

Appendix 1: Documents relating to original planning permission

REF: 24597A/89/1968

LONDON BOROUGH OF HILLINGDON
TOWN AND COUNTRY PLANNING ACT 1971 (AS AMENDED)

Mr Thomas O'Brien
105 Cornwall Road
Ruislip Manor
Middlesex
HA4 6AH

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above mentioned Act and Orders made thereunder hereby GRANT permission for the following development:-

Change of use of watercress beds to garden nursery and erection of associated shop and office building with parking for 28 vehicles; erection of a 4 bedroom bungalow at Summerfield and Watercress Beds, Springwell Lane, Rickmansworth.

In accordance with the application dated 14 August 1989 and illustrated by plan Nos. ACP/1, ACP/2, ACP/3 & 1:2500 scale location plan received 18 September 1989.

Permission however is given subject to the conditions listed on the attached schedule:-

DATED THIS 7 DAY OF AUGUST 1990

Civic Centre
Uxbridge
Middlesex UB8 3UW

Signature.....
DIRECTOR OF PLANNING

NOTES (1) IF you wish to appeal against any of the conditions please read the attached sheet which explains the procedure

(2) This decision does not purport to convey any approval or consent which may be required under any by-laws, building regulations, or under any enactment other than the Town & Country Planning Act 1971.

CONDITION 1

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

REASON

To comply with Section 41 of the Town and Country Planning Act 1947.

CONDITION 2

Development shall not begin until details and/or samples of all materials colours and finishes to be used on all external surfaces have been submitted to and approved by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance.

CONDITION 3

Before any part of this development is commenced, details of a scheme for the disposal of surface water and sewage shall be submitted to and approved by the Local Planning Authority.

All works which form part of this scheme shall be carried out before any part of the approved development is occupied (unless otherwise agreed in writing by the Local Planning Authority).

REASON

To ensure that the proposed development does not give rise to an increased risk of flooding, nor to an overloading of the sewage disposal system in the locality.

CONDITION 4

Surface water discharge from the development will be restricted and on-site storage shall be provided. The method of assessment of storage to be determined by the Local Planning Authority.

The mode of storage and flow restriction shall be submitted to and approved by the Local Planning Authority. All works which form part of this approved scheme shall be carried out before any part of the approved development is occupied (unless otherwise agreed in writing by the Local Planning Authority).

REASON

To ensure that the proposed development does not exacerbate an existing flooding problem or cause a new flooding problem.

CONDITION 5

Dustbins shall be sited a maximum distance of 23 metres from an adoptable highway and 25 metres from any household.

REASON

To comply with the Council's Design Guide: Roads in Residential Layouts and for residents' convenience.

CONDITION 6

Prior to site works commencing detailed information relating to the filling operations shall be submitted to and approved by the Local Planning Authority. Cross sections shall be prepared showing existing and proposed levels, type of fill material etc.

REASON

To ensure a satisfactory standard of development and to ensure minimal impact upon the River C. be.

CONDITION 7

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior consent of the Local Planning Authority (LPA).

Any trees, hedges and shrubs being severely damaged during construction seriously diseased or dying shall be replaced by one of a size and species to be agreed in writing with the LPA. Where damage is less severe a schedule of remedial work necessary to ameliorate the effect of damage by tree surgery, felling or groundwork shall be agreed in writing with the LPA. New planting should comply with BS 3936 (1980) 'Specification for Nursery Stock Part 1 Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1966) 'Recommendations for Tree Work' and BS 4426 (1969) 'Recommendations for General Landscape Operations'. Such work or planting shall be completed within 8 months of the commencement of the development or such period as agreed in writing by the LPA.

REASON

The trees and other vegetation makes a valuable contribution to the amenity of the area and to comply with Section 59 of the Town and Country Planning Act 1971.

CONDITION 8

Prior to site works commencing details of the improved access arrangement onto Springwell Lane shall be submitted to and approved by the Local Planning Authority.

REASON

To ensure a satisfactory standard of development and in the interests of highway safety.

CONDITION 9

Before any part of the approved development is commenced a landscaping scheme shall be submitted to and approved by the Local Planning Authority.

REASON

To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the visual amenity of the locality.

Continuation Sheet No. 4

CONDITION 10

Prior to site works commencing the location, type and height of boundary fencing shall be agreed with the Local Planning Authority.

REASON

To ensure a satisfactory standard of development and to ensure that the visual intrusion to the surrounding countryside is minimised.

CONDITION 11

Notwithstanding the detail contained within the submitted drawings the number of glasshouses shall be reduced to a total of three in accordance with the applicant's letter dated 2 August 1990.

REASON

To ensure that the visual impact of ancillary buildings is minimised.

CONDITION 12

The sales building/office/store shall be used for purposes solely in connection with the garden centre operations.

REASON

To ensure that the building remains ancillary to the garden centre use.

CONDITION 13

The watercress beds shown to be retained on the approved drawing shall not be drained or filled without the prior written consent of the Local Planning Authority.

REASON

For the avoidance of doubt and to ensure an element of the established use is retained.

INFORMATIVES:

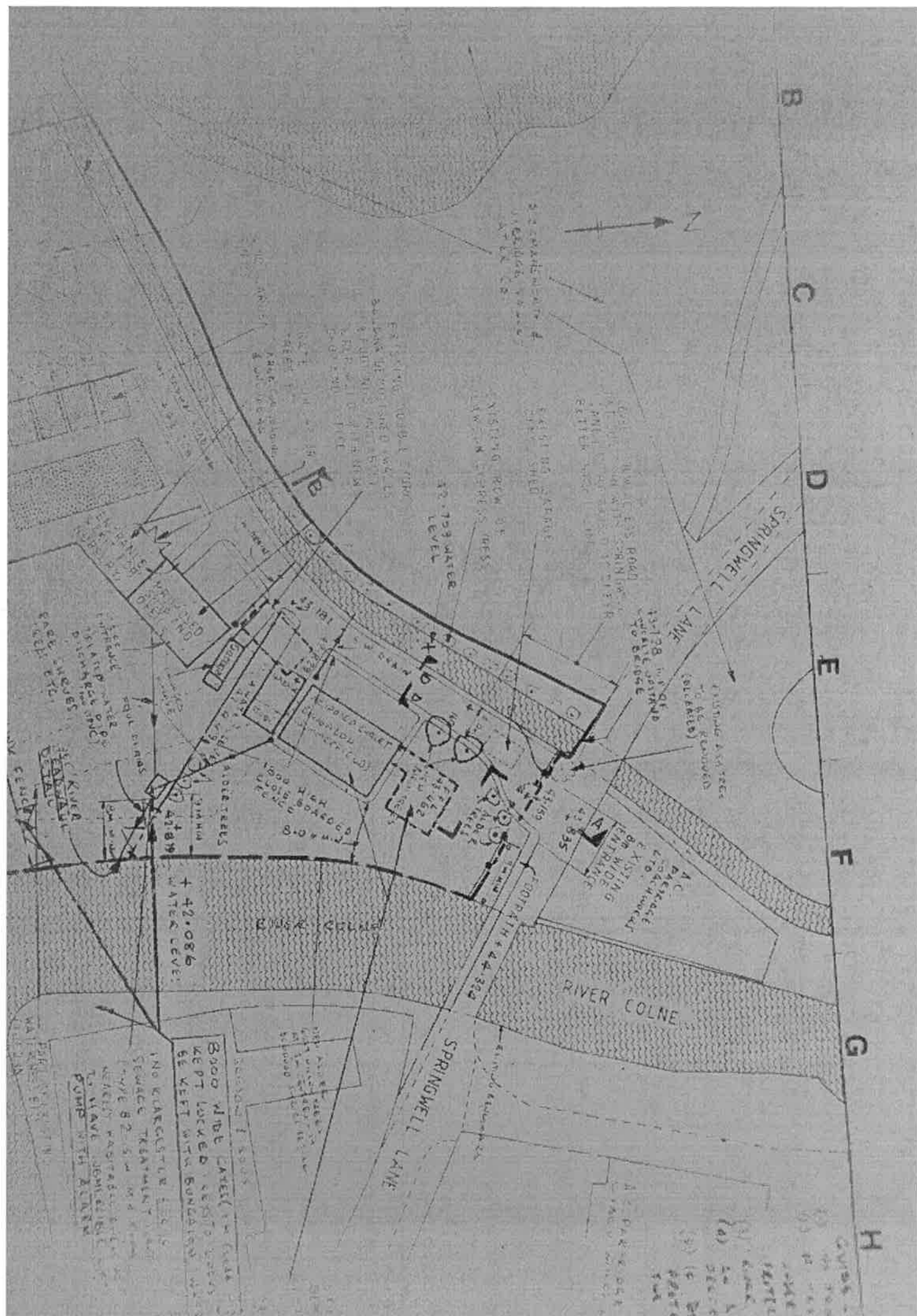
1. The applicant should note that the site in question is shown on maps prepared by the Ministry of Agriculture, Fisheries and Food as land liable to flood and is shown on the Authority's flood records as being flooded during 1947. A recent study shows the site as being inundated with flood water for 1 in 50 and 1 in 100 year flood events. Whilst a scheme is being carried out to protect some areas from flooding this particular site will still flood once the scheme is complete.

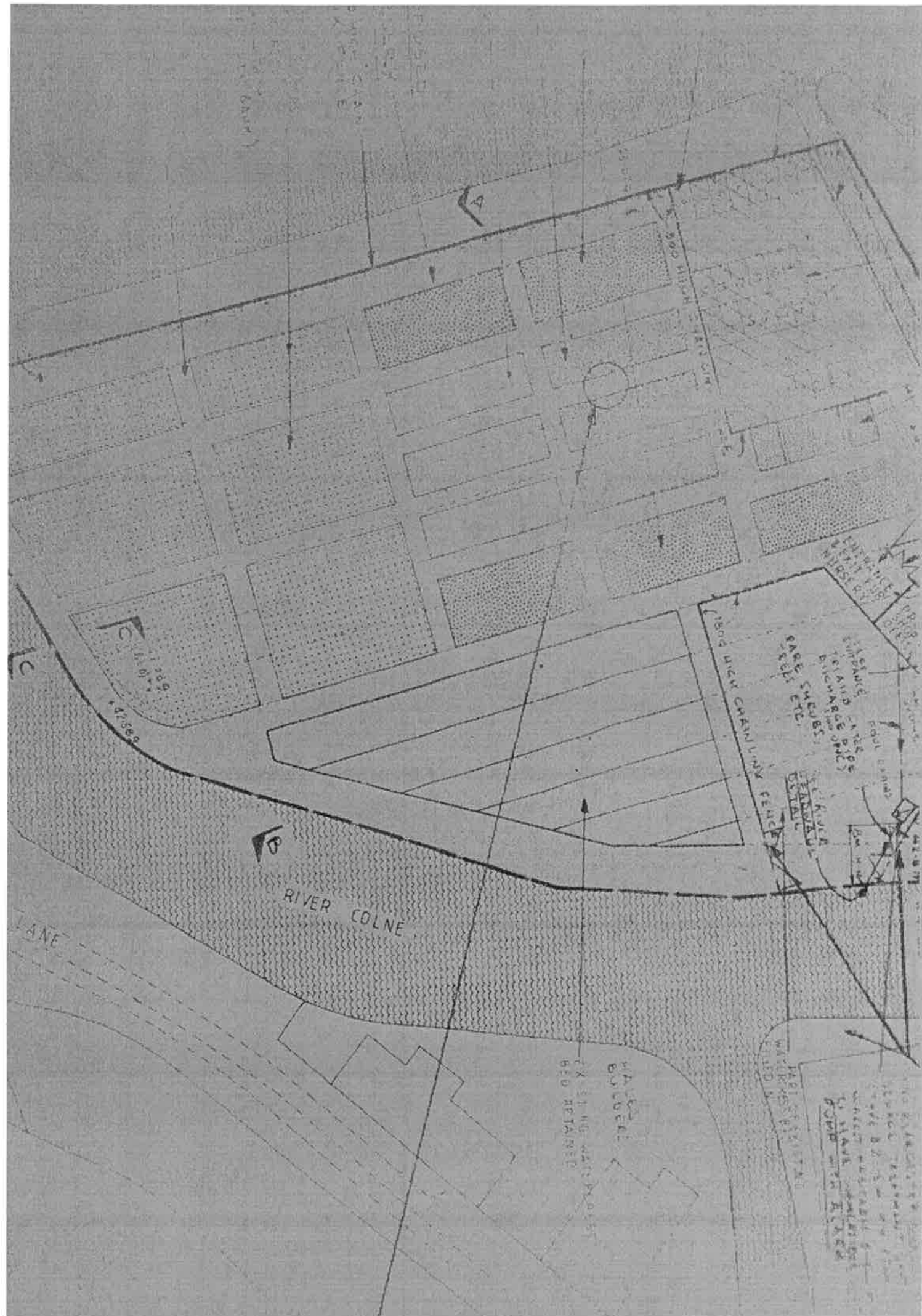
In the light of this you are advised that the National Rivers Authority object strongly to this proposal because of its implications on the flood plain and you should liaise with that authority to ensure your flood prevention measures will be adequate and demonstrate in particular that the necessary compensatory works can be achieved (NRA contact: Mr Levy, Principal Planning Engineer Thames Region).

2. The consent of the National Rivers Authority (NRA) is required for any works or structures proposed within 8 metres of the bank of the Colne main river, in accordance with the provisions of the Thames Water Land Drainage Byelaws 1981. Your current proposal infringes this Byelaw.
3. You are advised that any activity permitted under the above consent should not present a pollution risk to the water in the aquifer either directly or via the surface waters. Accordingly any fill imported onto the site should be inert material free from pollutants and preferably of an impervious nature. The applicant should take the strictest precautions with pesticides, herbicides and fertilisers in their use and storage.


Director of Planning

7 August 1990





REF: 24537A/89/1368

**LONDON BOROUGH OF HILLINGDON
TOWN AND COUNTRY PLANNING ACT 1971 (AS AMENDED)**

Mr Thomas O'Brien
105 Cornwall Road
Ruislip Manor
Middlesex
HA4 6AH

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Signature.....
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REASON

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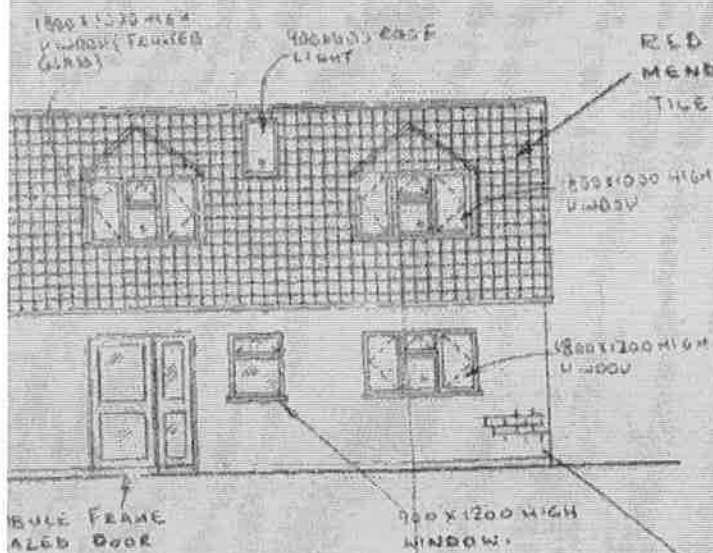
1. The applicant should note that the site in question is shown on maps prepared by the Ministry of Agriculture, Fisheries and Food as land liable to flood and is shown on the Authority's flood records as being flooded during 1947. A recent study shows the site as being inundated with flood water for 1 in 50 and 1 in 100 year flood events. Whilst a scheme is being carried out to protect some areas from flooding this particular site will still flood once the scheme is complete.

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Director of Planning

7 August 1990

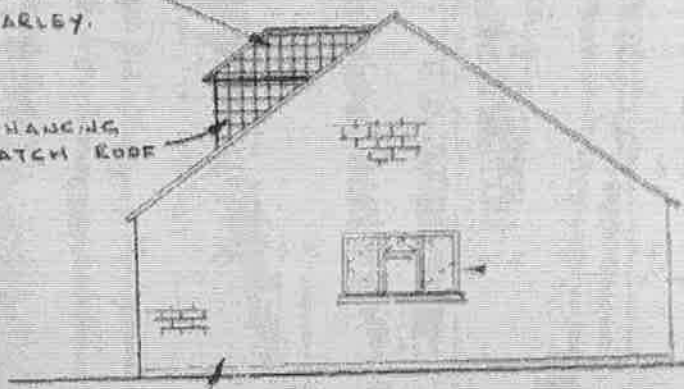


FRONT ELEVATION B-B
SCALE 1:100

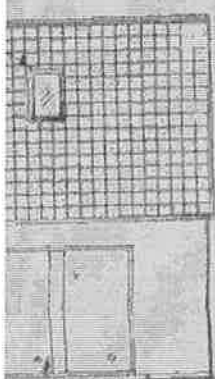
RED OR LIGHT BROWN
MENDIP OR MODERN
TILES BY MARLEY.

TILE HANGING
TO MATCH ROOF

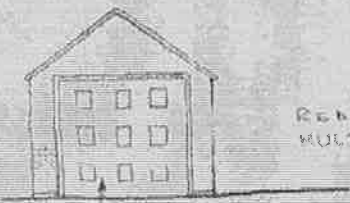
REDDISH BROWN
MULTI-STOCK BRICKS.



END ELEVATION D-D
(SCALE 1:100)

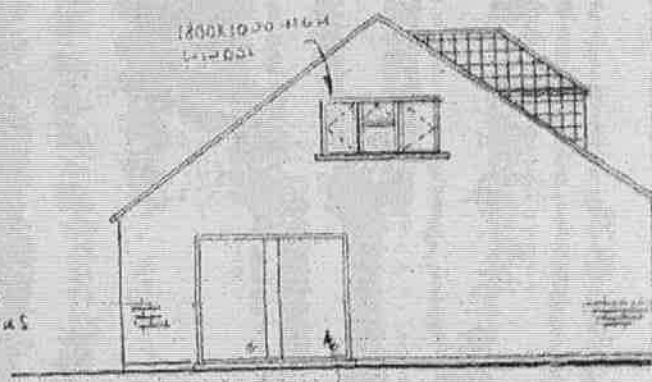


SIDE ELEVATION A-A
SCALE 1:100



REAR ELEVATION F-F
SCALE 1:100

REDDISH BROWN
MULTI-STOCK BRICKS



END ELEVATION C-C
(SCALE 1:100)

RED OR LIGHT BROWN
MENDIP OR MODERN
TILES (BY MARLEY)

GLAZED
FRONT DOOR

LEVEL OF NEW ACCESS ROAD
(AT JUNCTION WITH SPRINGWELL
LANE) TO BE RAISED TO OFFER
BETTER SIGHT LINES

EXISTING GARAGE
DEMOLISHED

EXISTING ROW OF
LAWSON CYPRESS TRESS

42.709 WATER
LEVEL

ING DOUBLE STORY
DEMOLISHED (WALLS
TINGS UNSTABLE)
LACED WITH NEW
AND OFFICE

FOR LARGER
S ETC
EA FOR LOADING
UNLOADING

TARMAI ROAD
+ 43.266

ENTRANCE
& EXIT FOR
NURSERY

PROPOSED
SHOP AND
OFFICE

Garage

STAFF
ENTRANCE
TREATED WATER
DISCHARGE PIPE
(100 UPVC)
RARE SHRUBS,
TREES ETC.

FOUL DRAINS

SEE RIVER
HEADWALL
DETAIL

1800 HIGH CHAIN LINK FENCE

+ 42.086
WATER LEVEL

EXISTING
8M WIDE
ENTRANCE

43.835

43.159

FOOTPATH + 44

ALDER
TREES

FEEL
43.462
NEW
GREAT TREES

PROPOSED CHALET
BULLALOW
(SPRINGFIELD)

1800 HIGH
CLOSE BOARDED
FENCE 8.0m MIN

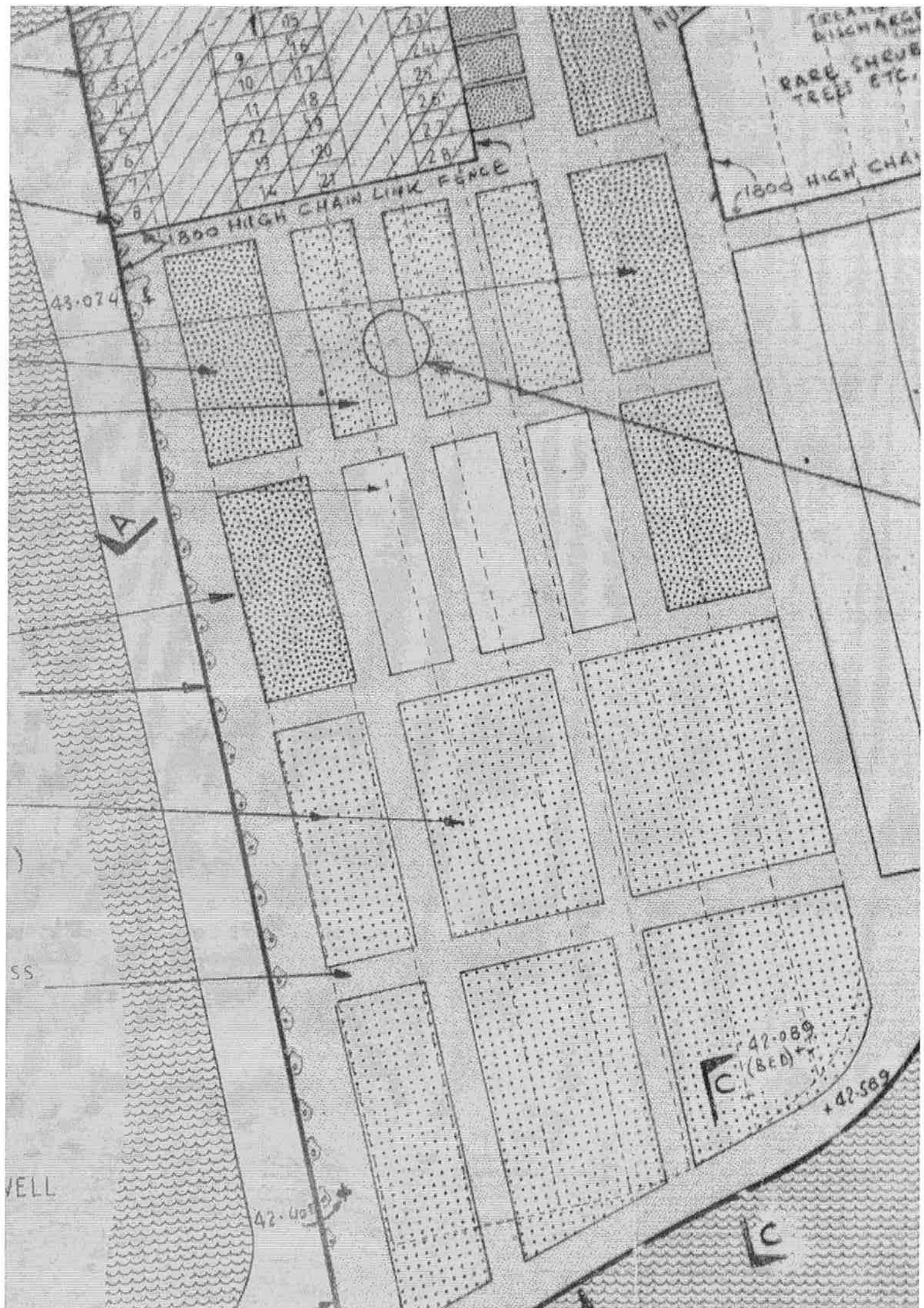
ALDER TREES

9m MIN

42.879

8m MIN

FENCE



VARIATION REPORT SUB - CUE - 28 - 6.90

Application No.

1459/A/89/1988

Location

SUMNERFIELD AND
WATERCRESS BEDS,
SPRINGWELL LANE,
HAREFIELD

Proposal

CHANGE OF USE OF
WATERCRESS BEDS TO
GARDEN NURSERY AND
ERECTION OF ASSOCIATED
SHOP AND OFFICE BUILDING
WITH PARKING FOR 28
VEHICLES. ERECTION OF A 4 BED

BREACH Drawing No. ACP/1, ACP/2
ACP/3 received 18.9.89

Date of Receipt: 18.9.89

222 - ~~WATERCRESS BEDS~~

(1) ~~WATERCRESS BEDS~~ for the following reasons:-

1. The proposal would introduce a commercial retail use into the Green Belt, thereby raising the level of activity involved and new buildings, would detract from the open character of the area, contrary to established Green Belt policies incorporated in Policy BPS80 of the Borough Planning Strategy.
2. The nature of the proposal with extensive glasshouses would tend to increase urbanisation of the Colne Valley Park which is contrary to objective 1 of the Colne Valley Park strategy.
3. The site forms part of an Area of Metropolitan Significance for nature conservation identified in the handbook 'Nature Conservation in Hillingdon'. Its high nature value, in particular as a winter bird habitat, would be lost as a result of the development, and as such the proposals run counter to policies BPS91 and BPS92 of the Borough Planning Strategy.
4. The site is within Springwell Lock Conservation Area, and with Springwell Lake is a major landscape attraction. The proposal would be visually detrimental to both the Conservation Area and Colne Valley Park.
5. The proposed use as a garden centre would involve the storage and/or use of pesticides, herbicides and fertilisers which would pose an unacceptable pollution risk to the aquifer and remaining watercress beds either directly or via surface water penetration.
6. The site is within the Colne Valley Flood Plain, and on advice from the National Rivers Authority, liable to flood. As such it is unsuitable for the proposed development.

(2) INFORMATION

SITE AREA: 3.26 Acres

Required: 3

CAR PARKING: Provided 28

TOTAL FLOOR AREA OF DEVELOPMENT: 1078.5m² (968m² bungalow; 110.5m² office)

TREES: None Affected

CONSULTATIONS:

No. of replies 10

NEIGHBOURS: No. consulted 7

THE PROPOSAL HAS ALSO BEEN ADVERTISED AS:

(a) being within or affecting a conservation area.

Comments:

All opposed on the following grounds:-

1. Will destroy watercress beds as a sanctuary for wildlife, in particular as a habitat attracting rare birds in winter.
2. Watercress beds unique in Middlessex and should be conserved and managed as such, with perhaps some recompense to present owner.
3. Use for retail purposes incompatible with the Green Belt.
4. Springwell Lane inadequate to cope with additional traffic combined with poor visibility at junction with A412.
5. Recent failure of nearby Garden Centre argues there is no local demand for such use.

OTHER CONSULTATIONS:

Barefield Tenants & Residents Association

Comments:

Object to proposed development in sensitive area of Colne Valley Park on grounds of:-

- (1) Wildlife importance
- (2) Historical importance
- (3) Landscape importance
- (4) Development precedent

CONSULTATION:

National Rivers Authority

Comments:

1. Land in flood plain (flood recorded in 1947 and subject to 1 in 50 year flood events. Therefore consider the site is totally unsuitable and object strongly to the proposal.
2. NRA consent required for works within 8m of Colne. Access for maintenance required on 8m wide horizontal strip.

CONSULTATION:

Herts and Middx Wildlife Trust.

Comments:

1. Wildlife Importance: Watercress beds forms part of Site of Metropolitan Importance in Borough's Nature Conservation Strategy and is of particular importance as winter birds habitat.

CONCULATIONS

Director of Engineering.

COMMENTS

No objection subject to improvement of access.

2.1. REPORT

The Site

The site comprises a major portion of the Springwell Watercress Beds, the last remaining watercress beds in Middlesex, and includes the now semi-derelict bungalow known as Summerfield and another building previously used as a storage area at which the watercress beds were commercially worked. The site of 1.11 acres is on low lying land and extends to the bank of Springwell Lake to the west, to the west is bounded by the River Colne. It forms part of Springwell Lake Conservation Area, is also in the Metropolitan Green Belt in the Colne Valley Park.

Planning History

No relevant history.

The Proposal

The proposal is to create a garden nursery business, rebuild the bungalow and store as two larger single storey buildings, one a 4 bed bungalow, the other an office retail sales kiosk for the Nursery. The Nursery would employ 10 persons and be served by a 28 space car park. The Nursery area would cover some 6990m² of the watercress beds leaving about 1217m². The filled in area of the cress beds would comprise beds for rose trees, fruit trees and conifers together with 6 large glasshouses (each 20m x 6m) and flower and shrub beds.

The existing access from Springwell Lane would be widened.

Policies

Policies BPS 80, 86, 88, 90 and 91 of the Borough Planning Strategy.

Policies BPS 80 and 86 state that in the Green Belt planning permission will not be granted for new buildings or for changes of use of existing land, other than for purposes associated with and essential for:-

- (i) agriculture, horticulture, forestry, and nature conservation.
- (ii) open air recreational facilities
- (iii) educational and institutional uses in extensive open grounds provided they will either preserve to enhance the open nature of the area.

BPS 88 supports the aims/objectives of the Colne Valley Park.

BPS 90 and 91 relate to the Borough's commitment to maintain/enhance areas with Nature Conservation value.

Conservation Policy 2A 'inter alia' seeks to avoid new development likely to mask or mar characteristic views into or from Conservation Areas.

2. These are the last watercress beds in Middx, and even if no longer commercially viable, should be conserved as an educational resource, and could become a valued attraction for visitors.
3. Site is highly visible in Colne Valley Park and with Springwell Lake is a major landscape attraction on the Conservation Area.
4. Development as a garden centre would completely sterilise the environmental attractions listed above and lead to more intensive building applications.

CONSULTATION:

London Ecology Unit

COMMENTS:

1. The high nature conservation importance of the site would be lost as a result of the development with the increased cover of buildings and commercial use of the land.
2. Much of the remaining area of watercress beds would be incorporated into the garden of new residence and even if not threatened by garden use, would be too small to be a viable bird habitat.
3. Proposal should be refused as it would convert a Site of Metropolitan Importance to one of little value.

CONSULTATION:

Rickmansworth Water Company

COMMENTS:

Concerned that activity may present a pollution risk to aquifer either directly or via surface water through use or storage of pesticides, herbicides and fertilisers for use in connection with Garden Nursery business.

CONSULTATION:

Canal Locks Conservation Area Advisory Panel.

COMMENTS:

1. Proposal does not realise potential of watercress beds.
2. Amount of glasshouse cover too great and will be visually intrusive.
3. Scheme too intensive and commercial to allow for conservation of countryside character of the watercress beds.

CONSULTATION:

Colne Valley Park

COMMENTS:

Use as a garden centre contrary to objective 1 of Colne Valley Park Strategy in that 6 x 50m long glasshouses would increase urbanisation of the area.

The Planning Issues

The main issues in this case derive from application of the above policies combined with site specific factors.

The proposed use as a garden nursery does not fall within the acceptable Green Belt compatible uses listed above. It cannot be construed as horticulture since the primary activity is retailing, not growing of plants. Moreover the relatively intensive retail use which a car park for 18 cars implies given also the extensive glasshouse cover, and the house and office/retail kiosk is not consistent either with Green Belt policy objectives to preserve and enhance the open character of the land, nor with Colne Valley Park objectives to resist developments which would lead to further urbanisation of the Park.

It also runs counter to objectives deriving from the site's status as a site of Metropolitan Importance for nature conservation. These are the last remaining watercress beds in Herts, and at the same time as part of this have developed wildlife interest as a major winter habitat for birds including some rare species. Most of the beds would be lost as a result of the development. Those remaining would not be sufficient to continue to provide a wildlife habitat and in any case the existence of the nursery adjoining would ensure it would not longer attract birds. Therefore the net result in nature conservation terms of the proposals would be to convert a site of metropolitan importance to one of little or no value.

In this respect the Herts/Middx Trust consider that even if the watercress beds are no longer commercially viable, they should be conserved as an educational resource, and could become a valued attraction for controlled visiting.

In terms of Conservation Area policy the site combines with the adjoining Springwell Lake to form a highly visible and attractive feature in the Conservation Area and Colne Valley Park, which the scheme would inevitably erode.

Two further areas of concern are site specific. Rickmansworth Water Co. have an aquifer nearby and are consequently concerned the activity will pose a pollution risk either directly or via surface water through the use or storage of pesticides, herbicides and fertilisers needed in connection with the Garden Nursery business.

The National Rivers Authority are strongly opposed on the grounds that the site is within the flood plain of the River Colne (flood recorded in 1947) for which no ameliorative works are proposed.

Consultation

The comments of consulted organisations have been summarised and incorporated within discussion of issues above.

Considerable local concern about the existing wildlife value of the site is evinced by the number of individual letters despite a limited local circulation.

Summary

The existing watercress beds comprise an environment of unique value in the Borough for nature conservation, which the proposal would effectively destroy. This combined with the 'in principle' objection on Green Belt/Colne Valley Park, Conservation Area grounds argue a strong case for refusal. I recommend accordingly.

The background documents used in the preparation of this report are those numbered below from the comprehensive list included at the end of the agenda:-

1, 2, 15, 46, 57, 35

In addition the following documents were also used:-

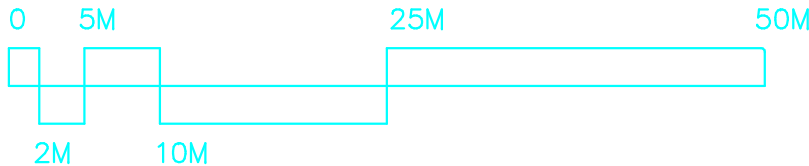
(a) 10 letters making representations (the contents of which are summarised in the report).

(b) 1 statutory consultation (the contents of which are summarised in the report).

Appendix 2: Site Layout Plan 2010

1. Do not scale from this drawing.
2. All dimensions to be checked on site before ordering materials or commencing work.
3. In case of discrepancies in drawings, calculations or details refer to TOWERS ASSOCIATES, for clarification: Unilateral decisions by contractors will not be accepted.
4. For any information not covered by these drawings refer to TOWERS ASSOCIATES, for clarification: Unilateral decisions by contractors will not be accepted.
5. The contractor must ensure that work is being carried out to the latest revisions of all the working drawings.
6. It is the contractors responsibility to inform the local authority before work commences on site, and at all prescribed stages of work. All to the District Surveyors satisfaction.
7. If work commences on site before full plans approval has been given, TOWERS ASSOCIATES accept no responsibility for any additional work or materials that the District Surveyor may require.
8. This drawing and all copies produced there from remain the copyright and property of TOWERS ASSOCIATES. It may only be reproduced by TOWERS ASSOCIATES and all copies must be returned to TOWERS ASSOCIATES if demanded.

By using this drawing the user and his or her employer signify their agreement of the above terms and conditions.



REV.	DATE	DESCRIPTION
JOB	Watercress Beds Springwell Lane Rickmansworth,	
TITLE	Current site Layout	
DRG. No.	2572-06	REV.
SCALE: 1:500	DRN. BY	PDN
	DATE	Jun 10
	CHECKED	
	DATE	
TOWERS ASSOCIATES		
Harefield Oil Terminal, Harvil Rd, Harefield, MIDDX. UB9 6JL.		
FAX. 01895 814864		
TEL. 01895 812822		