



**TOWN AND COUNTRY PLANNING ACT
1990 (AS AMENDED)**

PLANNING STATEMENT

**ON BEHALF OF HANSON QUARRY
PRODUCTS EUROPE LIMITED SOUTH**

**Site: Hanson Depot, Stockley Road, West
Drayton, Middlesex, UB7 8NF**

Proposal: Application for a Lawful
Development Certificate for Proposed
Replacement Concrete Plant

Our Ref: HAN230/848/LDC

Document Date: April 2022

**Knights plc
The Brampton
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1. INTRODUCTION

- 1.1 This planning statement has been submitted by Knights plc on behalf of Hanson Quarry Products Europe Limited South (the applicant) for a Lawful Development Certificate for the provision of replacement concrete plant at the Hanson Depot, Stockley Road, West Drayton, Middlesex, UB7 8NF.
- 1.2 This statement has been prepared in the context of relevant planning legislation. Particular attention has been given to the Town and Country Planning Act (as amended) and the General Permitted Development Order (as amended).
- 1.3 This statement provides evidence that the proposed replacement plant would comply with the conditions and limitations of Class 1 of Part 7 of Schedule 2 of the General Permitted Development Order 2015 (as amended), and will conclude that the proposal would be lawful and that a Lawful Development Certificate should be issued accordingly.

2. SITE AND SURROUNDINGS

2.1 The application site comprises an existing concrete batching plant. The site is generally flat and contains plant that was installed on the site in the 1970's. This plant comprises aggregate bays, a cement silo, concrete plant, a mortar plant, tanks and associated hoppers and conveyors. Photos of the existing plant are provided below.



Photo 1 - Eastern elevation of existing plant



Photo 2 - View of plant from the Canal towpath to the north



Photo 3 - South eastern elevation of existing plant



Photo 4 - Western elevation of existing plant

- 2.2 Scale drawings of the existing plant are provided with this application which show that the existing plant has a height of 15.60 metres at its highest point.
- 2.3 The use of the site was granted planning permission on 4 April 1974 when planning permission was granted for the “erection of a ready-mix concrete plant” under application reference 2760B/73/1056.

- 2.4 To the north of the site is the Grand Union Canal which runs generally in a west-east direction, and to the south is an existing railway line. To the west of the site is Stockley Road and to the east of the site is a bus depot.
- 2.5 The site is located within a predominantly industrial / commercial area, although there is a residential estate located beyond Stockley Road to the south west.
- 2.6 The site is accessed via Iron Bridge Road South to the west of the site.

3. THE REGULATIONS

3.1 Class I of Part 7 of Schedule 2 of The General Permitted Development Order 2015 (as amended) sets out the following:

Class I – developments relating to an industrial process

Permitted development

I. Development carried out on industrial land for the purposes of an industrial process consisting of—

- (a) the installation of additional or replacement plant or machinery;*
- (b) the provision, rearrangement or replacement of a sewer, main, pipe, cable or other apparatus, or*
- (c) the provision, rearrangement or replacement of a private way, private railway, siding or conveyor.*

Development not permitted

I.1 Development described in Class I(a) is not permitted if—

- (a) it would materially affect the external appearance of the premises of the undertaking concerned; or*
- (b) any plant or machinery would exceed a height of 15 metres above ground level or the height of anything replaced, whichever is the greater.*

Interpretation of Class I

I.2 For the purposes of Class I, “industrial land” means land used for the carrying out of an industrial process, including land used for the purposes of an industrial undertaking as a dock, harbour or quay but does not include land in or adjacent to and occupied together with a mine.

3.2 In order to determine whether or not the concrete plant relates to an industrial process, and how plant and machinery is defined for the purposes of the GPDO, it is necessary to review the interpretation section of the GPDO.

3.3 The GPDO defines an industrial process as follows:

“Industrial process means a process for or incidental to any of the following purposes-

- (a) the making of any article or part of any article (including a ship or vessel, or a film, video or sound recording)*
- (b) the altering, repairing, maintaining, ornamenting, finishing, cleaning, washing, packing, canning, adapting for sale, breaking up or demolition of any article; or*
- (c) the getting, dressing or treatment of minerals in the course of any trade or business other than agriculture, and other than a process carried out on land used as a mine or adjacent to and occupied together with a mine.*

3.4 In addition to the above, “machinery” is defined as including any structure or erection in the nature of machinery and “plant” is defined as including any structure or erection in the nature of plant.

4. COMPLIANCE OF THE OPERATIONS WITH THE STATUTORY DEFINITIONS AND THE CONDITIONS AND LIMITATIONS OF THE GPDO

4.1 This section of the statement will consider whether or not the proposed operations complies with the relevant definitions and conditions of the General Permitted Development Order, and the assessment below should be read in conjunction with the following plan references prepared by David Taylor Associates:

- (a) WD/018 - Old Batching Plant Site Layout Drawing (1:500 scale) dated 24/02/22;
- (b) WD/018 - Old Batching Plant Site Layout Drawing (1:200 scale) dated 24/02/22;
- (c) WD/013 - Elevations of Existing Concrete and Mortar Plants to be Removed dated 06/12/13;
- (d) WD/015/C - Site Layout of Replacement Batching Plant Drawing (1:500 scale) dated 24/02/22;
- (e) WD/015/C - Site Layout of Replacement Batching Plant Drawing (1:200 scale) dated 24/02/22;
- (f) WD/016/C - Replacement Batching Plant Elevations dated 24/02/22.

4.2 Does the site comprise an operation that amounts to an “*industrial process*”?

4.3 Class I provides permitted development rights for operations that relate to an industrial process. With regard to the current use of the land, planning permission was granted on 4th April 1974 by the London Borough of Hillingdon for the following:

Erection of a ready-mix concrete plant at Amey Roadstone Co. Ltd., Stockley Road, West Drayton, Middlesex

4.4 This permission was granted in accordance with plans received by the LPA dated 25th April 1973.

4.5 A ready-mix concrete plant falls within Use Class B2 (General Industrial), which the Use Classes Order defines as land used “*for the carrying on of an industrial process....*”

4.6 In light of the terms of the planning permission and the definitions provided within the GPDO, it is clear that the use of the site as a ready-mix concrete plant comprises an industrial process on industrial land and the existing (and ongoing) uses of the site are considered to be in accordance with the definition.

Does the proposed replacement plant comply with the conditions and limitations of the GPDO?

4.7 In terms of the development proposed, Class I of the GPDO allows the installation of additional or replacement plant or machinery as long as the external appearance of the premises isn't materially affected or the plant or machinery doesn't exceed the height of the existing plant or machinery or the height of anything to be replaced, whichever is greater.

4.8 The plans provided as part of this application show the highest part of the existing plant to be replaced as having a height of 15.60 metres. The proposed replacement plant would have a maximum height of 13.20 metres.

4.9 In light of the above considerations, the GPDO allows for plant to have a maximum height of 15 metres or otherwise, the replacement plant shouldn't have a height greater than the height of the existing plant or machinery, whichever is greater. In this case, the overall height of the proposed replacement plant exceeds neither the height of the existing plant, nor would it exceed a height of 15 metres.

4.10 There are no other conditions or limitations in relation to the size or footprint of the existing plant and as such, the GPDO would be complied with in these respects.

4.11 With regard to appearance, Class I.1 states that:

I.1 Development described in Class I(a) is not permitted if—

*(a) it would materially affect the external appearance of the premises of the undertaking concerned; **or***

(b) any plant or machinery would exceed a height of 15 metres above ground level or the height of anything replaced, whichever is the greater. (Emphasis added).

4.12 The above suggests that even if the external appearance of the premises would be changed, this would not place a limitation on replacement plant as long as the height thresholds are met, which in this case, they would be.

4.13 As such, the proposed replacement plant is considered to comprise permitted development and a Lawful Development Certificate should therefore be issued by the Local Planning Authority.

5. CONCLUSION

5.1 This planning statement is submitted as part of an application to the London Borough of Hillingdon for a Lawful Development Certificate for proposed replacement plant, at Hanson Depot, Stockley Road, West Drayton, Middlesex, UB7 8NF. This application has been prepared in the context of the relevant planning guidance and legislation and should be read in accordance with the following drawings prepared by David Taylor Associates:

- (a) WD/018 - Old Batching Plant Site Layout Drawing (1:500 scale) dated 24/02/22;
- (b) WD/018 - Old Batching Plant Site Layout Drawing (1:200 scale) dated 24/02/22;
- (c) WD/013 - Elevations of Existing Concrete and Mortar Plants to be Removed dated 06/12/13;
- (d) WD/015/C - Site Layout of Replacement Batching Plant Drawing (1:500 scale) dated 24/02/22;
- (e) WD/015/C - Site Layout of Replacement Batching Plant Drawing (1:200 scale) dated 24/02/22;
- (f) WD/016/C - Replacement Batching Plant Elevations dated 24/02/22.

5.2 This planning statement, and the supporting drawings referred to above clearly demonstrate that the proposed replacement plant would comply with the conditions and limitations of Class I of Part 7 of Schedule 2 of the General Permitted Development Order 2015 (as amended).

5.3 As such, it is considered that the proposed development shown on the submitted plans that accompany this application would be lawful and it is respectively requested that a Lawful Development Certificate be issued accordingly.

Alan Corinaldi-Knott, MTCP, MRTPI

Associate

Knights plc

April 2022