

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

Case Officer: **Christopher Brady**

10181/APP/2022/2051

Date Application Valid:	05-10-22	Statutory / Agreed Determination Deadline:	21.09.26
Application Type:	Reserved Matters	Ward:	Hayes

Applicant: **Cappard Estates Ltd**

Site Address: **Frogsditch Farm, Shepiston Lane, Hayes**

Proposal: **Reserve matters relating to appearance, access, scale, layout, landscaping pursuant to Condition 2 of outline planning permission ref 10181/APP/2018/4485 (5 existing buildings and construction of replacement building/s with a combined floor space of 1,402.9 sqm and associated hard standing, fencing and landscaping for use class B8) (Amended Plans 05/03/26)**

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

Reason Reported to Committee: **Required under Part 2 of the Planning Scheme of Delegation (Member call-in request)**



Summary of Recommendation:

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

Members resolved at the planning committee held on 17th July 2019 to grant the associated outline planning application 10181/APP/2018/4485 which was subject to a Section 106 legal agreement to secure the following:

- (i) A highways contribution of 30% towards the total cost of a new pedestrian crossing within close proximity to the application site to be paid prior to occupation of development.
- (ii) Highway Works of a) footway extension of Shepiston Lane for improved pedestrian and cycle links to the site and b) new pedestrian and cycle access, to be completed prior to occupation of development.
- (iii) Travel Plan submission and implementation prior to occupation of development.
- (iv) An Employment/Construction Training Scheme secured in accordance with the Council's Planning Obligations SPD.
- (v) Project Management and Monitoring Fee: a contribution equal to 5% of the total cash contribution to enable the management and monitoring of the resulting agreement.

The proposals contained within this Reserved Matters application under consideration align with the obligations set out in the legal agreement accompanying the outline planning application 10181/APP/2018/4485. No legal agreement is therefore required as part of the Reserved Matters application, nor is any further Deed of Variation required.

1 Executive Summary

- 1.1 Outline planning permission (ref: 10181/APP/2018/4485) on this site was granted on 28 February 2020 for the demolition of 5 existing buildings and construction of replacement building/s with a combined floorspace of 1,402.9 sqm and associated hard standing, fencing and landscaping for use class B8 (storage or distribution).
- 1.2 This Reserved Matters Application seeks to address the outstanding detailed issues of the access, layout, scale, appearance and landscaping as required by Condition 2 of the outline permission.
- 1.3 There are only limited conditions attached to this Reserved Matters application, and this is because the outline planning permission conditions remain relevant to the current application and will need to be submitted for approval following the grant of permission of this Reserved Matters application.

- 1.4 The site is within the designated Green Belt. As established in the approved outline application and shown on the detailed plans of this Reserved Matters application, the development was not considered to give rise to additional harm upon the openness of the Green Belt and was therefore considered to be acceptable. The site benefits from a number of Certificates of Lawful Use validating the use of the site for a range of uses including open storage, planthire, vehicle parking and ground contracting.
- 1.5 The proposed new buildings would be constructed within the exact location as indicated under the approved development parameter plan and would comply with Condition 4 of the outline consent which required no building to be taller than 6.5 metres and no more than 1,409 sqm of floor space. The scale, massing and appearance of the buildings are therefore considered acceptable and to some extent are dictated by the function the industrial buildings have to achieve.
- 1.6 The proposal, as amended, would include new planting on the western, southern and eastern boundaries to reinforce the existing planting on these boundaries along with new planting within the site. The inclusion of new tree planting and soft landscaping would further soften the appearance and the views of the proposed buildings, and would improve the appearance of the site when viewed in the context of the surrounding area.
- 1.7 The access and layout submitted under this current application increases safety on the site by providing different parking areas for trucks and cars. Uses and users are clearly separated, providing distinct routes for trucks, cars, pedestrians and bicycles. The Council's Highways Authority has reviewed the application and has no objections to this proposal.
- 1.8 Subject to the planning conditions recommended, the proposed development is considered acceptable with respect to the reserved matters of scale, appearance, layout, access and landscaping. Accordingly, the application is recommended for approval, subject to securing the planning conditions set out in Appendix 1.

2 The Site and Locality

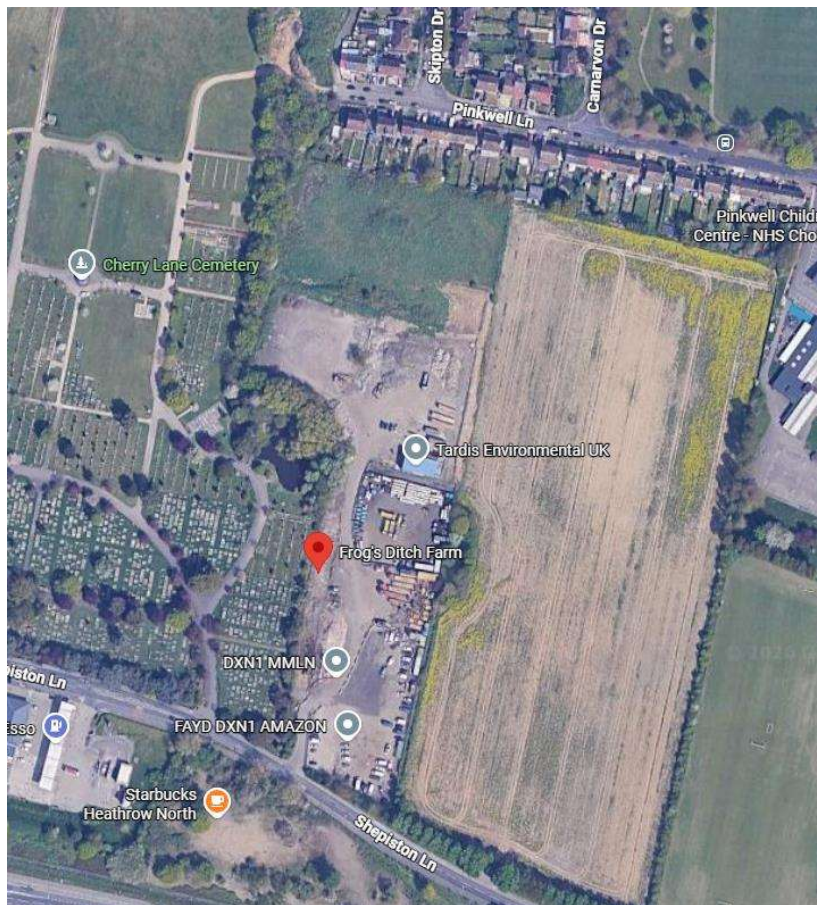
- 2.1 The application site comprises a plot of land to the north of Shepiston Lane, directly adjacent to the eastern boundary of Cherry Lane Cemetery. The site has an approximate area of 1.18 hectares with vehicular access via an entrance/exit point off Shepiston Lane in the south west corner of the site. The section of the site to be redeveloped forms the southern section of a wider site which extends further to the north.
- 2.2 The site was occupied by Hayes Gate Plant Hire for the storage of plant, scaffolding, trenching equipment and the parking of associated vehicles. The operation of the plant hire company on site included the repair and maintenance of plant equipment plus lorries and skips.

- 2.3 The site previously contained several separate buildings which were in varying states of disrepair, and most of them are now demolished. There were also piles of aggregate and a small number of temporary structures such as a mobile home and a domestic scale garden shed.
- 2.4 The site is predominantly flat, however there are significant banks of raised ground along the northern boundary and a section of the western boundary, plus smaller banks within the site itself. There are a number of trees and parcels of vegetation within the site and along the majority of the site's boundaries. There is mature planting along the western boundary of the site within the grounds of Cherry Lane Cemetery.
- 2.5 There is a public surface water sewer that runs through the site. The site has a Public Transport Access Level (PTAL) of 1, on a scale of 0 to 6b where 6b is the highest. It is located within the Green Belt, as designated by the Policies contained within the Hillingdon Local Plan (November 2012), and also forms part of the Hillingdon Air Quality Management Area.

Figure 1: Location Plan (application site edged red)



Figure 2: Satellite Image of the Application Site



3 Proposal

- 3.1 Planning permission is sought for the approval of all Reserved Matters (Access, Appearance, Scale, Layout and Landscaping) of the outline approved application ref: 10181/APP/2018/4485 as part of its Condition 2. This outline permission approved the demolition of 5 existing buildings and construction of replacement buildings with a combined floor space of 1,402.9 sqm and associated hard standing, fencing and landscaping for use class B8 (storage or distribution).
- 3.2 During the course of the application, a revised landscaping plan was received to address the Council's Urban Design Officer's concerns. As shown in Figures 3, 4 and 5 below, the proposal would involve 5 industrial buildings, ranging from approximately 240sqm to 310sqm. Unit A (296sqm) would be positioned closer to Shepiston Lane and the main entrance, and would measure 19m in width, 15.6m in depth and 6.5m in height. Unit B would be positioned to the rear of Unit A, and would read as one building, but would include 4 separate buildings and entrances (Unit B1, B2, B3 and B4). Overall, Units B1-B4 would measure 20m in width, 55m in depth, and 6.5m in height.

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

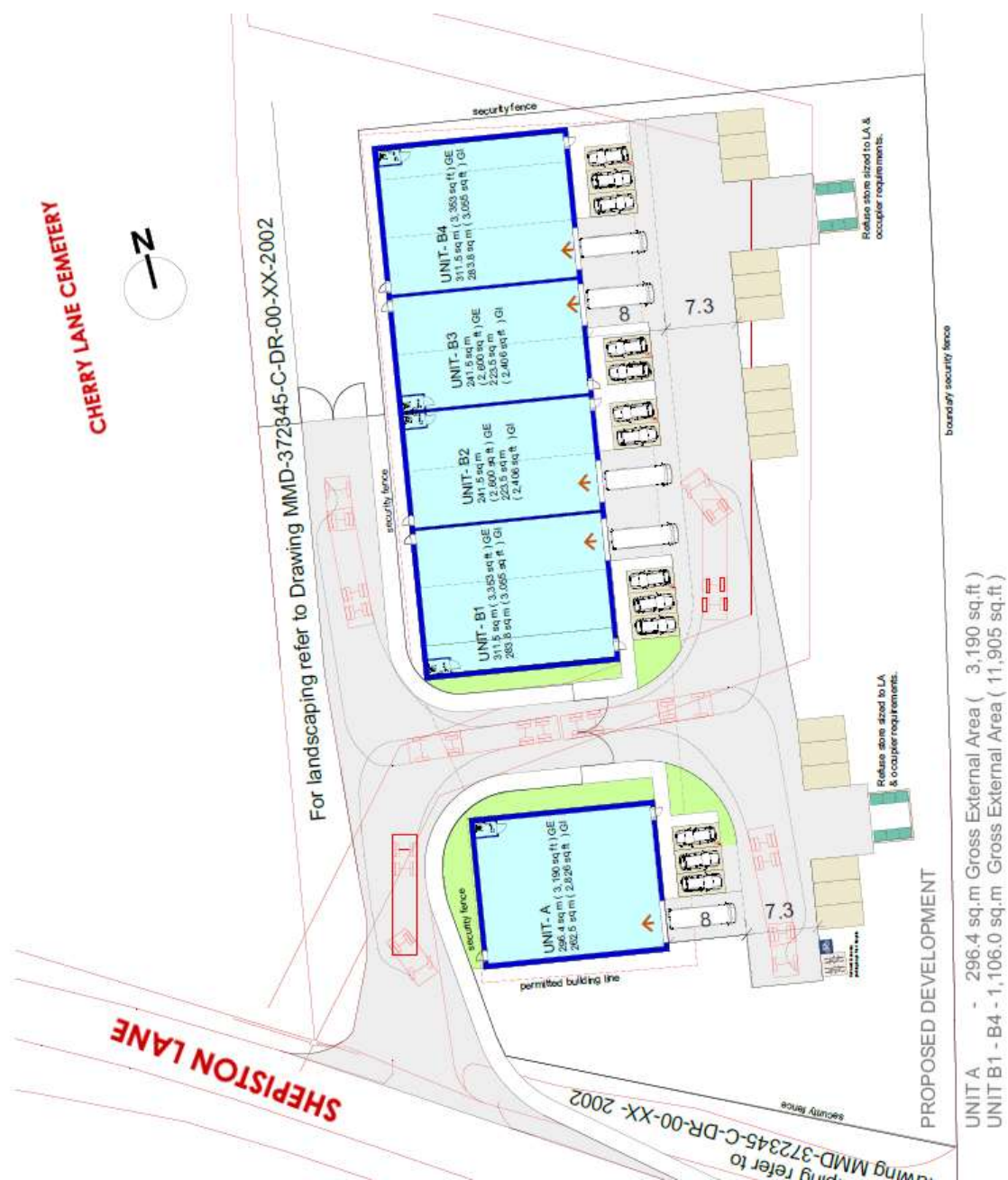


Figure 4: Proposed Service Yard Elevation of Units B1-B4



Figure 5: Proposed Service Yard Elevation of Unit A



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2, however of particular relevance are the following:
- 4.2 10181/APP/2018/4485 - Outline planning application for the '*demolition of 5 existing buildings and construction of replacement building/s with a combined floor space of 1,402.9 sqm and associated hard standing, fencing and landscaping for use class B8.*' Approved on 28-02-20.
- 4.3 10181/APP/2016/1150 - A Certificate of Lawful Development was granted on 31/08/2016 for the '*Existing use as open storage (Use Class B8) (Application for a Certificate of Lawful Development for an Existing Use).*'
- 4.4 10181/APP/2010/1570 - A Certificate of Lawful Development was granted on 12/09/2012 for the '*Use of the site for the storage of plant hire, scaffolding, trenching equipment including the parking of associated vehicles and the operation of an associated groundwork contracting business involving the use of the existing buildings on the site by the operator for the ancillary servicing and maintenance of the plant hire and groundwork contracting equipment by the business (Application for a Certificate of Lawful Development a an Existing Use).*'

5 Planning Policy

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

Emerging Planning Policies

- 5.2 Policy DM4, paragraph 1, of the National Planning Policy Framework (NPPF) 2026 states:

"1. When preparing and considering development proposals, relevant policies in

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emerging development plans may be given weight according to:

- a. The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b. The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- c. The degree of compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given to them)."*

Draft London Plan (July 2026)

- 5.3 The GLA are consulting on a draft new London Plan between 16th July and 15th October 2026 with the intention of replacing the previous version of the existing London Plan. Following the consultation, the draft London Plan will be subject to an independent Examination in Public before final adoption, expected in early 2028.
- 5.4 As the unresolved objections have not yet been submitted and published for decision-makers to review, limited weight can be afforded to the Draft London Plan (July 2026) at present.

6 Consultations and Representations

- 6.1 A total of 24 no. letters were sent to neighbouring properties, and site notices were displayed on site on 17 November 2022. The original neighbour consultation process expired on 8 December 2022.
- 6.2 Following receipt of amended landscaping plan, re-consultations were issued on 5 March 2026.
- 6.3 The Council received no representations in response to public consultation. 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
No comments have been received from residents.	N/A	N/A

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Internal Consultation	
Urban Design Officer Scale and appearance of the buildings are acceptable. However, revisions are required to the layout and landscape proposals to make efficient use of land and increase the variety of the landscape proposals to support the character of the Green Belt and provide increased biodiversity and habitat for wildlife. Conditions are recommended in relation to materials and landscape.	Revised landscaping plan was received addressing the Urban Design Officer's comments. The associated outline application 10181/APP/2018/448 5 already contains Condition 6 (Materials) and 7 (Landscape). As such, no additional conditions are required for this Reserved Matters application.
Highways Authority The Highway Authority has reviewed the application and has no objections to this proposal.	The Highways Authority's comments are noted and taken into consideration as part of the planning assessment.

7 Planning Assessment

Principle of Development

- 7.1 The site is within the designated Metropolitan Green Belt land. Section 13 of the National Planning Policy Framework (NPPF 2026) refers specifically to 'Protecting Green Belt land'. It states that the Government attaches great importance to Green Belts, the essential features of which are their openness and permanence, and that the objective is to prevent urban sprawl by keeping land permanently open. London Plan Policy G2, Policy EM2 of the Hillingdon Local Plan: Part 1 (2012) and Policy DME1 4 of the Hillingdon Local Plan: Part 2 (2020) all seek to protect the Green Belt from inappropriate development and afford the strongest possible protection to Green Belt land.
- 7.2 Policy GB6 of the NPPF (2026) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other

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harm resulting from the proposal, is clearly outweighed by other considerations. In making this assessment, substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness.

- 7.3 Policy GB7 of the NPPF (2026) refers to some categories that are not inappropriate development in the Green Belt. Category (e) relates to the redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential), which would not cause substantial harm to the openness of the Green Belt.
- 7.4 The committee report for the associated outline application ref: 10181/APP/2018/4485 stated that the applicant had demonstrated through the planning history that the site benefited from a number of Certificates of Lawful Use (CLU) validating the use of the site for a range of uses including open storage, planthire, vehicle parking and ground contracting. The site was entirely developed between 1975 and 1985 and a number of buildings remained from this development and were considered to be lawful when the outline application was approved. These buildings were clustered around the central and western side of the site and were in a very poor state of repair, making them an eyesore.
- 7.5 The proposed new buildings would be constructed within the exact location as indicated under the approved development parameter plan of the associated outline application and would measure 1,402.4 sqm of floorspace. These new buildings are not considered to be materially larger than the existing floor space, they would be located south of the site within one area, offering part of the site back as Green Belt open land and would improve the overall visual appearance of the site following the demolition of the existing remaining dilapidated buildings. As established in the approved outline application and shown on the detailed plans of this Reserved Matters application, the development was not considered to give rise to additional harm upon the openness of the Green Belt and was therefore considered to be acceptable.
- 7.6 Turning to the assessment of the Reserved Matters application, this is restricted to whether matters of layout, appearance, scale, access and landscaping are considered to present an impact upon the openness of the Green Belt. Regarding access, the site benefited from an existing access and increased hardstanding that accommodated either buildings, materials or machinery. The proposal would result in an improvement to the access and the internal road layout and would therefore be acceptable in this regard.
- 7.7 Furthermore, the proposal would reinforce the existing landscaping around the southern, western and eastern boundaries and would introduce soft landscaping around the new internal road, which would soften the appearance of the development and provide a buffer between the open Green Belt land beyond the boundaries of the site. As stated above, the outline proposal secured the location of the buildings to the front of the site with open Green Belt land to remain to the north.

- 7.8 In terms of scale and appearance, the applicant has provided a set of plans regarding the scale of the buildings and the materials to be used. Condition 4 of the outline consent required no building to be taller than 6.5 metres with no more than 1,409 sqm of floor space. The elevations of the proposed units of 6.5m height demonstrate compliance with this condition. The floorspace for the existing buildings measured 1402.9 sqm. The proposed buildings would measure 1402.4sqm and would therefore comply with this Condition 4. In addition, the scale of the buildings is consistent with the approved wirelines of the associated outline application.
- 7.9 Overall, given the above, the proposal would remain in accordance with the relevant Green Belt policies.

Design & Impact on the Character and Appearance of the Area

- 7.10 Policies D3 of the London Plan (2021), BE1 of the Hillingdon Local Plan: Part 1 (2012), DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 (2020) are all directly relevant to the proposal. These policies can be read in full in the Committee Report Part 3 - Policy Appendix, and in summary, seek to secure a high quality of design that enhances and contributes to the area in terms of form, scale and materials, is appropriate to the identity and context of the townscape and would improve the quality of the public realm and respect local character. These aims are also supported by the NPPF (2026).
- 7.11 The proposal is considered to be a significant improvement to the site, as it will result in an improved layout that is within the approved development parameter plan of the associated outline application.
- 7.12 The proposal would see the removal of buildings of no architectural merit (most of them are already demolished) of single or two storey height. As stated above, the proposal would measure 6.5m in height and 1,402.4sqm of floorspace and would therefore adhere to the requirements of Condition 4 of the associated application. During the assessment of the outline application, the applicant submitted a set of wirelines which indicated the extent to which the proposed new buildings would be visible. The development would not extend beyond the measurements within the consented parameter plans which are what the wirelines are drawn from. The submitted 'Views Assessment Statement' accompanying this application further demonstrates this.
- 7.13 The proposed buildings would be constructed of powder coated green and grey profile metal sheeting. The boundaries would be formed by black powder coated palisade fencing. and a mix of permeable paving and yard tarmac would be used to construct the hardscaped areas within the newly formed yard space.
- 7.14 The Council's Urban Design Officer considered that the height, scale, massing and appearance of the buildings are consistent with the use and in accordance with the outline permission. The scale, massing and appearance of the buildings are therefore considered acceptable and to some extent are dictated by the function the industrial buildings have to achieve.

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- 7.15 However, the Council's Urban Design Officer raised concerns in relation to the originally proposed landscaping, requesting increased planting in order to be appropriate to this Green Belt location.
- 7.16 The proposal, as amended, would include new planting on the western, southern and eastern boundaries to reinforce the existing planting on these boundaries along with new planting within the site. The inclusion of new tree planting and soft landscaping would further soften the appearance and the views of the proposed buildings, and would improve the appearance of the site when viewed in the context of the surrounding area. The amendments are considered to address the Council's Urban Design Officer's concerns.
- 7.17 It is noted that the Council's Urban Design Officer requested that conditions be attached to secure materials and landscape. However, Conditions 6 (Materials) and 7 (Landscape) of the associated outline application have already been secured and therefore no additional conditions are proposed in this regard to avoid duplication.
- 7.18 Given the above reasons, it is considered that the proposal would be of high quality in accordance with the relevant policies.

Accessibility

- 7.19 Policy D5 of the London Plan (2021) states that development proposals should achieve the highest standards of accessible and inclusive design.
- 7.20 Condition 13 attached to the associated outline application requires the submission of details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities. As such, these matters would be addressed further by this Condition 13, and no further conditions are required. The development is therefore considered accord with the requirements of Policy D5 of the London Plan (2021).

Security

- 7.21 Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. This is supported by Policy D11 of the London Plan (2021).
- 7.22 The proposal makes security provisions, including the provision of fences to secure the site. A Secured by Design condition has been attached under Condition 11 of the associated outline permission. Subject to this, the proposal would accord with Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (2020) and Policy D11 of the London Plan (2021).

Fire Safety

- 7.23 Policy D12 (A) of the London Plan (2021) states that all development proposals must achieve the highest standards of fire safety as outlined in this Policy.
- 7.24 The original outline application ref: 10181/APP/2018/4485 reserved the details of layout, scale and access relevant to fire appliance access, evacuation space etc, relevant to fire safety requirements. In addition, this outline application was approved in 2020, before the adoption of the London Plan in 2021 which introduced the fire safety requirements. As a result, Condition 3 (Fire Safety) is recommended accordingly to ensure that the proposal would achieve the highest standards of fire safety. Subject to this condition, the proposed development would accord with the requirements of Policy D12 (A) of the London Plan (2021).

Residential amenity

- 7.25 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.26 The nearest residential properties to the site are located approximately 160 metres to the north of the site. Given this distance and that the proposal would not result in an intensification of the use of the site, the proposed development is not considered to give rise to any additional impacts on the amenities of the surrounding residential occupiers. The scheme is therefore considered to comply with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

Transport

- 7.27 Policies T4 and T6 of the London Plan (2021), DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020) are all directly relevant to the proposed development. These policies can be read in full in the Committee Report Part 3 - Policy Appendix, and in summary, seek to deliver development which is sustainable in transport terms and safeguards highway and pedestrian safety. These aims are also supported by the NPPF (2026) at chapter 15, including Policy TR6 of the NPPF (2026) which states that developments should only be refused if they would have a severe adverse impact on the transport network, or an unacceptable impact on highway safety.
- 7.28 The approved outline application confirmed that no highway or transport concerns were raised regarding the development as it would not involve an intensification of the use of the site and there would be no increase in trip generation. However, there was a concern that pedestrian activity and associated risk to those crossing Shepiston Lane in this area will increase. As a result, the outline application secured: (i) a highways contribution of 30% towards the total costing of a new pedestrian crossing within close proximity to the site, and ii) highway Works of a) footway extension of Shepiston Lane for improved pedestrian and cycle links to the site and b) new pedestrian and cycle access, to be completed prior to occupation of development.

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- 7.29 To this end, the new layout submitted under this current application increases safety on the site by providing different parking areas for trucks and cars. Uses and users are clearly separated, providing distinct routes for trucks, cars, pedestrians and bicycles. The Council's Highways Authority has reviewed the application and has no objections to this proposal.
- 7.30 It is noted that the site layout shows 29 car parking spaces and 4 cycle spaces which comply with the requirements of Conditions 7 and 10 of the outline application. Condition 7 also requires the submission of further details in relation to the electric charging points which would need to be submitted as part of the discharge condition application. Condition 19 also secured details of a Delivery and Servicing Plan to be submitted prior to occupation of the development. As a result, no further conditions are required in this regard. In addition, the legal agreement of the associated outline application also secured a Travel Plan to be submitted and implemented prior to occupation of the development.
- 7.31 Overall, it is considered that the proposal would be in accordance with Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Hillingdon Local Plan: Part 2 (2020) and Policies T4 and T7 of the London Plan (2021).

Environmental Issues

Trees and Landscaping

- 7.32 Policies G1 and G5 of the London Plan (2021), DMEI 1, DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020) are all directly relevant to the proposed development. These policies can be read in full in the Committee Report Part 3 - Policy Appendix, and in summary, seek to safeguard existing trees and deliver high-quality landscaping to enhance amenity, biodiversity and green infrastructure.
- 7.33 The existing site suffers from an evident lack of greening within the site, with trees located only across the western, southern and eastern boundaries. The proposed development would include evergreen shrub mix to reinforce the existing boundary planting to the south, west and east. Within the site and closer to the eastern boundary, new landscaping with species rich wild grass is also proposed. In addition, all units would be surrounded by evergreen shrub mix with maximum growth height of 1m.
- 7.34 The inclusion of new tree planting and soft landscaping is therefore considered an improvement to the existing situation on site and to positively improve the appearance of the site when viewed in the context of the surrounding area and Green Belt.
- 7.35 The final details of hard and soft landscaping are already secured by Condition 7 of the associated outline application to ensure that the landscape scheme to be delivered is high quality and retained in the long term. Given the above, the

proposal would accord with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020).

Noise, Air Quality, Drainage, Ecology, Sustainability, Land Contamination

- 7.36 These matters have been secured via conditions associated with the outline application and in particular, via Conditions 22 (Noise of Air Extraction System/ Plant), 17 (Low Emission Zone for Non-road Mobile Machinery), 12 (Demolition and Construction Plan), 14 (Sustainable Drainage Systems), 16 (Ecological Enhancement Plan), 15 (Contamination) and 18 (Energy Assessment). As a result, no further conditions are required.

8 Other Matters

Human Rights

- 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.

Local Finance Considerations and CIL

- 8.3 Not applicable given this is a Reserved Matters application. Please note, this commentary has been provided for the purpose of assisting in the determination of the planning application only. If approved, the final CIL liability would be set out in the CIL Liability Notice following determination of the application in line with the CIL Regulations. This would be issued following a full review of all the material available to the Council's Planning Obligations Team at that time.

9 Conclusion / Planning Balance

- 9.1 Outline planning permission (ref: 10181/APP/2018/4485) on this site was granted on 28 March 2020 for the demolition of 5 existing buildings and construction of replacement building/s with a combined floorspace of 1,402.9 sqm and associated hard standing, fencing and landscaping for use class B8 (storage or distribution).

- 9.2 This Reserved Matters Application seeks to address the outstanding detailed issues of the access, layout, scale, appearance and landscaping as required by Condition 2 of the outline permission.
- 9.3 There are only limited conditions attached to this Reserved Matters application, and this is because the outline planning permission conditions remain relevant to the current application and will need to be submitted for approval following the grant of permission of this Reserved Matters application.
- 9.4 The site is within the designated Green Belt. As established in the approved outline application the development was not considered to give rise to additional harm upon the openness of the Green Belt and was therefore considered to be acceptable. The site benefits from a number of Certificates of Lawful Use validating the use of the site for a range of uses including open storage, planthire, vehicle parking and ground contracting.
- 9.5 The proposed new buildings would be constructed within the exact location as indicated under the approved development parameter plan and would comply with Condition 4 of the outline consent which required no building to be taller than 6.5 metres and no more than 1,409 sqm of floor space. The scale, massing and appearance of the buildings are therefore considered acceptable and to some extent are dictated by the function the industrial buildings have to achieve.
- 9.6 The proposal, as amended, would include new planting on the western, southern and eastern boundaries to reinforce the existing planting on these boundaries along with new planting within the site. The inclusion of new tree planting and soft landscaping would further soften the appearance and the views of the proposed buildings, and would improve the appearance of the site when viewed in the context of the surrounding area.
- 9.7 The access and layout submitted under this current application increases safety on the site by providing different parking areas for trucks and cars. Uses and users are clearly separated, providing distinct routes for trucks, cars, pedestrians and bicycles. The Council's Highways Authority has reviewed the application and has no objections to this proposal.
- 9.8 Subject to the planning conditions recommended, the proposed development is considered acceptable with respect to the Reserved Matters of scale, appearance, layout, access and landscaping. Accordingly, the application is recommended for approval, subject to securing the planning 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

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electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingsdon.gov.uk.

10.2 This report has been prepared with reference to the background papers listed below, which have been relied upon to a material extent in its preparation and are available for public inspection, subject to any necessary redaction for exempt or confidential information.

10.3 Internal consultee comments:

- Urban Design Officer
- Highways Authority