

Report of the Head of Development Management and Building Control Committee Report Part 2 – Application Report

Case Officer: **Christos Chrysanthou**

4501/APP/2024/1618

Date Application Valid:	18-06-24	Statutory / Agreed Determination Deadline:	04-10-24
Application Type:	Full	Ward:	Colham & Cowley

Applicant: **London Borough of Hillingdon**

Site Address: **Central Depot, 128 Harlington Road, Uxbridge, UB8 3EU**

Proposal: **Installation of an acoustic wall around Service Yard.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 6 of the Planning Scheme of Delegation (the Council is the Applicant)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 The development would provide a 4 metre high acoustic wall around the eastern section of the service yard at the Harlington Road depot.
- 1.2 The development would benefit nearby residents with by way of a visual screen and expected noise attenuation improving neighbouring residential amenity.
- 1.3 It is considered that the development would be read in the context of the existing depot and would not adversely impact on the character and appearance of the area. No changes are being sought to the onsite car parking layout and there would be no impact on highway safety.
- 1.4 The development is therefore considered to accord with the Development Plan, and it is recommended that planning permission be granted.

2 The Site and Locality

- 2.1 The application site is located on the west side of Harlington Road. The site is currently used as a service yard and is part of the wider Harlington Road Depot.
- 2.2 The depot is used to support many of the Council's services such as refuse collection, road maintenance and other activities.
- 2.3 The area surrounding the application site is predominantly residential. To the north, south and east of the depot are two storey dwellings and flatted developments. To the west and northwest of the depot is Coney Green and Bishopshalt School.
- 2.4 The application site is located on contaminated land and is within a critical drainage area. It is also located just outside of the Hillingdon Village Conservation Area and the Green Belt (which are to the west of the site).

Figure 1: Location Plan (application site edged red)

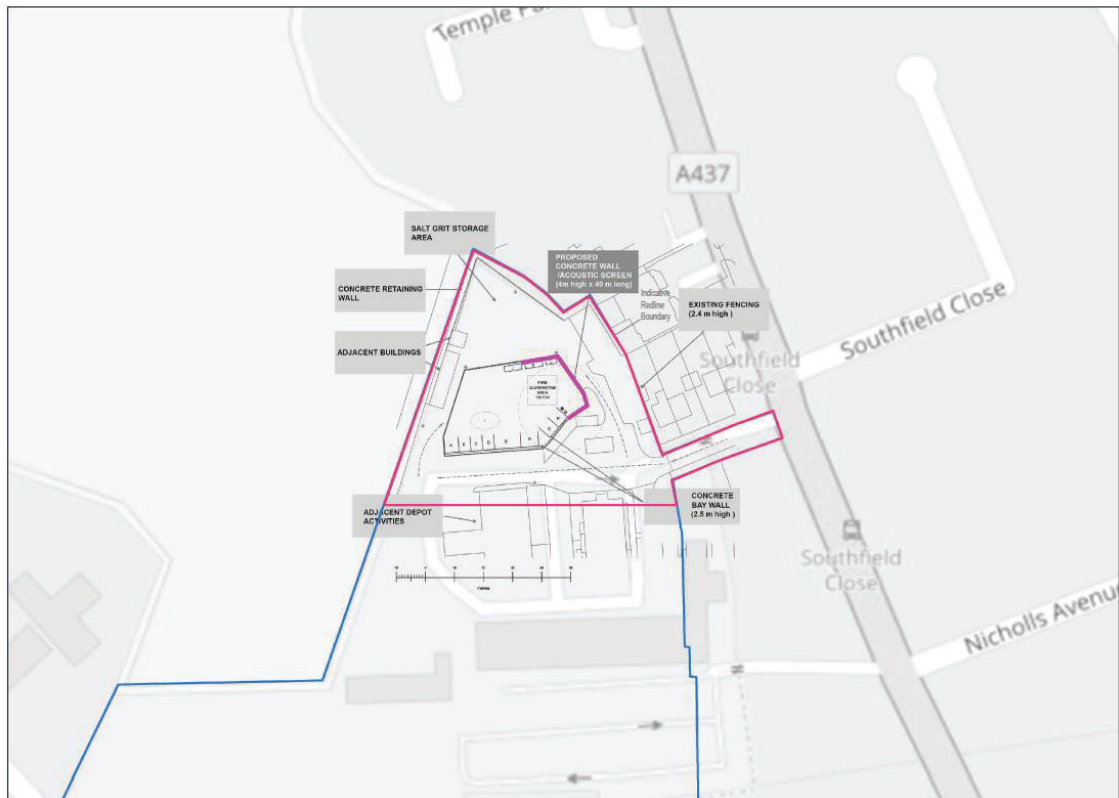


Figure 2: Street View Image of the Application Property



3 Proposal

3.1 The application proposes the installation of an acoustic wall around the eastern section of the service yard within the depot.

3.2 The proposed acoustic wall would be formed of 1metre wide prestressed concrete wall modules that are 4metres in height and constructed on 1.5metre deep

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foundations. The top half of the walls have a thickness of 15cm. The lower half of the walls increases from 15cm to 1.2metres at the base.

Figure 3: Proposed Plan (please note – larger version of plan can be found in the Committee Plan Pack)

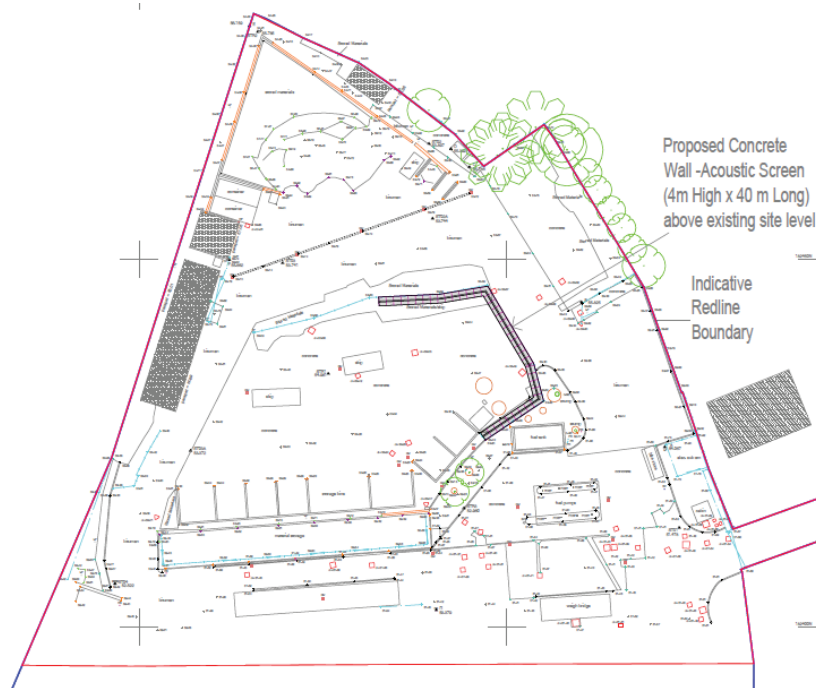
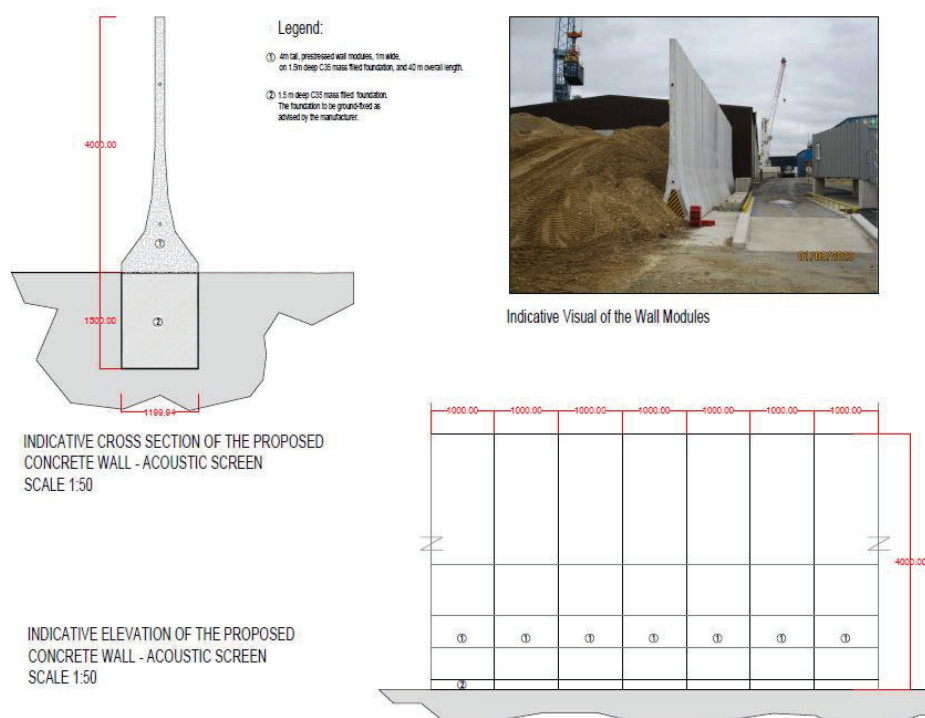


Figure 4: Proposed Elevations (please note – larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

4.1 A list of the relevant planning history related to the property can be found in Appendix 2.

5 Planning Policy

5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

6.1 63 neighbouring properties were originally consulted by letters dated 24-06-24. The consultation period expired on 15-07-24.

6.2 No comments were received.

6.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
None received.	Not applicable.	No comment.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Highway Officer:</p> <p>The application proposes to erect a 4m x 40m acoustic wall within the London Borough of Hillingdon Central Depot which would not encroach upon visibility and would be unlikely to have a severe impact on the local highway network or highway safety which would be acceptable.</p> <p>The Highway Authority therefore has no objections to this application which would be unlikely to cause highways and traffic impact.</p>	Noted.

Contamination Officer: Having considered the nature of the proposed development and its location, please be advised that we have no objection in relation to the application on land contamination. However, land contamination informatives are recommend for the planning application if approved.	Noted and informatives added.
Noise Specialist: No comment.	Noted.

7 Planning Assessment

Impact on the character & appearance of the area

- 7.1 Paragraph 131 of the NPPF (2023) seeks the creation of high quality, beautiful and sustainable buildings. Parts b) and c) of paragraph 135 of the NPPF (2023) states that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and are sympathetic to local character and history, including the surrounding built environment.
- 7.2 Policies D3 and D4 of the London Plan (2021) require development proposals to be of a high quality and to enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness.
- 7.3 Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states - All new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.
- 7.4 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.
- 7.5 Policy DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) re-emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved.
- 7.6 The site is located in a set back position off Harlington Road and the proposed wall would be of limited visibility and read in the context of the existing depot. As such, it is considered that the proposed development would not impact on the character, appearance or visual amenity of the area, in accordance with Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (2012), Policies

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DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies D3 and D4 of the London Plan (2021) and the NPPF (2023).

Impact on neighbours

- 7.7 Policy D3 of the London Plan (2021) states Part D7) that development proposals should deliver appropriate outlook, privacy and amenity.
- 7.8 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.
- 7.9 There are nearby residential properties to the east of the application site on Harlington Road. The proposed wall would be sited away from these neighbouring properties with separation distances of approximately 22 metres to the nearest neighbouring property No.126 Harlington Road and 27 metres to Thorney Court.
- 7.10 Taking these factors into account, it is considered that the proposed development would not result in a loss of light, outlook or sense of dominance for the neighbouring occupiers.
- 7.11 It is therefore considered that the proposed amendments would not adversely impact on the living conditions of neighbouring occupiers, in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D3 of the London Plan (2021) and the NPPF (2023).

Noise

- 7.12 Policy D14 of the London Plan (2021) states that in order to reduce, manage and mitigate noise to improve health and quality of life, residential and non-aviation development proposals should manage noise by avoiding significant adverse noise impacts on health and quality of life.
- 7.13 The Depot benefits from numerous physical barriers to minimise the transmission of noise, including solid concrete walls around the gritting storage area and building situated adjacent to the waste management area. The service yard is an operational area used for the processing and storing of loose wastes within bays and benefits from a 2.5 metres high solid concrete retaining wall along the southern section.
- 7.14 The proposed concrete wall will provide an additional 40 metres wide & 4 metre high barrier around the eastern section of the service yard which is as close to the sources of noise as practicable.

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- 7.15 The development would therefore improve sound insulation of the service yard and in turn reduce noise levels from neighbouring residential receptors. The barrier would also be providing a visual screen which would further benefit the residential amenity of neighbouring residents.
- 7.16 Due to the modular form of construction, it is considered that there would unlikely be any undue noise, nuisance and disturbance during the construction phase.
- 7.17 As detailed in Table 2 of this report, the Council's Noise specialist has been consulted and does not raise an objection or recommend any conditions.

Traffic impact, Car/cycle parking, pedestrian safety

- 7.18 Policy T6 of the London Plan (2021) states that new residential development should not exceed the maximum parking standards set out in Table 10.3.
- 7.19 Policy DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner.
- 7.20 Policy DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals must ensure that safe and efficient vehicular access to the highway network is provided.
- 7.21 Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires that proposals comply with the Council's parking standards in order to facilitate sustainable development and address issues relating to congestion and amenity.
- 7.22 As detailed in Table 2 of this report, the Highway Authority have been consulted and do not raise an objection. No conditions are recommended.
- 7.23 Having regard to the Highway Authority's comments, the development would accord with Policy T6 of the London Plan (2021) and Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Flooding or Drainage Issues

- 7.24 Policy SI 12 of the London Plan (2021) states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed.
- 7.25 Policy SI 13 of the London Plan (2021) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

- 7.26 Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.
- 7.27 Policy DMEI 10 states that development within areas identified at risk from surface water flooding which fail to make adequate provision for the control and reduction of surface water runoff rates will be refused.
- 7.28 The site is in Flood Zone 1 and within a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems.
- 7.29 Due to the nature of the proposal a full SuDS scheme would in this instance not be required. In the event of this application being recommended for approval, an informative would be attached with further guidance on how the applicant can reduce the surface water from the site entering the sewers.
- 7.30 Subject to the above informative, it is considered that the development would not significantly increase the risk of surface water flooding at the site or elsewhere in compliance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policies SI 12 and SI 13 of the London Plan (2021).

Land Contamination

- 7.31 Policy DMEI 12 of the Local Plan: Part Two (2020) requires proposals for development on potentially contaminated sites to be accompanied by at least an initial study of the likely contaminants. Conditions will be imposed where planning permission is given for development on land affected by contamination to ensure all the necessary remedial works are implemented, prior to commencement of development.
- 7.32 Due to the limited scale of the proposal, it is considered that the development would be unlikely to give rise to any land contamination issues.
- 7.33 As detailed in Table 2 of this report, the Council's land contamination officer has been consulted and does not raise an objection subject to informatives.
- 7.34 Subject to the informatives recommended by the Council's land contamination officer, that would be attached to any approval, the proposal would accord with DMEI 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

8 Other Matters

Human Rights

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8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

9 Conclusion / Planning Balance

9.1 For the reasons set out in this Committee Report, it is considered that the proposal would comply with the objectives of national, regional and local planning policies and guidance. It is therefore recommended that the application be approved, subject to the imposition of the conditions set out in Appendix 1.

10 Background Papers

10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillington.gov.uk.

APPENDICES

Planning Application

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1. COM3 Time Limit

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

REASON

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

2. COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 6718-ACC-00-ZZ-DR-A-1001 P1, 6718-ACC-00-ZZ-DR-A-1003 P1, 6718-ACC-00-ZZ-DR-A-1004 P1 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

Informatives

1. I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2. I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

3.

The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. Therefore the water from the site entering the sewers should be minimised:

- Water run off from any hard paving associated with the development should be directed to a soakaway, or tank or made permeable or be collected and directed to a permeable area, or

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it would need an additional permission.

- A water butt should be incorporated.

- No drainage to support the development should be connected to any existing surface water network, other than as an overflow.

4.

Construction Techniques - It is recommended that the ground penetrating structure/s / extension / outbuilding / porch / building / electrical supply cables and panels is/are designed and constructed to prevent/minimise the possible entry of any migrating landfill gas/ground gas. Please contact your building surveyor and/or architect if you require advice concerning suitable construction techniques.

5.

There is a possibility there may be some contaminating substances in the ground at the site. Our contaminated land record shows the site to be on a former contaminated land use identified as yards (various) as well as infilled/possibly infilled site. We would advise persons working on site to take basic precautions in relation to any contamination they may find.

Appendix 2: Relevant Planning History

4501/AA/82/0999	Lbh Central Depot 128 Harlington Road Hillingdon Retention of permission (base unknown)(P)
Decision: 16-12-1982	Approve Deemed Hill.
4501/AB/82/1120	Lbh Central Depot 128 Harlington Road Hillingdon Commercial dev. - 306sq.m. (Full)(P)
Decision: 01-09-1982	Approve Deemed Hill.
4501/AC/82/1154	Lbh Central Depot 128 Harlington Road Hillingdon Change of use
Decision: 08-09-1982	Approve Deemed Hill.
4501/AD/83/0305	Lbh Central Depot 128 Harlington Road Hillingdon Erection of canteen extension and resiting of double garage (Section 53 determination).
Decision: 28-04-1983	Approve Deemed Hill.
4501/AE/83/0953	Lbh Central Depot 128 Harlington Road Hillingdon Extension/Alterations to Commercial premises (P) of 30 sq.m.
Decision: 08-09-1983	Approve Deemed Hill.
4501/AG/85/1386	Lbh Central Depot 128 Harlington Road Hillingdon Extension/Alterations to Industrial premises (P) of 150 sq.m.
Decision: 30-09-1985	Approve Deemed Hill.
4501/AH/85/1478	Lbh Central Depot 128 Harlington Road Hillingdon Office development - 200sq.m. (Full)(P)
Decision: 01-11-1985	Approve

Delegated -

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Deemed Hill.

4501/AN/89/0649 Lbh Central Depot 128 Harlington Road Hillingdon
Retention of a temporary building for use as office purposes for a 15 week period.

Decision: 07-06-1989 Approve Limited
Time

4501/APP/2000/919 Harlington Road Depot Harlington Road Hillingdon
ERECTION OF TWO STOREY TERRAPIN OFFICES (INVOLVING DEMOLITION OF
EXISTING BLOCK)

Decision: 30-10-2001 No Further
Action(P)

4501/APP/2009/535 Harlington Road Depot Harlington Road Hillingdon
Erection of 139 residential units, consisting of a mix of houses and apartments with
associated car parking and amenity space (involving demolition of existing buildings)
(Outline application).

Decision: 08-11-2013 Withdrawn

4501/APP/2021/3310 Lbh Central Depot 128 Harlington Road Hillingdon
Demolition of an existing lorry diesel pump station and installation of a new diesel pump
station and canopy with photovoltaic cell and SUDS/rain gardens to periphery and all
associated road works

Decision: 24-12-2021 Approved

4501/AZ/95/1209 Harlington Road Depot Harlington Road Hillingdon
Erection of a two storey office building

Decision: 20-09-1995 Approve
Deemed Hill.

4501/BB/95/1931 Harlington Road Depot Harlington Road Hillingdon
Installation of two lighting columns

Decision: 10-07-1996 No Further
Action(P)

4501/BC/98/3033 Lbh Central Depot 128 Harlington Road Hillingdon
Erection of an 8 metre high flagpole

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Decision: 21-05-1998 Approve
Deemed Hill.

4501/N/77/1342 Lbh Central Depot 128 Harlington Road Hillingdon
Office development - 111sq.m. (Full)(P)

Decision: 02-11-1977 Approve
Deemed Hill.

4501/P/77/1785 Lbh Central Depot 128 Harlington Road Hillingdon
Extension/Alterations to Commercial premises (P) of 18 sq.m.

Decision: 09-02-1979 Approve
Deemed Hill.

4501/R/78/2137 Lbh Central Depot 128 Harlington Road Hillingdon
Alterations to elevation (P)

Decision: 15-10-1979 Approve
Deemed Hill.

4501/S/79/1046 Lbh Central Depot 128 Harlington Road Hillingdon
Change of use

Decision: 27-12-1979 Approve
Deemed Hill.

4501/X/81/0848 Lbh Central Depot 128 Harlington Road Hillingdon
Alterations to elevation (P)

Decision: 12-11-1981 Approve
Deemed Hill.

4501/Y/81/0849 Lbh Central Depot 128 Harlington Road Hillingdon
Alterations to elevation (P)

Decision: 10-11-1981 Approve
Deemed Hill.

Appendix 3: List of Relevant Planning Policies

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- DMCI 2 New Community Infrastructure
- DMEI 11 Protection of Ground Water Resources
- DMEI 12 Development of Land Affected by Contamination
- DMEI 14 Air Quality
- DMEI 2 Reducing Carbon Emissions
- DMEI 9 Management of Flood Risk
- DMHB 11 Design of New Development
- DMT 2 Highways Impacts