

## Report of the Head of Development Management and Building Control

**Address:** RUISLIP COURT RALEIGH CLOSE RUISLIP

**Development:** Installation of 3 no. household refuse areas including timber fence enclosures with gates and changes to path and dropped kerb, following removal of brick walled refuse areas. Installation of new wheelie bins and dropped kerb.

**LBH Ref Nos:** 77839/APP/2023/3167

**Drawing Nos:** 2022/D/346/P/01  
2023/D/346/P/02  
2023/D/346/P/03  
2023/D/346/P/04  
2023/D/346/P/05  
2023/D/346/P/06  
2023/D/346/P/07  
2023/D/346/P/08 Rev A  
2023/D/346/P/09

**Date Plans received:** 02-11-2023                      **Date(s) of Amendments(s):** 02-11-2023

**Date Application valid** 02-11-2023

### 1. SUMMARY

Planning permission is sought to install 3 no. household refuse areas at Ruislip Court. The proposal would involve timber fenced bin enclosures, new and amended paths on site to improve access to the refuse areas, and the installation of a small-scale paladin bin compliant dropped kerb on West End Road to aid collections.

The proposed refuse areas are intended to replace 3 no. existing low brick-walled refuse areas, in the same general location but with improved capacity.

The proposed development would integrate well within the surrounding area and would not cause harm to the character and appearance of the street scene. It would not unduly impact the amenities of neighbouring occupiers, nor would it have a harmful effect on the highway network.

As such the application is recommended for approval, subject to conditions.

### 2. RECOMMENDATION

**APPROVAL** subject to the following:

**1. RES3 Time Limit**

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

**REASON**

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

**2. RES4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

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and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

**3. RES9 Landscaping (car parking & refuse/cycle storage)**

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Means of enclosure/boundary treatments

2.c Paving and hard surfaces

4. Details of Landscape Maintenance

4.a Landscape Maintenance Schedule for a minimum period of 5 years.

4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

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

## REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12 and DMHB 14, of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

### **4. NONSC Path to Transfer Bins to Collection Point**

For Site B the transfer of waste management bins to and from the relevant collection area shall only be done using the approved 2 metre wide paths. For the avoidance of doubt, the approved 1.5 metre wide path adjacent to the ground floor windows of Nos. 31-32 Ruislip Court (as shown on approved drawing ref. 2023/D/346/P/08 Rev A) shall not be used for the transfer of waste management bins.

## REASON

To prevent undue noise and disturbance to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

## INFORMATIVES

### 1.

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

### 2.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and/or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus, the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](https://www.cadentgas.com/diversions).

Prior to carrying out works, including the construction of access points, please register on [www.linesearchbeforeudig.co.uk](https://www.linesearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations: Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This advice does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent easements or other rights, or any planning or building

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

If you need any further information or have any questions about the outcome, please contact us at [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) or on 0800 688 588.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site comprises three separate locations within Ruislip Court, Ruislip.

Site A is located on the east side of West End Road. The site comprises two existing low brick walled refuse storage areas screened by low shrubbery.

Site B is located on the north west side of Willow Gardens and Denbigh Close and comprises an existing dropped kerb and bin collection point with one low brick wall refuse storage area.

Site C is located on the west side of Willow Gardens and comprises a low brick wall refuse storage area with an existing dropped kerb.

The existing refuse storage areas serve the flats located within Ruislip Court.

The surrounding area is residential in character.

All three sites are located in a critical drainage area and site A is located within an air quality focus area.

#### **3.2 Proposed Scheme**

Planning permission is sought for the installation of 3 no. household refuse areas including timber fence enclosures with gates and changes to paths and the installation of a small dropped kerb for refuse bins. This is following the proposed removal of the existing brick walled refuse areas.

The applicant is the London Borough of Hillingdon Council. Therefore, this application has been referred to the Planning Committee for determination, in accordance with the Council's Scheme of Delegation.

#### **3.3 Relevant Planning History**

##### **Comment on Relevant Planning History**

There is no directly relevant planning history for the site.

#### **4. Planning Policies and Standards**

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

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

The Local Plan Part 1 - Strategic Policies (2012)  
The Local Plan Part 2 - Development Management Policies (2020)  
The Local Plan Part 2 - Site Allocations and Designations (2020)  
The West London Waste Plan (2015)  
The London Plan (2021)

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

#### **Local Plan Designation and London Plan**

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMEI 10 Water Management, Efficiency and Quality

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

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

**5.1** Advertisement Expiry Date: Not Applicable

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

## **6. Consultations**

### **External Consultees**

#### **PUBLIC CONSULTATION**

101 neighbouring properties were consulted on the application by letter dated 22-11-23. The consultation period expired 13-12-23.

A second round of consultation was actioned following receipt of a revised drawing. This revision amended the new path layout for Site B, so that refuse bins would not be pulled in proximity past habitable windows on collection days. This second consultation period expires on 13-02-24. At the time of publishing this committee report no additional comments had been received. Any further comments received will be reported to Planning Committee in the addendum and updates.

During the first round of consultation, three representations from the public were received. The matters raised are summarised as follows:

1. Site A already suffers smell and fly issues in summer from existing small compounds. This will provide an even bigger site closer to the residents. Some residents will simply throw bags over the top as they walk to West End Road. Move it to the centre of the road edge of the larger common behind and put a drop kerb there. Absolutely opposed to any more loss of parking at front of Block 1-10.
2. Please increase the size of the new household refuse areas so that more wheelie bins can be stored in the new timber fence enclosures. Part of the current issue, even for the existing household refuse areas is that there are not enough wheelie bins to accommodate the refuse bags that are being put out for collection. I would also suggest that the gates to the new refuse areas have locks and that each flat be given a key to unlock the gates to the new refuse areas.
3. Site B Refuse Area. We would like to take this opportunity to move the current Site B refuse area to another location. Our proposal is the refuse area be situated next to the boundary fence between Ruislip Court and the public footpath between Cranley Drive and Willow Gardens. By moving this refuse area closer to the road, it will help speed up waste collections, be more central for the homes to deposit their waste and recycling, and reduce costs to install a shorter 2 metre width path. The current existing Site B refuse area could be grassed over or wild flowers planted to encourage pollenating insects.

#### **PLANNING OFFICER COMMENTS**

1. The proposal would facilitate the replacement of bag collection with 1100L communal bins. Whilst the refuse storage areas would be slightly larger, to accommodate these bins, the replacement large bins with lids are intended in part to reduce potential odour concerns.

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2. The provision of a small dropped kerb on Wood End Road would assist waste operatives on collection days with wheeling the communal bins onto the highway for emptying into the waste vehicles. This would not result in a detrimental loss of on-street parking.

3. The suggestions for keyed access and alternative sites for the proposed replacement refuse areas are noted, and have been relayed to the applicant, albeit not adopted. One revision that has been made, whilst not specifically mentioned in consultation responses, is the revised siting of the path for Site B to wheel the refuse bins to the roadside collection point. This was to mitigate potential noise nuisance on habitable room windows on collection day. Whilst these suggestions are noted, the planning assessment of the proposal is based on the drawings submitted by the applicant.

## EXTERNAL CONSULTTEES

### Cadent Gas

A representation was received from Cadent Gas advising that they have no objection to the proposal from a planning perspective. Nevertheless, in the event of an approval it is requested that an informative be included in the decision notice which provides advice to the applicant which seeks to prevent damage to Cadent Gas assets or interference with their rights.

## PLANNING OFFICER COMMENTS

This informative has been included in this recommendation for approval.

### **Internal Consultees**

#### WASTE SERVICES

Proposed waste provisions scoped by waste team are adequate. Looks appropriate from Waste and Recycling perspective.

#### ACCESS OFFICER (summarised)

I have considered the detail of this planning application and deem there to be no accessibility issues raised by the proposal at this Development Control stage. However, an informative should be attached to any grant of planning permission which refers to the applicant's responsibilities under the Equality Act 2010.

#### HIGHWAYS OFFICER (summarised)

In summary, all of the 3 proposal sites are considered feasible in terms of satisfying transport/highway related requirements and are therefore acceptable in principle. It should be noted that the installation of crossings would be further reviewed post-permission by the council's 'Highways Delivery Service' who would be responsible for the installation of the said facilities.

## PLANNING OFFICER COMMENTS

These internal consultee comments are noted. The informative recommended by the Council's Access Officer has been included in this report.

## **7. MAIN PLANNING ISSUES**

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

The proposed refuge storage areas would replace existing refuge areas. The proposed development is acceptable in principle, subject to compliance with other relevant planning considerations as set out in this report.

### **7.02 Density of the proposed development**

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

### **7.05 Impact on the green belt**

Not applicable to this application.

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

This section of the report considers the street scene and character impact of the development.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design.

Section D of the policy states that: Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Paragraph 5.42 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that: The sustainable management of waste is integral to any development and needs to be factored into its design at the outset. Local authorities have increasing targets to separate out materials for re-use and recycling and to reduce the amount of waste sent to landfill. Waste has the potential to be a nuisance and may cause serious problems if it is not managed properly, therefore all proposals for new development are expected to provide satisfactory arrangements for the internal and external storage and collection of general waste, recycling and organic waste. External bins should be located and screened to avoid adverse visual impacts and nuisance to both occupiers and neighbours.

#### **SITE A**

Site A is located on the north east side of West End Road, Ruislip. The proposed development would replace two existing low brick walled refuge areas. The proposed development would include one larger refuge area, a 2m wide concrete paved path, a new collection point and small dropped kerb



located adjacent to West End Road. The refuge enclosure would measure approx. 5.4m x 3.3m (approx. 17.7sqm) with 1.8m high close boarded timber fencing. The development, although covering a larger area and taller in appearance would not appear out of keeping with the surrounding area. This is because it would replace an existing refuge area comprised of two smaller refuse enclosures. The bin storage area would be screened by proposed timber fencing and new planting is proposed (details to be secured by condition). As such there would not be any visual harm from the proposed development.

The proposed paths would be located in a similar position to the existing paths (involving replacement) and the increase in width would not cause harm to the surrounding area as the majority of the grassed area would be retained.

The proposed bin collection point is comparatively small, would only be used for bins on collection days, and consequently would not cause harm to appearance and visual amenity of the street scene.

## SITE B

Site B is located on the north west side of Willow Gardens and Denbigh Close. The proposed development would involve replacing the existing low brick walled refuge storage area with a 1.8m tall close boarded timber panelled enclosure with new connecting paths for residents and for operatives to easily access the collection point. The proposed refuge storage area / enclosure would measure approx. 3.85m x 3.02m (approx. 11.6sqm). The proposed structure would not be out of keeping with the area and it is considered the screening of the bins is acceptable.

The existing collection point would remain in the same location. However, a new 2m wide pathway is proposed to aid collection of the 1100L communal bins. Another 1.5m wide path is proposed to connect existing paths, and provide a paved access for residents to access the storage area. These paths would not be out of character within the surrounding area and would not cause harm to the appearance of the street scene. This is considered acceptable and would not cause harm to the street scene. The materials to be used for the paths would be secured by condition.

## SITE C

Site C is located on the western side of Willow Close. The proposed development would replace the existing 1.2m tall, low brick wall refuge area. The proposed enclosure / refuse area would measure approx. 3.85m x 3.02 m (approx. 11.6sqm) and be enclosed by 1.8m high timber fence panels with concrete fence posts. The proposed development would be larger in area and taller than the existing storage facility. However, due to the limited increase in size and height, on balance, it is not considered that it would cause harm to the character and appearance of the area or the visual amenity of the street scene.

A pre-commencement condition has been included, requiring the applicant to supply a landscape scheme detailing all the proposed materials and soft landscaping to ensure the development harmonises with the surrounding area.

Overall, it is considered that the proposed replacement refuge storage and collection areas would not cause harm to the character and appearance of the surrounding area. It is considered the bins would be more appropriately screened causing less visual harm to the area, in accordance with planning policies.

## 7.08 Impact on neighbours

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that all new development should seek to protect the amenity of surrounding land and buildings, particularly residential properties.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

All of the proposed replacement refuse storage areas are in similar positions to existing. Although larger in area and taller than the existing structures, there would not be any impact upon the amenities of any neighbouring properties beyond the existing site circumstances. Whilst the close-boarded timber enclosures (1.8m high) would be taller than the existing low bricked wall enclosures, these would not be higher than the permitted boundary treatments (2m high) of the rear and side boundaries of properties backing onto Sites A and B, specifically No. 97 West End Road (Site A) and 5 Courtfield Gardens (Site B). Consequently, the proposed structures / enclosures would not harm the amenity of these neighbouring properties.

Similarly, the proposed paths would either replace existing paths or have been sited to minimise impacts on neighbouring residences from their use. The proposed 2m wide path serving Site B has been revised to be sited away from the ground floor windows of 31-32 Ruislip Court, so that the transfer of the communal bins to the collection area would not result in undue noise and disturbance to these residences on collection mornings. A condition has been included to ensure that the 2m wide path is used for transferring communal bins. The proposed 1.5m wide connecting path is intended to improve access to the refuse storage for residents.

Overall, the development would be located away from the flats within Ruislip Court in the same general locations as existing and would not be taller than the existing boundary fencing. As such, there would not be any loss of light, overshadowing, loss of outlook, nor would the development be overbearing to the neighbouring properties.

The proposed replacement refuse storage enclosure at site C would be taller and larger in area than the existing storage area. However it would be set away from the block of flats, which is the nearest neighbouring properties, and therefore, there would not be any harm to their amenities as a result of this proposal.

It is considered that the odour from the refuse areas would not be significantly increased as a result of the enlargement of the area. The transition from refuse bags to communal bins with lids may improve the existing situation. Therefore it would not cause further harm to the amenities of neighbouring occupiers.

The external amenity space on site would remain the same as existing. Although, there are changes to the proposed paths, it is considered that these will formalise the route of the bin collection and as such there would be no detrimental effect of the proposed development on the external amenity space for current and future occupiers of Ruislip Court.

Overall, the proposal would not cause harm to the amenities of neighbouring properties. As such, the proposed development complies with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) and Policy DMHD 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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

Not applicable to this application.

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

Policy DMT 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. In order for developments to be acceptable they are required to:
- i) be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development;
  - ii) maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users;
  - iii) provide equal access for all people, including inclusive access for disabled people;
  - iv) adequately address delivery, servicing and drop-off requirements; and
  - v) have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.

Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

The Highways Authority have no objection to the proposed development and are satisfied that the proposal would not have a harmful impact on the highway network.

Site A requires a new small-scale 'Paladin' bin compliant carriageway crossing from West End Road to specifically aid collections. There are established crossings serving Sites B and C in Willow Gardens. As a consequence of the proposal, any associated and necessary loss of grass verge space is considered acceptable. This is taking into account the context of the social and environmental benefits that would outweigh such amenity loss by delivering an enhanced and more efficient refuse storage/collection regime.

In summary, all of the three proposal sites are considered acceptable in terms of satisfying transport/highway related requirements. The proposed dropped kerb at Site A would not significantly alter the on street parking for the residents of Ruislip Court or the surrounding area.

As such, the proposed development complies with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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

Not applicable to this application.

### **7.12 Disabled access**

Not applicable to this application.

### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

### **7.14 Trees, landscaping and Ecology**

Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.

D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

The application sites are not located within an area covered by a tree protection order nor would the proposed development impact any trees. A pre-commencement condition has been included in the recommendation, requiring the applicant to provide a landscape plan detailing all the proposed materials and planting.

### **7.15 Sustainable waste management**

The proposal seeks to improve the existing refuse storage and collection arrangements at Ruislip Court. The Council's Waste Services are satisfied that the capacity and arrangements are acceptable, and do not raise any concerns.

### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

### **7.17 Flooding or Drainage Issues**

The site is located within a Critical Drainage Area. However, the proposed replacement refuse storage areas / enclosures would not have a discernible impact on existing drainage.

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

Not applicable to this application.

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

Public consultation has been discussed in section 6 of this report.

### **7.20 Planning obligations**

Not applicable to this application.

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

Not applicable to this application.

## **7.22 Other Issues**

No other significant issues are raised having regard to the nature of the proposed works.

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

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material

considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

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

Not applicable to this application.

#### **10. CONCLUSION**

For the reasons set out in this report, it is considered that the proposed development would comply with national, regional, and local planning policies and guidance. Therefore, it is recommended that the application be approved.

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

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

Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

The London Plan (2021)

National Planning Policy Framework (2023)

**Contact Officer:**

Rhian Thomas

**Telephone No:**



**Notes:**

 Site boundary

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Site Address:

**Ruislip Court  
 Raleigh Close**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

**77839/APP/2023/3167**

Scale:

**1:2,000**

Planning Committee:

**Minor**

Date:

**February 2024**



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