states that the Bungalow was only externally assessed for bat potential as is currently boarded up. Although the building is to be retained and reused, we recommend that a bat specialist be present when work is carried out on the bungalow in case bats are present.

It is not clear whether the makeshift modern outbuildings scheduled to be demolished have been physically surveyed for bats. We advise that if the Council is unsure as to the potential of these buildings to support bats, that a survey be completed of these buildings to determine whether bats are present.

We also advise that the mitigation and enhancement recommendations outlined on pages 6-7 of the Ecology Report are secured through use of a planning condition and that the Council secures, if possible, the retention of the two mature oak trees referenced on page 6 which have been identified as having the potential to support bat roosts.

In order to comply with the legislation, you should ensure that the development is timed to avoid disturbing/damaging works in the bird nesting period or the site should be surveyed for the presence of nesting birds at regular intervals prior to any potentially disturbing works taking place. This is especially important with regards to the potential presence of Barn Owls as identified in the Ecology Report.

ENVIRONMENT AGENCY

Initial Response

We object to the proposed development as submitted because there is insufficient information to demonstrate that the risk of pollution to controlled waters is acceptable. There are three strands to this objection. These are that:

(i) We consider the level of risk posed by this proposal to be unacceptable.

(ii) The application fails to provide assurance that the risks of pollution are understood, as a preliminary risk assessment (including a desk study, conceptual model and initial assessment of risk) has not been provided. Planning Policy Statement 23 (PPS23) takes a precautionary approach. It requires a proper assessment whenever there might be a risk, not only where the risk is known.

(iii) Under PPS23, the application should not be determined until information is provided to the satisfaction of the Local Planning Authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures. This is not currently the case.

We believe there is a potential for contamination to be present at the site and possible risk to controlled waters as the site's previous use is listed as a stable yard and has been marked as suspected contamination for all or part of site, but no preliminary risk assessment has been submitted with the application. Further, the site is located over sensitive controlled waters receptors such as Source Protection Zone 1. The risk is considered unacceptable because there is no evidence to indicate otherwise. It should be possible to withdraw the objection if sufficient information is submitted prior to determination.

(Officer's Note: This objection has been withdrawn).

Further response dated 09-06-2010

We OBJECT to this application as submitted because the proposed development would pose an unacceptable risk of pollution of groundwater and recommend that planning permission should be refused on this basis.

Government policy as set out in Planning Policy Statement 23 notes the key role that the planning system plays in determining the location of development which may give rise to pollution, either directly or indirectly, and in ensuring that other uses and developments are not, as far as possible, affected by major existing or potential sources of pollution. Our approach to groundwater protection is set out in our policy 'Groundwater Protection: Policy and Practice GP3).' In implementing our policy we will oppose development proposals that may pollute groundwater especially where the risks of pollution is high and the groundwater asset is of high value. In this case we consider that the proposed development poses an unacceptable risk of causing a detrimental impact to groundwater quality because:

(i) The proposed waste development lies within a major aquifer and source protection zone one in conditions that contravene the GP3 landfill position policy.

(ii) The development poses a risk of pollution to groundwater resources that supply potable water.

(Officer's Note: This objection has been withdrawn).

Additional Response dated 24-06-2010

We have now been assured that the development is temporary and an essential part of an upgrade to the existing facility. Following the submission of additional information we remove our objection subject to the following conditions being applied. Without these conditions, the proposed development in this location poses an unacceptable risk to the environment and we would maintain an objection.

Condition 1: No infiltration of surface water drainage into the ground is permitted other than with the

express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason To prevent contaminated surface runoff water entering the inner source protection zone beneath the site.

Condition 2: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To protect the groundwater in the inner source protection zone beneath the site from the effects of unsuspected contamination.

(Officer's Note: These conditions have been imposed)

METROPOLITAN POLICE CRIME PREVENTION OFFICER - No objections.

ICKENHAM RESIDENTS' ASSOCIATION - No response.

HAREFIELD RESIDENTS' ASSOCIATION - No response.

HAREFIELD VILLAGE CONSERVATION PANEL

The Panel has no objection to the application as improvements to the Amenity Site would be most welcome.

However, Planning Services and Highways were urged to replace the width restrictions in New Years Green Lane, just past the site with a more robust installation, in order to reduce the heavy use of the Lane by heavy goods vehicles.

Officers' Note: The request is noted. However, the width restriction in New Years Green Lane falls outside the application site boundary and falls outside the remit of the current application.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

Noise

No objections are raised to this proposal, subject to a condition controlling the hours of use to those imposed for the main site and the standard construction site informative.

Land Contamination

The application site is adjacent to the New Years Green Lane landfill site. The limited gas monitoring available for the application site suggests there is not a great deal of gas migrating to the site. No monitoring of the bungalow itself appears to have been undertaken.

A Preliminary Risk Assessment, dealing with land contamination has been submitted as part of this application, following objections from the Environment Agency. The report comprises an initial risk assessment, which consists of a desktop study. The report indicates since previous studies in the area were not received in time to be reviewed, further investigation information for the site will be

produced looking at soil contamination and ground gas.

The ground investigation information indicates there is made ground present in the north eastern corner and the western part of the site. The made ground is described as containing carbonaceous deposits (northeast), and brick and concrete fragments. The other trial pits and boreholes indicated natural ground. Based on the proposed use, with the site to be largely covered in hard standing, the landfill has been identified as the potential source of contamination, and the risk to the development site at worst has been identified as medium to low.

The report indicates they do not think any piling will be required as part of the development, however as the site is adjacent to a landfill and the development is located on a source protection zone, it is advisable to consult with the Environment Agency on this application.

The Environmental Protection Unit (EPU) considers that landfill gas is the primary concern with regard to this development. The Preliminary Risk Assessment Report indicates that some gas monitoring has been carried out. Information available in EPU indicates there is very little gas migration onto the site. However, no monitoring within confined spaces within the existing building was undertaken. This monitoring could provide added assurance, as it is assumed this building, thought to date from the 1970s, does not have gas protection built in.

The Environmental Protection Unit therefore recommends contaminated land conditions requiring a site survey to assess the land contamination levels and a landfill gas survey, in order to ensure

- (i) the site is suitable for its proposed use
- (ii) no further contamination of the site occurs as a result of the development
- (iii) that the occupants and users of the development are not subject to any risks from contamination in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: The Environmental Protection Unit (EPU) must be consulted at each stage for their advice when using this condition. Supplementary Planning Guidance on Land Contamination provides some general guidance on the information required to satisfy the condition. The Environment Agency, (EA), should be consulted when using this condition. Contaminates may be present in the soil, water (ground/surface) and gas within the land, or exist on the surface of the land.

HIGHWAY ENGINEER

The proposals are for a temporary civic amenity facility. The existing site accepts both domestic and trade waste. As per the Transport Statement, approximately 60% of the waste is trade and the remaining 40% is domestic.

The temporary site is proposed to accept only domestic waste, therefore cutting the level of traffic generated by the site by approximately 60%.

The overall impact of the traffic associated with the temporary site and the construction traffic associated with the main civic site are not considered to result in a detrimental highways impact.

The temporary site would have a long access road and a loop road, which is considered adequate to contain any vehicles queuing without overhanging on the highway. Parallel and angled parking spaces (including one disabled bay) have also been proposed off the loop road.

No objection is raised on the highways aspect of the proposals.

TREE AND LANDSCAPING OFFICER

Tree Survey

The tree survey assesses the quality and value of 21 No. individual and groups of trees (and shrubs) on the site, in Appendix B. Most of them have been rated 'C' quality trees, a category indicating low quality and value which are not normally considered to be a constraint on development. One of the trees, T5 on the schedule, is rated 'R', which justifies removal in the interests of sound management. No objections are raised to the assessment of the trees on site.

Tree implications

The tree survey concludes (section 4.1.1) that access will be provided via a new route, cutting across paddocks from just inside the access gate. This will require the removal of an earth bund containing a number of low quality trees. At 4.1.2 the report notes that the young Western Red Cedar hedge, together with some low quality Elder and Thorn, need to be removed to create the new facilities. The tree removal strategy is shown on SJ Stephens's drawing no. 160/001 Rev A.

Landscape assessment

The Landscape Assessment Report, by Anthony Stiff Associates, describes the method of assessment (including desktop and site surveys), the landscape and visual context, a landscape assessment and visual assessment, before reaching conclusions in section 6.0. These sections are supported by site proposal drawings, details of the topography, photo locations, visual receptor locations and the landscape proposal plans.

In the section on landscape assessment, at 4.1 the report notes that the duration of the activities at the temporary facility is expected to last approximately 12 months after which the site will be decommissioned. There is therefore a slight adverse short term impact. At 4.3 the effects on landscape character is considered and, again, summarised that due to the temporary nature of the activity, it is considered that the impacts should only be described as slight adverse.

The landscape mitigation strategy is described (4.4) as little more than replace what was there before, but do ensure that some element of native vegetation, appropriate to the surrounds is restored and is justified for aesthetic and biodiversity reasons. In 4.5 the residual effects are assessed: consider that the adequate decommissioning of this infrastructure is key to the proposal being deemed to be acceptable. The road will be restored to grassland and the remaining buildings may still have some residual use. This is not certain.

In the visual assessment (section 5) it is noted that much of the site (the yard) is hidden in a dip in the landform. However, it is acknowledged that: vehicle movements along the access road would be more visible due to the fact that they are partly at a higher elevation and there would be greater visibility. The impact is considered to be slight to medium adverse.

The report concludes (6.6) that: with careful thought to the restoration and re-instatement of the grassland and interim infrastructure installed as part of the temporary facilities, the basic appearance of the site and surrounds can be restored and the long term impacts on the landscape and visual amenity can be minimised. It also notes that the long- term future of the site is unknown.

Glanville drawing No. TR290319/111 indicates the nature and extent of work including the new access road from the existing civic amenity site.

Anthony Stiff drawing Fig.6 indicates a new (permanent) hedgerow wrapping around the north and east boundaries. This hedge will comprise a mix of native species, 99 metres in length. In addition, 15No. specimen trees (native species) will be planted around the edges of the yard.

No landscape screening has been proposed in association with the new access road. This is understandable because the access road is due to be removed after 12 months and no appropriate screening could be achieved within that period of time. Topsoil will be scraped off the road line and

stored in low bunds along the northern edge of the temporary road. The subsoil is to be stored in a bund to the south of the road.

The road should be constructed on top of a permeable membrane to ensure that the construction layers can be cleanly removed at the end of its 12 month life. The re-instatement of the planted bund along the southern boundary of the permanent Civic Amenity site should be secured as part of the re-instatement proposal.

Saved policy BE38 seeks to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments. In this case, the onus should be on the control/restriction of access to the essential areas which are the subject of the application and the provision of mitigation measures for the short-term impacts and appropriate landscape restoration.

Detailed planting plans have been submitted as part of this application. Further details, including any amendments and a management/maintenance plan should be conditioned to ensure that appropriate landscape buffers are established and maintained in accordance with the design objectives.

Details of boundary fencing, lighting, road construction and de-commissioning of the roadway should be secured.

ECOLOGY

Saved policy EC2, EC3 and EC5 relate to ecological considerations.

Ecological survey

A baseline ecological survey by Anthony Stiff Associates has been submitted, which details the methodology, results, conclusions and recommendations.

The recommendations (section 5) include:

- The removal of outbuildings outside the bird nesting season (March-September) following a visual check for nests.
- The removal of trees and shrubs outside the nesting season.
- The installation of Schwegler bird boxes on north and east facing sides of mature trees.
- The installation of a Barn Owl box.
- The fencing of fields to minimise of fields to restrict unplanned access over, or damage to, the grassland sward.
- The retention (and protection) of hedgerow 1 on the east boundary.
- Controlled lighting to minimise the impact on wildlife.
- New native hedgerow planting around the site peripheries.

The recommendations should be secured by condition.

Should the application be approved, no objections are raised, subject to conditions TL2, TL3, TL5, TL6, TL7, TL21 and the securing of the specific recommendations set out in the ecology report.

Please note that the above comments are based on the information and recommendations submitted in support of a temporary permission. The reports repeatedly refer to short-term impacts. It should be noted that if an extension of time is requested, or a subsequent change of land use, new landscape and visual impact assessments may be required and further mitigation measures may be necessary.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy 3D.9 of the London Plan seeks to maintain the protection of London's Green Belt,

with a presumption against inappropriate development except in very special circumstances. The reference to inappropriate development flows directly from Planning Policy Guidance Note 2 (PPG2), which sets out national planning policy on Green Belt. Saved UDP Policy OL1 defines the types of development which is considered acceptable within the Green Belt. These include

- (i) agriculture, horticulture, forestry and nature conservation;
- (ii) open air recreational facilities;
- (iii) cemeteries. Policy OL4 establishes criteria where replacement or extension of buildings within the Green Belt would be considered appropriate.

Civic amenity sites such as this facility are not normally considered appropriate in a Green Belt location and the proposal does not conform to the types of development allowed by Policy OL1. The use of the Bungalow and its curtilage as a Civic Amenity site is therefore contrary to Policy OL1 of the UDP Saved policies (September 2007) and constitutes inappropriate development within the Green Belt. Planning Policy Guidance Note 2 Green Belts (PPG2) states that there is a general presumption against inappropriate development and the construction of new buildings within Green Belts. It goes on to state that:

'It is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations'.

In terms of the very special circumstances case for this application, the applicant has put forward the following justifications:

1. The temporary civic amenity facility will allow the Council to provide a continuity of service for domestic waste and recycling disposal during the redevelopment of the existing civic amenity site.
2. The total closure of the New Years Green Lane site would place considerable strain upon the Council's other civic amenity sites across the Borough and therefore the creation of the temporary facility is considered to make the most efficient use of the Council's existing resources.
3. The proposed temporary development will make the construction phase on the main site safer, cleaner and more efficient by removing any potential conflict between construction activities and members of the public visiting the site to dispose of waste. Furthermore by closing the site in its entirety, it will facilitate construction to be undertaken more intensively by removing the need to maintain functionality on the site.
4. The proposed temporary facility will greatly improve the experience of visitors and staff using the site during the construction phase by virtue of the fact that there will be no sharing of facilities or conflict of activities. Whilst a civic amenity site is not consistent with Policy OL1, this is a temporary facility, which will facilitate the upgrading of an existing and long established use on the adjoining site, already in use as a civic amenity site for over 30 years. The proposal will provide a facility necessary to ensure that the Borough can make a full and uninterrupted contribution to sustainable waste management and civic functions (both within the Authority's administrative boundary and toward London's self-sufficiency aspirations).

In addition, it is noted that this is a temporary facility required for a period of only one year, after which it is proposed to restore the land to its original condition. As such, in the medium to long term, the proposal would not result in any further material encroachment (physical or visible) into the Green Belt. Given these factors, it is considered that very special circumstances have been established as to why normal Green Belt Policies should

not prevail. No objections are therefore raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to this application.

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

The site does not fall within a conservation area and there are no archaeological issues associated with this application.

7.04 Airport safeguarding

The application does not breach the airport safeguarding restrictions and no wind turbines are proposed as part of this development.

7.05 Impact on the green belt

Whilst a civic amenity facility is not consistent with Policy OL1, this is a temporary facility which is likely to result in only short term impacts on the amenity of the Green Belt. The proposal should therefore be considered in relation to Policy OL2 which seeks comprehensive landscaping improvements to enhance visual amenity, Policy OL4, which allows extensions or replacement of buildings in the Green Belt, subject to certain criteria and OL5 which seeks to ensure that development conspicuous from the Green Belt would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The quantum of development proposed on the temporary site has been so designed to reuse as many of the existing buildings on site as possible. As such, the two largest buildings on the site will be retained and utilised primarily as weatherproof storage, while the unoccupied bungalow will be utilised as office space and staff welfare facilities. The only new construction on the site will be the access road and concrete slab upon which a temporary modular building will be placed, to be used as a site hut, in addition to 12 roll-on roll-off skips and 7 staff parking bays. The treatment of the elevations of the existing buildings on the site will remain unchanged, with only minor internal changes made to improve their functionality for the period that they are utilised as part of the operation of the temporary site.

The temporary building will be fabricated using a polyester powder coated frame (colour - grey) fitted with double glazed laminated safety glass to resist vandalism. Following the completion of the improvement works on the existing civic amenity site, the temporary site will be vacated and all new structures removed therefore returning the site, as far as is practical, to its original state.

An assessment of the likely landscape and visual impacts of the proposals based on the main potential visual receptors (zones of visual influence), are set out in the Landscape and Visual Assessment. The assessment provides the following conclusions:

Effects on Landscape Fabric

The effects on the landscape fabric will mainly arise from the demolition of the stable block and effective end of this land use connected with the bungalow. It is considered that this link is likely to be permanently lost and therefore this is a local, but significant, adverse impact. The loss of grassland is temporary and the reinstatement of the access road back to grassland should be implemented after the temporary facility has been closed down.

Effects on Landscape Character

There will be a local impact on the countryside and this will be of a temporary nature, though the permanent loss of the stable block will lose some of the character and

desirability of the property as a potential dwelling and use as a stables. The removal of the infrastructure and restoration of the grassland and suitable surfaces within the courtyard and the removal of security lighting will be important factors in making the proposals acceptable.

Effects on Visual Amenity

Visual impacts are limited to few receptors and these have limited views to the site. The most open views are from the footpath to the north and north east, but these views are from some distance away thus reducing their impact. Other glimpsed views from property are likely to be slight as the main views are screened by intervening vegetation. Also the temporary duration of the activities means that the impact magnitude is limited to slight.

In the visual assessment, it is noted that much of the site is hidden in a dip in the landform. However, it is acknowledged that vehicle movements along the access road would be more visible, due to the fact that they are partly at a higher elevation and there would be greater visibility. The impact is considered to be slight to medium adverse in the short term.

Overall, the conclusions are that with careful thought to the restoration and reinstatement of the grassland and interim infrastructure, installed as part of the temporary facilities, the basic appearance of the site surrounds can be restored and the long term impacts on the landscape and visual amenity can be minimised.

It is considered that the scale and design of the temporary site has been limited to minimise the overall visual impact of the site when viewed from surrounding areas. It is not considered that the sole addition of a single storey temporary building will affect the topography of the area or dominate the skyline, as the height of the proposed temporary building is less than the height of those existing buildings, which are to be retained and that form part of the farm yard. Impacts on Green Belt are considered to be slight or negligible, provided that on decommissioning, the urbanising effects of hard surfacing and lighting are removed.

Subject to a condition limiting the temporary facility to one year and a condition requiring a land restoration scheme, it is considered that the visual impacts of the proposal in this area of moderate landscape quality are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt, in accordance with PPG2, and Policies pt 1.29 and Saved Policies OL2, OL4 and OL5 of the UDP.

7.06 Environmental Impact

The application site is adjacent to the New Years Green Lane landfill site. A Preliminary Risk Assessment for land contamination has been submitted as part of this application, following concerns raised by the Environment Agency. The report submitted is an initial risk assessment, which consists of a desktop study. The report indicates previous studies in the area were not received in time to be reviewed, and further investigation information for the site will be produced to look into at soil contamination and ground gas.

Land Contamination

The ground investigation information indicates there is made ground present in the north eastern corner and the western part of the area to be developed. The contamination test data for this has not been provided, however the made ground is described as containing carbonaceous deposits (north east), and brick and concrete fragments. The other trial pits and boreholes indicated natural ground. Based on the proposed use with the site to be

largely covered in hard standing, the landfill has been identified as the potential source of contamination, and the risk to the development site at worst has been identified as medium to low.

The report indicates piling will not be required as part of the development as the site is adjacent to a landfill and the development is located on a source protection zone.

The Environmental Protection Unit recommends a contaminated land condition requiring the submission of a site survey to assess the land contamination levels and a remediation scheme for removing or rendering innocuous all contaminants from the site, in order to ensure the site is suitable for its proposed use and no further contamination of the site occurs as a result of the development.

The Environment Agency has also requested a condition requiring a remediation strategy detailing how unsuspected contamination not previously identified is found to be present at the site shall be dealt with.

These conditions are considered necessary, in order to ensure that the site is suitable for its proposed use, that no further contamination of the site occurs as a result of the development and that the occupants and users of the development are not subject to any risks from contamination. Subject to these conditions, it is considered that land contamination issues can be satisfactorily addressed. The proposals are therefore considered to accord with Policies and OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.17 of the London Plan (February 2008).

Gas Migration

The Environmental Protection Unit advise that limited gas monitoring available for the application site suggests there is not a great deal of gas migrating to the site. However, no monitoring within confined spaces or of the bungalow itself appears to have been undertaken and landfill gas is the primary concern with regard to this development.

The Environmental Protection Unit notes that the existing bungalow does not have any gas protection built in and recommend that any structures are designed and constructed to prevent/minimise the possible entry of any migrating landfill gas and that no new gas pathways should be created within existing structures. The Environmental Protection Unit recommends a condition requiring the submission of a landfill gas survey to assess the land gas migration levels and if landfill gas is found, the installation of remediation measures to prevent gas ingress to any buildings on the development site.

Subject to this condition, it is considered that construction and operational staff and users of the facility would not be subject to risks from gas migration, in accordance with Saved Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Ground water protection issues are dealt with elsewhere in the report.

7.07 Impact on the character & appearance of the area

The impact on the character and appearance of the area has been covered in section 7.05 of this report.

7.08 Impact on neighbours

The proposed temporary facility would be over 95 metres away from the nearest residential property. It is not therefore considered that the proposal would result in an over

dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with policy BE21 of the UDP saved policies September 2007. Similarly, it is not considered that there would be a material loss of privacy, daylight or sunlight to neighbouring properties, as the proposed building would be sited a sufficient distance away from adjoining properties. The proposal is therefore considered to be consistent with the aims of Policies BE20 and BE24 of the UDP Saved Policies September 2007 and relevant design guidance.

In terms of activity, the facility will be used in a similar but less intense manner to the existing Civic Amenity site. There have been no reported noise complaints from local residents relating to the existing site activities. The site has been in operation for at least 30 years and is therefore a well established feature of the local environment. Traffic to the proposed development would utilise the new temporary road layout and given that there will be a reduction in vehicle movements compared with the existing situation, it is not considered that the proposed development would result in the occupiers of surrounding properties suffering any significant additional noise and disturbance or visual intrusion, in compliance with Policy OE1 of the UDP Saved Policies September 2007.

Noise and air quality issues are dealt with in detail elsewhere in the report.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Saved Policies AM2, AM7, AM14 and AM15 are concerned with traffic generation, on-site parking and access to public transport. A Transport Statement has been submitted in support of the development proposals covering highway issues relating to access, traffic generation and parking provision. These issues are addressed below.

Traffic generation

The existing Civic Amenity site accepts both domestic and trade waste. The Transport Statement states that currently, approximately 60% of the waste is trade and the remaining 40% is domestic. Since the temporary site will only accept domestic waste, the level of traffic generated by the site will be reduced by approximately 60%, compared with the current situation. The Highway Engineer considers that the overall effect of the traffic associated with the temporary site, including the construction traffic associated with the main Civic Amenity site would not result in detrimental highways impact.

Vehicular Access

The existing civic amenity site access off New Years Green Lane will be retained and used to provide access to the temporary facility. The consented scheme for the expansion of the civic amenity facilities includes the widening of New Years Green Lane to provide a dedicated lane for vehicles queuing to enter the site at busy times and prevent queues forming back to Harvil Road. These works have already been carried out.

A new temporary access will be cut through the existing embankment to the east of the current civic amenity site. The 7m wide access road will then run broadly east-west, linking the existing and temporary sites. Vehicle routes will be marked within the site, with two lanes provided past the skips to prevent congestion while members of the public are depositing their rubbish. Circulation within the site will be one-way in a clockwise direction. The Highway Engineer notes that the temporary site would have a long access road and a loop road, which is considered adequate to contain any vehicles queuing without backing onto the public highway.

Car Parking

The Council's parking standards do not stipulate the parking requirements for this type of use. However, considering the proposed number of staff, the Highway Engineer considers that the 7 parking spaces for the office use and site staff, including one disabled bay is acceptable. The car parking spaces and manoeuvring areas accord with the Council's standards.

Although details of secure cycle storage have not been provided, adequate space exists on site to provide these and can be secured by condition.

Overall, the Highway Engineer raises no objection to the highways aspect of the proposals, which subject to a condition requiring details of surfacing and drainage and secure cycle storage, are considered to comply with Saved Policies AM2, AM7 AM9, AM14 and AM15 of the UDP.

7.11 Urban design, access and security

These issues have been dealt with elsewhere in the report.

7.12 Disabled access

The nature and use of this site means that visitors and staff will usually arrive by vehicle. Occasional pedestrian visitors will have to share the new access road to achieve access into the site. The office staff parking area, which will include one disabled parking space, will be located in close proximity to the site hut and on the same level. Access will comply with Part M of the Technical Standards and BS8300 and be maintained to these standards. The new temporary building, under the terms of the DDA, is to be fully compliant with Part M of the Building Regulations.

The site will be divided into two broad areas of operation. The first being an area of public access for refuse disposal and recycling of materials where visitors normally arrive in cars laden with rubbish/recyclables. Footways will be provided for pedestrians and disabled access, but this will not be encouraged, because of the conflict with vehicle traffic. The applicants submit that site staff are trained to help the disabled in these situations. The second operational area of the civic amenity facility will be limited to staff and authorised operators who will manoeuvre the waste skips and recycling containers.

The hard landscaping will be designed and constructed to meet the needs of both able bodied and disabled users and visitors. Car parking within, and transport to and within the site are considered to be in accordance with the Local Plan Policies. Overall, it is considered that the provision of facilities designed for people with disabilities is considered to be adequate, in compliance with Policies R16 and AM13 of the UDP Saved Policies September 2007.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING

Saved Policies OL1, OL2 and OL5 address Green Belt issues and the need to retain and enhance the existing landscape to achieve enhanced visual amenity and open land objectives. Saved Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments.

The site currently has very little vegetation within it. The tree survey submitted with the application assesses the quality and value of 21 individual and groups of trees and shrubs

on the site. Most of them have been rated 'C' quality trees, (low quality and value), whilst one of the trees is rated 'R', which justifies removal. The Tree and Landscape Officer raises no objection to the assessment of the trees on site.

In terms of the implication of the proposals on existing vegetation on the site, the access will be provided via a new temporary road, cutting across paddocks from just inside the access gate of the existing Civic amenity site. This will require the removal of an earth bund containing a number of low quality trees. The young Western Red Cedar hedge, together with some low quality Elder and Thorn will need to be removed to create the new facilities.

The Landscape Assessment Report submitted in support of the application notes that the duration of the activities at the temporary facility is expected to last approximately 12 months, after which the site will be decommissioned. There is therefore a slight adverse short term impact. In terms of the effects on landscape character, the report concludes that due to the temporary nature of the activity, the impacts should only be described as slight adverse.

The landscape mitigation strategy is described as land restoration, with some element of native vegetation, appropriate to the surrounds. The report notes that in terms of the residual effects, adequate decommissioning of this infrastructure is key to the proposal being deemed to be acceptable. The road will be restored to grassland and the remaining buildings may still have some residual use, although this is unclear.

The report concludes with careful thought to the restoration and re-instatement of the grassland and interim infrastructure installed as part of the temporary facilities, the basic appearance of the site and surrounds can be restored and the long term impacts on the landscape and visual amenity can be minimised.

A new permanent hedgerow, 99 metres in length, wrapping around the north and east boundaries is proposed, comprising a mix of native species. In addition, 15 specimen trees (native species) will be planted around the edges of the yard. No landscape screening has been proposed in association with the new access road. However, the Tree and Landscape Officer considers that this is acceptable as the access road is due to be removed after 12 months and no appropriate screening could be achieved within that period of time. Topsoil will be scraped off the road line and stored in low bunds along the northern edge of the temporary road. The subsoil is to be stored in a bund to the south of the road. A condition is recommended limiting the maximum height of these bunds to 2 metres, in order to protect the visual amenities of the Green Belt. It is anticipated that these temporary bunds will be seeded with a suitable grass mix. The Tree and Landscape Officer raises no objections to the landscape proposals, subject to standard landscape conditions and conditions requiring land restoration, including the re-instatement of the planted bund along the southern boundary of the permanent Civic Amenity site.

Subject to these conditions, it is considered that visual amenity, open land and landscape objectives will be achieved, in accordance with relevant UDP and London Plan Policies and Central Government guidance.

ECOLOGY

Saved Unitary Development Plan Policies EC2, EC3 and EC5 relate to ecological considerations. PPS9 (Planning Policy Statement 9), which is nationally recognised guidance for local authorities, seeks to find opportunities for biodiversity gain rather than

loss through the planning process.

A Baseline Ecological Survey Report has been submitted as part of this application. The survey notes that the makeshift outbuildings to be demolished contained evidence of smaller nesting birds while Building 1, a larger asbestos roofed building contained evidence of roosting Barn Owl, (although there were no nesting opportunities here). Barn Owls are listed on Schedule 1 of the Wildlife and Countryside Act 1981, which means they receive special protection. Although the building will be retained, there will be issues pertaining to disturbance. In order to comply with relevant legislation, Natural England advise that development is timed to avoid disturbing/damaging works in the bird nesting period, or the site should be surveyed for the presence of nesting birds at regular intervals, prior to any potentially disturbing works taking place. This is especially important with regard to the potential presence of Barn Owls as identified in the Ecology Report.

The Ecological Survey Report identifies the bungalow as the only building which has any suitability for roosting bats and even here, opportunities for bats to gain entry on the exterior of the building appeared very limited, (although it was not possible to search the interior during the survey). Even though it is intended to retain this building to be used as offices, the Report includes precautionary recommendations. Natural England recommends that a bat specialist be present when work is carried out on the bungalow, in case bats are present and that if it is unclear as to the potential of the outbuildings buildings to support bats, that a survey be completed of these buildings to determine whether bats are present. This has been covered by conditions.

The report does not consider that there are likely to be any other protected species issues pertaining to the proposals.

The fields to be traversed by the access route appear not to have been greatly agriculturally improved. However it has not been possible to determine the species diversity based on a winter survey assessment. Nevertheless, the Ecological Survey Report recommends that damage to these fields caused by the access route is limited as much as possible. This also applies to field 1 to the east of the bungalow where the northern edge of the field will be lost to hard standing. Natural England has concern over the justification of the proposed access route, which will require development on Green Belt land. In light of this, Natural England recommends that the land should be reinstated as soon as possible back to its original state. This has been secured by condition.

Hedgerow 1 forming the eastern boundary of the site should not be affected by the proposals. As a native hedgerow with mature trees, a Local Authority Consent would be needed for its removal. The hedge would not qualify under the 1997 hedgerow regulations criteria as an important hedge, but has a local value for nesting birds and other wildlife. The Ecological Report concludes that there are no other significant habitats affected by the proposals.

The Baseline Ecological Survey makes 9 specific recommendations which provide compensation for loss of habitat and identify opportunities for biodiversity gain. These measures are:

1. Prior to demolition the outbuildings should be checked for nests in use due to their legal protection and works carried out outside the bird nesting season.
2. Ornamental trees and shrubs to be removed should also be removed as soon as possible for the same reasons.
3. Bird boxes suitable for smaller nesting birds are mounted in north and east facing locations on

mature trees in boundary hedgerow 1 by way of compensation for the loss of nesting opportunities in the outbuildings to be demolished.

4. Whilst building 1 will be retained, it will be subject to much greater disturbance than currently. It is therefore recommended that a Barn Owl box be mounted alongside hedgerow 1 or alongside another hedgerow in an undisturbed location as a compensatory measure.

5. Should any internal roof voids in the bungalow be disturbed, a dedicated bat survey be carried out before any works are carried out. This could only be undertaken between May and September.

6. It is recommended that damage to the fields traversed by the access route and field 1 (to the east of the bungalow), be minimised by appropriate fencing in order to reduce damage to the grassland sward which is semi-improved.

7. Hedgerow 1 along the site boundary should be retained for its value to wildlife.

8. Lighting of the new civic amenity facility should be minimised wherever possible and should be directional so as to minimise impacts on birds and other wildlife in the surrounding habitats.

9. Native hedgerow planting around the site peripheries to replace fencing.

A condition requiring the submission of an Ecological Management Plan, incorporating the above mitigation and surveys is recommended, in the event of an approval.

Given the temporary nature of the development, together with the incorporation of mitigation outlined above and the land restoration strategy, it is not considered that there would be significant impact on nature conservation in the long-term. None of the statutory or non-statutory designated sites within a 2km radius of the site boundary will be directly affected by the development proposal. It is considered that subject to conditions, the scheme will safeguard the existing nature conservation interests on the site, while providing opportunities for promotion and enhancement, in compliance with Policies EC2, EC3 and EC5 of The Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

This proposal will allow for the continued disposal or recycling route for household waste that cannot be collected as part of the usual weekly waste collection service and are provided by the Council under the auspices of the Refuse Disposal (Amenity) Act 1978. If any particular waste cannot be recycled then the Civic Amenity Site operations can ensure it is appropriately disposed of. The proposal will allow for the rationalisation of the main Civic Amenity site, thereby enabling that facility to continue providing the necessary means to ensure that the Borough can make a full contribution to sustainable waste management, both within the Authority's administrative boundary and toward London's self-sufficiency aspirations, in compliance with relevant London Plan Policies.

7.16 Renewable energy / Sustainability

The energy performance minimum requirements of Building regulations Part L will be met for the new development

7.17 Flooding or Drainage Issues

Flooding

A Flood Risk Assessment has been submitted as part of the application. The report provides:

- a) An assessment of whether the proposed development is likely to be affected by flooding and whether it would increase the risk of flooding elsewhere; and
- b) Details any measures necessary to mitigate any flood risk identified, to ensure that the proposed development would be safe and that flood risk would not increase elsewhere.

The flood Zone mapping published by the Environment Agency shows the entire site located within Flood Zone 2 (1% to 0.1% annual probability of flooding). However, hydraulic modelling carried out by the Environment Agency indicates that the site is approximately 11 metres above the nearest watercourse, and hence would not be at risk of flooding from this source.

The existing site is predominantly permeable with hard standing and buildings covering 30% of the total area. The remaining site consists of permeable soft landscaping and gravel. Currently impermeable areas of the site and open fields drain directly to the adjacent soft landscape. Roof drainage is believed to go to unmarked soakaways. It is proposed that surface water will be collected and pumped to the existing civic amenity site, where it will discharge into the surface water drainage system. Although the proposals increase the amount of hard standing area on the site, storage will be provided, to ensure a low rate of discharge into the main site. From the main site, water will be discharged by pump to the Thames Water foul sewer, under consented discharge. There will therefore be no increase in peak run-off rates above the existing situation.

The Environment Agency has raised no objections in terms of flood risk.

Controlled Water Protection.

The Environment Agency originally objected to the proposed development as submitted, because there was insufficient information to demonstrate that the risk of pollution to controlled waters was acceptable. The Environment Agency's concerns were based on the potential for contamination to be present at the site and possible risk to controlled waters, as the site's previous use is listed as stable yard and has been marked as suspected contamination for all or part of site, but no preliminary risk assessment had been submitted with the application. Further, the site is located over sensitive controlled waters receptors such as Source Protection Zone 1. The risk was considered unacceptable, because no evidence had been submitted to indicate otherwise. The Agency however stated that it should be possible to withdraw the objection, if sufficient information was submitted prior to determination.

In response to the Environment Agency's objection, the applicant submitted a Preliminary Risk Assessment. This assessment concluded that for the proposed land use, possible pathways for contamination to controlled waters and exposure to future occupants would be extremely low. However, the Environment Agency raised a further objection to the application as submitted, because the proposed development would pose an unacceptable risk of pollution of groundwater for the following reasons:

- (a) The proposed waste development lies within a major aquifer and source protection zone one in conditions that contravene the Ground Water Protection Policy (GP3) landfill position policy.
- (b) The development poses a risk of pollution to groundwater resources that supply potable water.

Following the submission of additional information, stating that all roads and hard standings shall be constructed to form an impermeable surface and that all surface water will be collected so that no water discharges to the adjacent soft landscape, the Environment Agency has now removed its objection, subject to conditions:

- (i) preventing infiltration of surface water drainage into the ground, other than with the express written consent of the Local Planning Authority, (which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters) and

(ii) requiring a remediation strategy detailing how unsuspected contamination not previously identified is found to be present at the site shall be dealt with.

These conditions are considered necessary, in order to protect the groundwater in the inner source protection zone beneath the site from contaminated surface runoff and the effects of unsuspected contamination.

Subject to these conditions and a condition requiring the submission of details of surface water source control measures being imposed and discharged, it is considered that ground water contamination issues can be satisfactorily addressed, the risk of flooding will be minimised and that the statutory functions of the Environment Agency will not be compromised. The proposals are therefore considered to accord with Policies OE7, OE8 and OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.17 of the London Plan (February 2008).

7.18 Noise or Air Quality Issues

NOISE

Policy OE3 seeks to ensure that uses which have the potential to cause noise be permitted only where the impact is appropriately mitigated.

The site will be used generally in a similar manner to the existing Civic Amenity site, with the exception that commercial vehicles will not be allowed to use the temporary facility. The proposals are not anticipated to result in any significant changes to noise levels at the site, over that of the existing facility. Additional noise impacts associated with the construction phase are anticipated to be negligible.

The activities and traffic movements associated with the operational phase of the development are not anticipated to generate any noise impact, over and above the noise levels generated by the existing Council facility operations.

The Council's Environmental Protection Unit has raised no objections, subject to limiting the hours of use. This has been covered by condition.

Given that the level of activity for the temporary facility will not exceed that of the existing Civic Amenity site, and that proposed facility is not required beyond the completion of the main works, it is not considered that adverse noise or vibration impacts are likely from the temporary site, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

AIR QUALITY

An Air Quality Assessment was not considered necessary for the current proposals, as the level of activity for the temporary facility will not exceed that of the existing Civic Amenity site and the proposed facility is not required beyond the completion of the main works.

The impacts to air quality as a result of construction of the proposed development are likely to be limited to impacts from dust from construction activity and emissions from construction traffic. Impacts on sensitive receptors are expected to be negligible, provided that good practice regarding the minimising of the impact from construction dust, as detailed in recent guidance is adhered to. Assuming the adherence to this guidance, it is considered unlikely that the nearest sensitive receptors will experience significantly

adverse negative impacts as a result of construction dust, or from the re-suspension of road dust from construction traffic.

In relation to dust and odour from the operational phase of the development, emissions from on-site generators and similar equipment are expected to be insignificant, because of the typically small quantity of pollutants released from such sources and the distance to sensitive receptors. Operational traffic is not predicted to generate sufficient dust to cause an adverse impact. In addition, the surface of the roads that vehicles will be travelling along will be tarmac and the site will be covered in hard-standing, therefore minimising the likelihood of re-suspension of dust. Furthermore, no commercial waste is to be accepted at the temporary facility, which will be limited to domestic waste.

It is noted that currently, a sprinkler system is in place and is the primary mitigation measure for dust suppression at the main site. It is also noted that basic mitigation measures are to be included in the upgraded main facility, including dust suppression techniques, the control of numbers of vehicle movements to/from the site, the covering of waste, cleaning of site hard standings and vehicles. However, no details of dust suppression techniques have been submitted with this application for the temporary facility. Although the effects on air quality are expected to be negligible, given the lack of detail concerning dust and odour suppression measures during the operational phase, it is recommended that a condition be imposed, requiring details of mitigation to off set any deterioration in air quality as a result of the development. Subject to compliance with this condition, it is considered that the amenities of local residents will be protected in terms of air quality, in compliance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.19 of the London Plan (February 2008).

7.19 Comments on Public Consultations

No responses have been received from surrounding occupiers.

7.20 Planning Obligations

There are no planning obligations relating specifically to this proposal and improvements to the adjoining highway have already been secured on the previous application for the wider Civic Amenity site.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

This proposal will provide for a temporary domestic waste recycling facility, while the existing civic amenity site is being refurbished. It is considered that the proposed development provides very special circumstances, which are considered to outweigh that fact that the proposal is inappropriate development in the Green Belt. It is not considered that the visual amenities or the open character of the Green Belt would be adversely affected by the proposal, particularly in the medium to long term, as the land is to be restored after 12 months. It is not considered that highway safety would be prejudiced by vehicular activity to and from the site, whilst ecological interests will be safeguarded. It is considered that issues relating to the increased risk of flooding and ground water pollution can be satisfactorily addressed by the imposition of the recommended conditions. Approval is recommended accordingly.

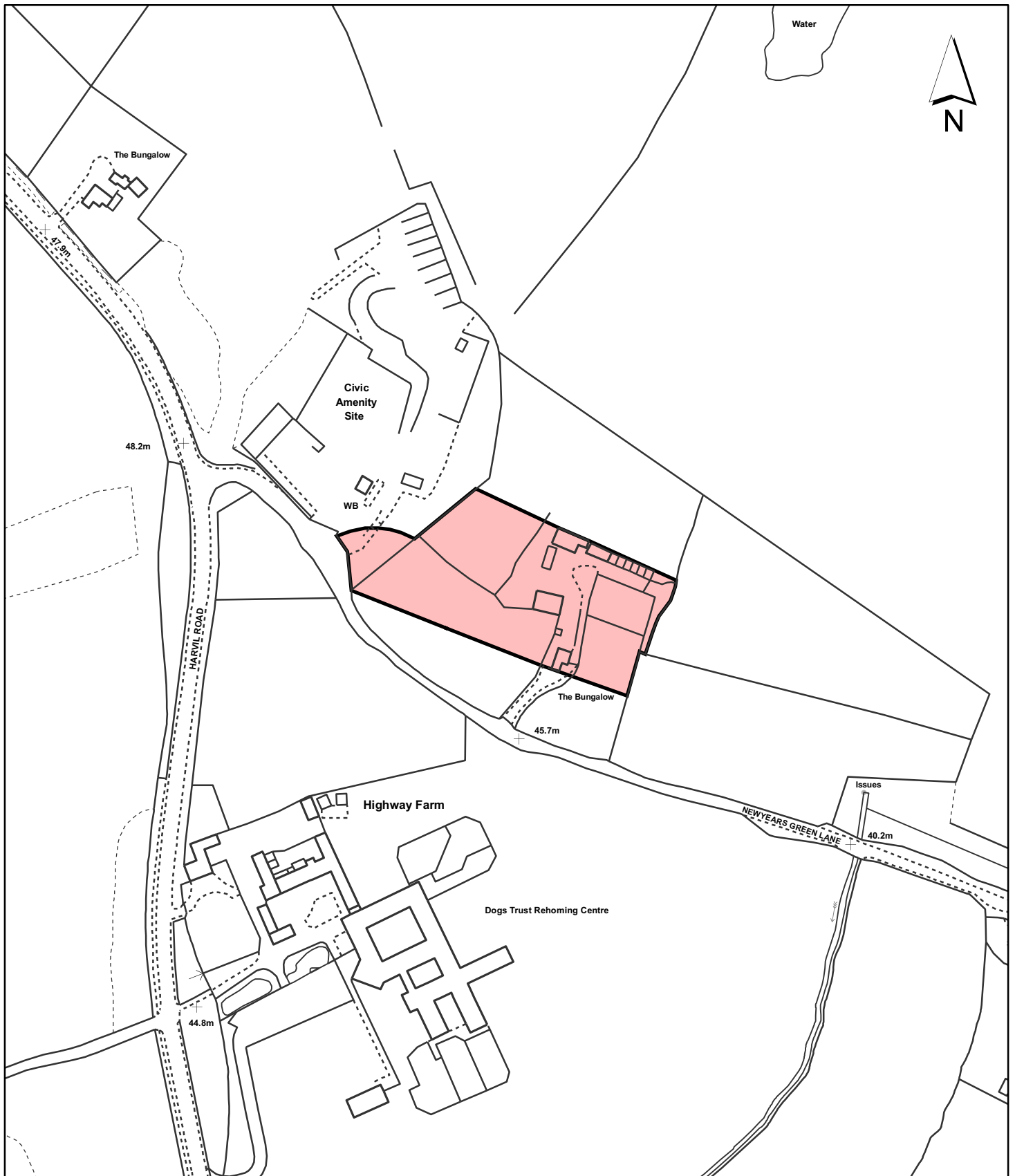
11. Reference Documents


London Plan (February 2008)
PPS 1 (Planning Policy Statement)
PPS9: Biodiversity and Geological Conservation
Planning Policy Statement 10: Planning for Sustainable Waste
PPS23: Contaminated Land

PPS25: Development and Flood Risk
Planning Policy Guidance Note 13 Transport
Planning Policy Guidance Note 24 Planning and Noise
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Supplementary Planning Document Accessible Hillingdon
Supplementary Planning Guidance Community Safety by Design
Supplementary Planning Guidance Air Quality
Supplementary Planning Guidance Noise
Supplementary Planning Guidance Planning Obligations
Groundwater Protection Policy and Practice (GP3)(Environment Agency)

Contact Officer: Karl Dafe

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<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). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p align="center">The Bungalow New Years Green Lane Harefield</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Planning & Community Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">29665/APP/2010/617</p>	<p>Scale</p> <p align="center">1:2,500</p>	
	<p>Planning Committee</p> <p align="center">North</p>	<p>Date</p> <p align="center">June 2010</p>	



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