

Appendix P

APPLICATION FOR: 9011/APP/2018/1854

HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX

COMMITTEE: Major Apps PC

DATE: 30th January 2019

I confirm:-

- All consultations have been completec
- All consultations are reflected in the report.
- The report is free from spelling, typing and grammatical errors.

Final formatting:

Signed:- _____
Case Officer

Signed:- _____
Team Manager

Signed:- _____
Senior Manager

I agree this report can go on the agenda for the above Committee.

Signed:- _____
DC Tech Admin

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX

Development: Retention of hospital waste store (Retrospective Application) with new boundary hedge planting.

LBH Ref Nos: 9011/APP/2018/1854

Drawing Nos: Agent's email dated 5/10/18
 PL-003 Rev. C
 PL-005
 PL-002 Rev. A
 PL-001 Rev. A
 Agent's email dated 23/7/18
 Agent's email dated 24/7/18
 Agent's email dated 30/7/18
 Design and Access Statement

Date Plans Recieved:	18/05/2018	Date(s) of Amendment(s):	05/10/2018
Date Application Valid:	18/05/2018		24/07/2018
			11/01/2019
			18/05/2018
			23/07/2018
			30/07/2018

DEFERRED ON 1st August 2018 FOR SITE VISIT .

Members may recall that this application was originally presented to the Major Planning Applications Committee meeting on 1/8/18 where Members resolved to defer the application, an extract of the minutes from that meeting is provided below:

"Members agreed that if the waste store remained in its current position, it would require a tree planting all around it which would obscure the view of the listed building. As such, the Committee confirmed that they would like waste store relocated, but noted that a refusal would not help the hospital. A motion to defer the application was moved, to allow time to negotiate with the applicant to try and agree a better site for the waste store. This motion to defer was seconded, and upon being put to a vote, was unanimously agreed."

A site meeting was held on 5/10/18 between Council Officers, including the Major Application Manager, Case Officer, Urban Design/ Conservation Officer and Tree/ Landscape Officer and senior Members of the Hospital Trust and the Hospital's Architect where a walk over inspection of the hospital grounds took place. The hospital confirmed that the existing waste store (the subject of this application) was not a movable structure but was of solid blockwork construction, clad in wood therefore, it could only be demolished and then re-built, it could not be moved.

The need for a waste store in this vicinity was then re-iterated by the hospital, in terms of safety and efficiency to mitigate the need for staff to cross the site to use the main waste store

sited adjacent to the Grade II Listed stable building, located to the north west of the western end of the 'Gullwing' building.

The site walk over then took place to see if alternative sites presented themselves. The area to the north of the main access road was discounted as it was too far away from the extended ITU and MRI/CT departments and involved crossing the main access road. To the south and west of the ITU extension, the hospital site is densely developed and the store, even if it could be sited here could not be done without blocking hospital windows which would therefore be an unacceptable location. The only potential alternative site was the landscape buffer running along the boundary with Rickmansworth Road, but here the store would have a similar, if not closer relationship with residential neighbours on the opposite side of the road and in some parts would be on elevated ground and even more prominent. Additionally, any such proposal would result in the loss of part of the landscaped strip, with potential for mature tree loss which coupled with being sited on a raised embankment, would be an unacceptable location.

As such, officers are satisfied that the siting of the waste store, given the working practices of the hospital, represents the best location available within the site for the waste store to be located.

Following the meeting, in their email dated 5/10/18, the Hospital Trust ask that the current application be determined as currently submitted, but with the following matters taken into consideration, namely:-

"Work already undertaken to date includes:

1. Additional security to the store doors. Doors have been fitted with heavy duty closers and locking is controlled by a card reader. Only those authorised to use a card can gain access.
2. Changes to hours of operation. Mindful of keeping disturbance to a minimum the Trust has changed the times waste is collected from the store on weekend mornings and has made the first collection later in the day.
3. A thorough re-examination of the way the store is used with particular reference to its location (see beneath) has been completed.

Work to be completed within the coming month:

1. Discussions with the Council's Landscape Officer. We will formalise a plan for planting along the front boundary and along the end of the store with traditional British hedging varieties. These will probably be a mixture of hazel, hawthorn, blackthorn, crab apple, field maple and rose which can grow to some 3m plus high. This band of hedging will form a continuation of the existing hedging that was planted by the Trust nearly three years ago and which already acts as a natural screen between the road and the hospital buildings.
2. We will also discuss a scheme for lower level planting between the store and the internal path. When both planting schemes are approved the Trust will immediately set about preparing the ground and planting them. Late autumn and early winter are ideal times for planting and will give the hedging a good start by concentrating on root growth rather than leaves.

Store use and location:

The Trust has consulted with its specialist infection control team, the heads of ITU and the Estates clinical disposal team on ways of storing and removing clinical waste from the ITU

building. The following requirements are agreed:

1. The store must be of a sufficient size to hold all the waste produced by the ITU and MRI/CT departments in an uncluttered and manageable way in between collections and transportation to the main clinical waste store.
2. The store must be within a short distance of the ITU internal waste collection point as bags are carried along the external path and any longer distance could be hazardous and would take staff away from other duties they are performing.
3. The store must be easily accessible for the waste collection team which means it must also be on flat ground.
4. The store must be secure.
5. The store must be vermin proof.
6. The store should be environmentally friendly.

The location and construction of the store has been assessed against the above parameters and the following points noted:

1. The location and construction of the store are ideal for the purposes intended.
2. The store is secure and vermin proof.
3. The majority of materials are natural and the green roof helps with rainwater retention and encourages bees, butterflies etc.
4. The building has been approved by Building Control for the use intended.
5. There is no other location close by and at the same level for a store of this size.
6. The space available further along the fire path is raised and will cause difficulty with access. Furthermore any construction would damage existing tree roots and would be visible from Rickmansworth Road.
7. The existing main waste disposal store beside the Mansion House is within the confines of a listed building and apart from it being too far away for ITU staff to transport waste it would probably go against planning policy to extend this area.
8. The timber construction will weather to a natural grey patina over time."

Since this email, discussions have taken place between the Council's Trees/ Landscape Officer and the hospital in terms of an appropriate hedgerow species mix and amended plans have been submitted (PL-003 Rev. C and PL-005) which show the hedgerow being extended along the northern side of the waste store with low level planting added along the elevation facing the hospital building, including the planting mix of native species, showing the landscaping as planted and once matured. The Council's Tree/ Landscaping Officer considers the mix of species has the potential to work well and would look very attractive and no objections are raised.

The planting has now been carried out and photos of this will be presented to the planning committee for consideration.

Finally, whilst officers have seen the implementation of additional security and signage on the bin store, the details of all measures put in place have not yet been submitted to the Council. Therefore to ensure enforceability of the security and signage measures put in place, a conditioned is proposed seeking details to be approved by the Council and details of how the measures will be maintained in good working order for the life of the development.

The retrospective application is being brought back to committee for determination in the light of the above, with an officer recommendation for approval; in light of the additional information provided by the Hospital Trust and subject to the conditions set out in this report.

1. SUMMARY

This application seeks retrospective permission for a waste store to be sited at the main entrance to Harefield Hospital on Hill End Road which is located within the Green Belt and also forms part of the Harefeild Village Conservation Area.

The waste store would be mainly used in connection with the newly completed ITU extension at the rear of the 'gullwing' building. It has dimensions of 16.4m long by 4.9m deep and a flat roof, some 3.0m to 3.2m high above ground level. The building is finished with Cedar cladding and has a sedum roof.

It is considered that the building would be acceptable in principal in this Green Belt location, having regard to the policy advice in the site specific policy for Harefield Hospital (PR20 of the Hillingdon Local Plan) and it would have an acceptable impact on its openness. The store would also not be harmful to the character or appearance of the conservation area or the street scene.

The amenities of surrounding residential occupiers would also not be unduly affected and it is therefore recommended for approval, subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM9 Landscaping maintenance scheme

Within a month of the date of the decision notice, details of a landscape maintenance scheme/schedule for a minimum period of 5 years (to include details of the boundary hedge to be maintained at a minimum height of 3.5m and proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased).

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

REASON

To ensure that the proposed development will maintain and enhance the character and appearance of the Harefield Village Conservation Area and the visual amenities of the locality, in compliance with Policies BE4, BE13 and BE38 of the Hillingdon Local Plan:

Part Two Saved UDP Policies (November 2012).

2 NONSC Details of security measures

Within a month of the date of this decision, full details of the security features, fixtures and fittings installed on the waste store to prevent unauthorized access shall be submitted to and approved in writing by the Local Planning Authority.

The security measures shall be kept in good working order to the reasonable satisfaction of the LPA for so long as the development remains in existence.

REASON:

To ensure that the waste is stored in a safe and secure enclosure, in order to maintain the security and visual amenity of the site, in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area

3 170 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms a small rectangular area located within the grounds of Harefield Hospital on the southern side of the main access road into the hospital from Hill End Road, to the east of the main 'gullwing' hospital block.

The main hospital building is locally listed.

The hospital site is designated by the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) as a major developed site within the Green Belt. The southern part of the hospital grounds, including the main buildings and the application site also forms part of the northern edge of the Harefield Village Conservation Area. In addition, the area is included within the Colne Valley Regional Park.

3.2 Proposed Scheme

This is a retrospective application for the retention of a waste store that has been erected close to the main entrance into the site.

The store is 16.4m long by 4.9m deep and has a sturdy double skin wooden construction with a flat green roof, some 3.0m to 3.2m high above ground level and a raised concrete floor. The store is set back from the hospital boundary along Hill End Road by 1.65m to 2.35m and has a recessed entrance with double metal doors at its southern end which is concealed behind an integral curved wooden wall. A new boundary hedge is shown between the store and the hospital boundary which is marked by wooden panel fencing, some 1.8 to 2.0m high.

The application is supported by a Design and Access Statement which advises that the bulk waste store acts as a transit station for bagged waste generated by the existing ITU, newly completed ITU extension and MRI/CT department. All waste is kept secure within robust heavy duty plastic trolleys and is regularly taken away to a central waste depot elsewhere in the Hospital. The store replaces one that was demolished to make way for the ITU extension.

It goes on to advise that the new building has been designed as a sustainable standalone unit with a timber structure and clad with untreated Western Red Cedar boarding which will not require any treatment throughout the life of the building and will weather naturally. The flat roof is planted with a mixture of different sedum plants which requires little or no drainage, with any overflow discharging into the wide gap between the building and the

boundary fence.

The entrance to the building is masked by a sweeping extension of the external wall structure, which keeps the doors out of sight and masks any internal light fall at night time. Simple paths link the store to the new ITU/MRI/CT building and its proximity to the existing fire path allows tugs to couple the trollies efficiently and quietly before moving them on to the central waste area.

Additional email responses had been received from the agent on 23/7, 24/7 and 30/7/18, which were reported on the Addendum Sheet of the 1/8/18 meeting, advising of the following:

1. Mixed Native hedgerow including *Acer campestre* (Field Maple), *Carpinus betulus* (Hornbeam), *Craetagus mongyna* (Hawthorn) *Ligustrum vulgare* (Privet). These species to be supplied and planted as 'whips' of say 120 to 150cm which should establish quickly.

2. The bulk waste store is a transitional base for keeping hospital waste generated within ITU and the MRI/CT suite. Sorted waste is taken from the ITU and the MRI/CT suite on a regular basis by suitably trained staff and deposited within the large yellow and green portable bins and caged trollies situated on either side of the new waste store.

Bins are then collected by the Hospital porters twice a day between the hours of 8:00am and 9:00am and from 1:00pm to 3:00pm and taken to the Trust waste compound within the hospital grounds for onward disposal.

The porters use Kubota electric trollies for collecting the bins which are hitched in a line to the rear of the vehicle. The trolley is driven along hospital roads when collecting full bins and returning empty bins. To access the new store porters drive to the main entrance where they park on the Hospital road. The porters will then push empty trollies along the Hospital's footpath to the store and return via the same route with the full bins.

At no point do the porters electric vehicles or the waste trollies leave the Hospital site or go on to the Public Highways. The procedure for removing waste is common throughout the Hospital and is a realistic and pragmatic solution to refuse collection in a hospital with narrow internal corridors and historic low rise buildings that stretch over a large area.

The Trust takes cleanliness and infection control very seriously and in the unlikely event that any waste is spilled on the Trust roads & pathways it is cleared up immediately. As a regular visitor to the site I must admit I have never seen trollies tipping over and depositing waste on the road and if this has been witnessed by neighbours then it is most unusual.

3. The security and tidiness of the store has now been improved dramatically.

I am aware that signs have now been posted stating the store is to be kept locked at all times it is not in use and that the management of the waste within the store has been reviewed and action taken to ensure there is no unbagged waste left lying around.

I note the comments on the photographs relating to the overturned containers. This was an unfortunate incident brought about by TFL works to the main entrance road rendering the usual pathway inaccessible and the levels of snow and ice making the road way slippery. The Trust has a policy of not allowing the electric vehicles on to the road no matter what the circumstances are and I believe the driver has been reminded of this. It

will not happen again.

With regards the weathering of the timber this is a natural process and will not change the colour adversely. From the residents comments, whilst the oak tree hides 1 metre of the building our proposed hedge will hide the entire length.

3.3 Relevant Planning History

Comment on Relevant Planning History

There have been numerous planning applications submitted on the hospital site over the years. Of particular relevance to this application are the following applications:-

Permission was granted on 18/9/15 which on this part of the hospital site included a single storey extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation (App. No. 9011/APP/2014/3602 refers). The relevance to the current application is that the originally submitted plans for the ITU extension included a large integral waste store as part of the extension but with the revision of the plans, the integral store was reduced in size.

A subsequent details application (9011/APP/2015/3508) was approved on 28/10/16 which included details of the landscaping scheme. The plans submitted as part of this application also included the detached waste store and although the decision notice referred to these plans, the bin store was sited outside of the original red line boundary and therefore officers are of the view that the store does not benefit from the original planning permission.

The waste store has now been constructed.

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.HE1	(2012) Heritage
PT1.BE1	(2012) Built Environment
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise

Part 2 Policies:

NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
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OL1	Green Belt - acceptable open land uses and restrictions on new development
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BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
PR20	Harefield Hospital

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **11th July 2018**

6. Consultations

External Consultees

25 neighbouring properties were consulted on this application on 6/6/18, a site notice was displayed on site on 7/6/18 with a closing date of 6/7/18 and the application has been advertised in the local press on 20/6/18 with a closing date of 11/7/18. A petition with 51 signatories has been received, together with a total of 6 individual responses, objecting to the proposal.

The petition states:-

"The bulk waste unit was built without permission, outside the building line and is not part of the infill application. It is on Green Belt Land in the Harefield Conservation Area and is contrary to the character and appearance of these protected areas. This changes the shape and aesthetics of the locally listed gullwing Art Deco building. Its primary function is to store clinical waste safely. The lack of care is threatening health and safety. Above all this development sets a very dangerous precedent in a highly sensitive area."

The petition also includes a number of photographs showing the door of the store open and waste bins on the adjoining highway, including overturned bins, with lids open and bags protruding. A label of one of the photographs claims that the bin store is left open, day and night and residents have never seen it shut which contradicts the applicant's claim that it is always locked and this provides a route for vermin and rats.

Additional photographs, some with captions and waste information were submitted by the petitioner at the time of the previous committee and forwarded to councilors.

The individual objectors raise a number of concerns, summarised as follows:-

- (i) Store is inappropriately sited just inside the hospital's main entrance and is large (168sq.m), intrusive and an eyesore that is totally out of character, not having been designed or constructed of materials to compliment the locally listed art deco building. It will be one of the first buildings to be seen on arrival,
- (ii) Building detracts and blocks views of the adjacent locally listed Arts Deco building,
- (iii) There is no comparable wooded building within the Hospital site,
- (iv) Building has been constructed beyond building line, therefore not infill,
- (v) Building has been sited close to only residential housing (30 metres of own property) that adjoins hospital's forty seven acre site when could of been sited on unused hospital grounds and negatively impacts upon the local residential area both in terms of its purpose and appearance
- (vi) Application falls way short in terms of impacts of noise, light, protected areas and impact upon residents,
- (vii) Hazard of clinical waste being stored in an unsecured building, as the doors are not kept shut, posing a potential public health hazard,
- (viii) An unlicensed vehicle services the building and when towing the bins has to use Hill End Road where bins recently overturned, which could injure pedestrians and vehicle blocks the pedestrian crossing,
- (ix) Although application states that rodents will not be able to get into the building, this statement relies upon users being scrupulous about always locking the area and this can not be guaranteed. Rodents would be unsightly for visitors of ITU area and pose a health and safety hazard. There has been an increase in vermin and odours,
- (x) Disappointing that the application is retrospective and store has been built without permission as hospital should respect planning rules. There is no excuse for this and applications need to be checked and amazing that the same contentious part of the application has been missed every time. Store has been built outside the red line boundary which means it was deliberately placed where the applicants should have known it was not permitted. This could set precedent for building first and seeking permission later,
- (xi) Application ref. 9011/APP/2014/3602) was for infill development which was up to and above what is reasonable. If there is inadequate space for all that is required, it cannot be acceptable to build nearby,
- (xii) How can 168 sq.m of space be justified if required for short periods serving adjacent ITU and imaging departments,
- (xiii) More car parking is needed,
- (xiv) Receipt of consultation letters only allowed residents two weeks to comment and notification in Gazette only appeared this week.

Harefield Village Conservation Panel:

A number of concerns were raised by the panel:

- The building in its current position breaches the previously established building line.
- We believe the building to be on green belt land and due to the breach of the building line, increases the spread of the built form
- The application does not demonstrate how the building works operationally. For example. does the size and position of the building result in the bins, that would otherwise be transported across hospital grounds, having to be transported out of the hospital and on to the public road, and then back into the hospital via the main entrance? This could cause unnecessary disturbance to neighbours.
- Does the bin store need to be so big? Could increasing the number of times it is emptied reduce the need for it to be this size?

Harefield Tenants and Residents Association:

Our members discussed this application at our last meeting. We are pleased that a proper

retrospective application has been submitted allowing proper consultation of local residents. This is a Green Belt site in the Harefield Village Conservation Area with a prominent Locally Listed Building adjacent to the proposed Waste Bin Store. This information is not mentioned within the Application form. The structure is very large and is sited in a very prominent position at the main entrance to the Hospital. It is sited forward of the built line form of the Hospital buildings. It is very visible to the street scene and detracts from the locally listed building adjacent to it. It impacts adversely on the whole area. The proposed planting between the structure and fencing would do little to answer our points above and is doubtful it would be successful. It is an inappropriate development on the Green Belt which also impacts on Conservation area and the status of the site. We therefore request refusal and enforcement to remove the structure.

Historic England (Greater London Archaeological Advisory Service):

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

The store lies on the historic boundary of Harefield Park which used to be marked by an earthwork bank. Whilst it is possible that installation of the concrete foundation will have disturbed buried remains associated with this boundary it is unlikely they caused significant harm.

Recommend No Archaeological Requirement.

Cadent Gas:

The apparatus that has been identified as being in the vicinity of your proposed works is:

- High or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment
- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

As your proposal is in proximity to apparatus, we have referred your enquiry / consultation to the following department(s) for further assessment:

- Cadent Pipelines Team

We request that you take no further action with regards to your proposal until you hear from the above. We will contact you within 28 working days from the date of this response. Please contact us if you have not had a response within this timeframe.

Requirements

Before carrying out any work you must:

- Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.
- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 - 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables,

services and other apparatus on site before any activities are undertaken.

Officer comment:

This is a standard computer generated response. In reality, the gas pipeline would not have been affected by a concrete pad being laid.

Internal Consultees

Urban Design/ Conservation Officer:

Background: A bin store has been constructed between the eastern wing of the locally listed Harefield Hospital main block, Childrens wing and the boundary to the east on Hill End Road. The site falls within the Harefield Village Conservation Area. The application is retrospective.

The building is single storey with a red cedar clad exterior and a sedum roof. It is for the collection of hospital waste from the ITU department and the MRI/CT department. The dimensions are 4.8 x 16.3 footprint with a height of 3.2 metres.

Comments: Although the building is only single storey it is quite long and its height means that it will be visible above the boundary fence from Hill End Road. In response to this the application has proposed the planting of a hedge between the bin store and fence which once mature will screen it from view.

The cedar cladding and sedum roof are both low impact materials in this context and are acceptable. Once the hedge grows up the impact on the conservation area will be low. While there is some impact on the setting of the locally listed Hospital block it is on balance acceptable.

Recommendation: I therefore recommend consent.

Trees and Landscape Officer:

This site is occupied by a newly constructed bulk waste store for Harefield Hospital's MRI / CTU / ITU extension. Situated behind a timber boundary fence, close to the entrance to the hospital at the junction of Hill End Road and Rickmansworth Road the cedar-clad building is visible above the fence line. The cladding is inoffensive. There is an oak tree in the grass verge in front of the site which is a dominant feature in this area. The site lies within the Harefield Conservation Area - a designation which protects trees.

No trees are thought to have been removed to facilitate the installation of the building and the building has been sensitively designed (with cedar cladding and a green roof) to sit comfortably within the site. The application proposes to plant a hedge of Photinia Red Robin between the fence and the structure. This is a bright coloured, highly ornamental / exotic species which has become ubiquitous in suburban sites. It is quite out of character with the prevailing (mixed native) planting in this area which seems more appropriate at a site which forms an interface between Harefield Village and countryside beyond. An alternative planting selection would be preferable and more suitable in this boundary location.

No objection subject to an amended planting proposal which should be conditioned: COM9 (part 1, 4 and 5).

Officers comment:

The plans have been altered to remove reference to the planting species which would need to be agreed as part of the recommended landscaping condition.

Waste Services Manager:

No issues identified.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The hospital site forms part of the designated Metropolitan Green Belt. National policy in relation to development within the Green Belt is contained within the National Planning Policy Framework (NPPF) which advises that the prime aim of Green Belt policy is to prevent urban sprawl, by keeping such land permanently open. This is to be achieved by resisting inappropriate development, which by definition is harmful to the Green Belt. London Plan policies and Hillingdon's Green Belt policies, specifically Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) echoes this national policy objective. However, Policy OL1 does identify Harefield Hospital as being a major developed site within the Green Belt where limited infilling or redevelopment may be acceptable.

Policy PR20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) is the site specific policy which relates to Harefield Hospital and states that infilling and redevelopment for health purposes associated with Harefield Hospital will be acceptable in principle where appropriate, subject to:

- (i) green belt considerations;
- (ii) compatibility with the Harefield Village conservation area;
- (iii) a comprehensive approach and appropriate phasing including provision of associated access, servicing, car parking and landscaping in accordance with the Council's current policies and standards;
- (iv) land bank provision to allow for possible future changes in the need for health services; and
- (v) where land at North Wards site is surplus to current and future Harefield Hospital requirements, a Mediparc associated with and having close operational linkages with Harefield Hospital is acceptable in principle.

Given the relatively small scale of the waste store at the entrance into the site and its location amongst the existing close knit grouping of buildings, it is considered that the proposal would have no discernible adverse impact on the openness of the wider Green Belt outside of the existing built envelope of hospital buildings on site. Furthermore, the impact of the proposal on the Harefield Village Conservation Area and landscaping have been assessed in the relevant sections below in the officer's report, and the waste store is considered to fully comply with Policy PR20 of the Hillingdon Local Plan.

7.02 Density of the proposed development

Not applicable to this development.

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

Harefield Hospital lies within the Harefield North Archaeological Priority Area and the Colne Valley Archaeological Priority Zone; the south eastern corner of the hospital grounds, including the main built-up envelope of the hospital buildings form part of the Harefield Village Conservation Area and the hospital grounds contain a number of statutory and locally listed buildings, the nearest to the waste store being the locally listed main 'gullwing' building which adjoins the site to the west.

In terms of any archaeological interest, GLAAS has been consulted and they advise that the store lies on the historic boundary of Harefield Park which used to be marked by an

earthwork bank. Whilst it is possible that installation of the concrete foundation will have disturbed buried remains associated with this boundary, it is unlikely they caused significant harm. They conclude that the works are unlikely to have had a significant effect on heritage assets of archaeological interest and see no reason for any archaeological requirement/ condition.

As regards the impact on the Harefield Village Conservation Area and the adjoining locally listed 'gullwing' building, the waste store, being single storey and of wooden construction, sited close to boundary fencing does not appear conspicuous and/or unduly dominant nor out of keeping with the scale of surrounding buildings. With a distance of some 7.5m from the nearest elevation of the waste store to the side elevation of the locally listed 'Gullwing' hospital building, the single storey waste store would be sited sufficiently away from the three storey block to maintain a sense of visual separation. Furthermore, revised plans have been received that wrap the boundary hedge planting around the northern end elevation of the store and provide more ornamental landscaping along its western elevation facing the listed building to further screen its appearance.

In terms of good design, the waste store should appear as just that and in this respect, the building is utilitarian in form and of a simple design, with plain wooden boarding and a flat sedum roof. The wooden materials will weather naturally and with a sedum roof and addition of boundary planting, the building will present an acceptable appearance adjacent to this boundary which is marked by dense boundary planting to the south.

The Council's Urban Design/ Conservation Officer raises no objections to the Cedar clad store.

7.04 Airport safeguarding

Not applicable to the proposed development.

7.05 Impact on the green belt

The site specific policy for this site (Policy PR20 of the Hillingdon Local Plan) advises that infilling and redevelopment proposals for health purposes associated with Harefield Hospital will be acceptable in principle where appropriate, subject to amongst other criteria, green belt considerations. Policy OL2 advises that where proposals are acceptable in principle, comprehensive landscape improvements will be sought to enhance the visual amenity and open land objectives.

The main built-up complex of Harefield Hospital is sited in the south eastern corner of the site, with the more open parts of the hospital grounds being to the north and west. The proposed waste store is sited to the east of the main three storey gullwing building, located well away from the more open parts of the site and adjacent to the site's main entrance with established residential development immediately adjacent to this part of the site on the opposite sides of the adjoining roads. There are also extensive hospital buildings to the north and west of the main access so that longer views of the single storey waste store from the more open parts of the Green Belt would not be possible.

In terms of closer views of the structure, the store would be screened from the east by existing buildings and is partially screened from the road (west) by existing close boarded boundary fencing which also wraps around at the entrance. This, together with existing landscaping, including a mature Oak immediately adjacent to the store within the highway verge help to screen the structure from the north and east. Planting behind the boundary fence would, once mature, help screen the top part of the structure which protrudes above the fencing and already benefits from the inclusion of a sedum roof. From the south, the

structure is mainly screened by existing mature trees and planting along this part of the hospital's road boundary. As such, the store would not appear unduly conspicuous within the street scene.

Therefore, for the purposes of Policies PR20 and OL2, the waste store is within the built-up part of the site and is therefore in general accord with Policy PR20 and would satisfy Policy OL2 of the Hillingdon Local Plan.

7.07 Impact on the character & appearance of the area

This has been considered in Section 7.03 of the officer's report above.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively.

The nearest residential properties to the waste store are the surrounding properties on Hill End Road and Rickmansworth Road, with the nearest residential property being No. 2A Hill End Road (known as Hill End House) which is located across the road from the hospital with its nearest boundary being separated from the hospital grounds by some 15m. This property itself is sited on the northern part of its plot and does not directly face the waste store which would only be viewable from the property at an oblique angle. Nos. 22 and 24 Rickmansworth Road would have more of a direct view, but these properties are sited further away, with the nearest window being at No. 22 which is sited some 38m from the waste store. These distances are sufficient to ensure that the proposal would not have any adverse impacts upon the amenities of surrounding residential properties in terms of overdominance or loss of light.

Notwithstanding this, a boundary hedge will be planted that will assist with the screening of the bin store from residents and the street, providing an enhancement to the streetscene.

Noise issues are dealt with in Section 7.18 below.

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The waste store will store pre bagged waste within rigid industrial plastic trolleys before moving the waste to the hospital's central waste depot. The management of the waste would be a matter for the hospital.

7.11 Urban design, access and security

- Security

Neighbours have made reference to the fact that the doors to the waste store are often left open. It is recommended that within two months of the date of this decision, details of an appropriate sign to be conveniently displayed at the entrance to the store shall inform hospital workers that the doors to the store should be kept locked when not in use.

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

Saved policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided wherever it is appropriate.

The Council's Tree/Landscaping Officer advises that the site lies within the Harefield Conservation Area, a designation which protects trees. There is an oak tree in the grass verge in front of the site which is a dominant feature in this area.

No trees are thought to have been removed to facilitate the installation of the building and the building has been sensitively designed (with cedar cladding which is inoffensive and a green roof) to sit comfortably within the site. The application proposes to plant a hedge of Photinia Red Robin between the fence and the structure. This is a bright coloured, highly ornamental / exotic species which has become ubiquitous in suburban sites. It is quite out of character with the prevailing (mixed native) planting in this area which seems more appropriate at a site which forms an interface between Harefield Village and countryside beyond. An alternative planting selection would be preferable and more suitable in this boundary location. There is no objection to the scheme subject to a suitable landscaping scheme being secured by condition.

Officer's note

A revised plan has been received which no longer specifies the type of planting. The recommended landscaping condition will require these details to be submitted.

7.15 Sustainable waste management

The Council's Waste Management Services Manager advises that no waste issues have been identified and raises no objections to the application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The application site is not located within a Flood Risk area or an area prone to surface flooding. Given the size and nature of the proposal, no flooding or drainage issues are raised by the application.

7.18 Noise or Air Quality Issues

The proposed waste store is of a solid double skin wooden construction and the entrance to the store is on the southern elevation, facing away from surrounding residents where it is contained behind a curved wooden wall. It has a concrete base and the pre-bagged waste is stored within wheeled waste containers. It is therefore considered that noise and/or odour emissions from the store would be kept to a minimum. A condition is also recommended that will require a prominent sign to be displayed reminding hospital staff that the doors to the store are to be kept locked when not in use which will further assist with the prevention of any possible odour emissions.

7.19 Comments on Public Consultations

The petitioners comments and those from individual objectors raising material planning objections have been dealt with in the officer's report.

7.20 Planning obligations

Not applicable to this type of application.

7.21 Expediency of enforcement action

No enforcement issues are raised by this application.

7.22 Other Issues

There are no other issues raised by this application.

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

10. CONCLUSION

The waste store is considered acceptable in terms of its siting within the hospital grounds which form part of the Green Belt, the impact upon the character and appearance of the Harefield Village Conservation Area and the visual amenity of the street scene and the residential amenities of surrounding residential occupiers.

It is recommended subject to conditions.

11. Reference Documents

National Planning Policy Framework (July 2018)
London Plan (March 2016)
Hillingdon Local Plan (November 2012)

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