



Mr Elliot Smith
23 Vyner Street
London
E2 9DG

Application Ref: 77460/APP/2023/2671

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:

Description of development:

Replacement of vacant car sales centre with a 3-storey mixed use development comprising of 1 x 1-bed apartment, 7 x 2-bed apartments and 1 x 3-bed apartment, with associated ground floor undercroft car and cycle parking and ground floor commercial space (Use Class E).

Location of development: Northwood Commercial Sales/Autocentre Northwood Ltd Pinner Road
Northwood

Date of application: 8th September 2023

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Development Management and Building Control

Date: 9th January 2024

NOTES:

- (i) Please also see the informatics included in the Schedule of Conditions.
- (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
- (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

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SCHEDULE OF CONDITIONS

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

REASON

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

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, titled Location Plan from Buy A Plan and numbered CBA - 1039 - PL100 Rev H Proposed Plans, CBA - 1039 - PL200 Rev F Proposed Elevations and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

- 3 Notwithstanding the approved details and prior to the commencement of any works above damp proof course level, details of all materials and finished for the development hereby approved including details of the anti-glare glazing and mechanical ventilation, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, RAL colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

- 4 (i) The development (excluding demolition, site clearance and supplementary post-demolition ground investigation works) shall not commence until a scheme to deal with unacceptable contamination, (including asbestos materials), within the soil/s has been submitted to and approved by the Local Planning Authority (LPA). All works which form part of any required remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include the following measures, unless the LPA dispenses with any such requirement specifically and in writing:

a) A written method statement providing details of a remediation scheme, and how completion of the remedial works will be verified, shall be agreed in writing with the LPA prior to commencement, along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

(ii) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been

carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted, within a detailed factual and interpretive report, for approval in writing by the Local Planning Authority.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DMEI 11 and DMEI 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

5 Prior to works commencing for the development hereby approved, a demolition and construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (iv) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (v) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vi) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

6 Prior to the commencement of works above damp proof level, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping (including a minimum of 3 replacement trees)
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage (including dimensions, appearance and design of bins)
 - 2.b Cycle Storage (including cycle stand specifications for the cycle spaces detailed on drawing number CBA - 1039 - PL100 Proposed Plans_Rev H)
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including product specification for the electrical charging points detailed on drawing number CBA - 1039 - PL100 Proposed Plans_Rev H)
 - 2.e Hard Surfacing Materials
 - 2.g Furniture specifications for the communal outdoor space

4. Details of Landscape Maintenance

4.a Landscape Maintenance Schedule for a minimum period of 5 years.

4.b 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.

5. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policies G5 and T6.1 of the London Plan (2021).

7 The residential and commercial refuse stores shall be provided in accordance with the submitted plans prior to the first occupation of the development. Thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy DMHB 11 part of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

8 The residential units hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme shall, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the life-time of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy T6 of the London Plan (2021).

9 Prior to first occupation of the development hereby approved, the 2.4m x 43m junction visibility splay as specified on drawing number 22-T038 01 Rev. C within the Transport Statement (dated August 2023, Iceni) shall be provided at the proposed vehicle access from Pinner Road.

REASON

To ensure motorists have clear and unrestricted views of approaching pedestrians when pulling out onto the adopted highway, in the interest of highway safety in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy T4 of the London Plan (2021).

10 The hereby approved Class E Commercial Space as specified on drawing number CBA - 1039 - PL100 Proposed Plans_Rev H shall only be used for retail purposes and for no other purposes (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)).

REASON

In the interests of maintaining the amenities of neighbouring residents in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

11 The hereby approved Class E (Retail) Use as specified on drawing number CBA - 1039 - PL100 Proposed Plans_Rev H shall not be open to visiting members of the public and shall not receive deliveries, except between the hours of 08.00am and 23.00pm hours on Mondays to Saturdays and between the hours of 09.00am to 19.00pm on Sundays and Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

12 Prior to first occupation of the Class E (Retail) Use hereby approved, a Delivery and Servicing Management Plan detailing how the retail use within the development is to be serviced shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Delivery and Servicing Management Plan shall be implemented and shall remain for as long as the development is occupied.

REASON

To safeguard the amenity of surrounding areas and in the interest of highway safety in accordance with Policies DMHB 11, DMT 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy T4 of the London Plan (2021).

13 Prior to the first occupation of development hereby approved, the lift provision as detailed on drawing number CBA - 1039 - PL100 Proposed Plans_Rev H shall be installed and in operational use. Thereafter, the lift shall be retained/maintained for as long as the development is occupied.

REASON

In the interest of inclusive design and wheelchair access in accordance with Policies D5 and D7 of the London Plan (2021).

14 The dwellings hereby approved shall not be occupied until certification of compliance with the technical specifications for an M4(3) dwelling for the flat labelled as A04 on drawing number CBA - 1039 - PL100 Proposed Plans_Rev H and for all the remaining flats to meet the technical specifications for an M4(2), as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.

REASON

To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with Policy D7 of the London Plan (2021).

15 Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

REASON

To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

16 The first and second floor windows serving the communal stairwell shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)

17 The development hereby approved shall be constructed in accordance with the drainage details specified in Stormwater Drainage Strategy Report by Simon Beale & Associates (dated 26th July 2022), Stormwater Drainage Design by Simon Beale & Associates and drawing numbers 22-182-E-D-500-REV1, 22-182-E-D-501.

REASON

To ensure the development provides satisfactory means of drainage on site and to reduce the risk of localised flooding in compliance with Policy DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy SI 13 of the London Plan (2021).

18 The dwellings hereby approved shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to ensure the development provides a safe and secure environment in accordance with Policy DMHB 15 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy D12 of the London Plan (2021).

19 Prior to the commencement of the development (excluding site clearance and demolition), a sustainability and energy statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall detail energy efficiencies and sustainability measures that demonstrate, as far as practicable, the fullest contribution to minimising carbon dioxide emissions. Thereafter, the development shall be carried out in accordance with the approved details.

REASON

To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with Policies DMEI 2 and DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy SI 2 of the London Plan (2021).

20 Prior to the commencement of any works above damp proof course level, details of how the dwellings hereby approved will achieve a water efficiency standard of no more than 105 litres per person per day maximum water consumption shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

REASON

To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with Policies DMEI 2 and DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

21 For the lifetime of the development hereby permitted the noise level shall not exceed 35 dB LAeq 16 hrs between 0700 and 2300 and 30 dB LAeq, for any one hour between 2300 and 0700, measured inside any room of any permitted dwelling whilst achieving acceptable internal living conditions with respect to ventilation and temperature.

REASON

To ensure that occupants of the permitted development would not be exposed to noise that would be likely to cause a significant adverse effect on their health and quality of life. This has regard to the guidance set out in 'Guidance on Sound Insulation and Noise Reduction for Buildings' British Standard Institution BS8233: 2014, having regard to the location beside a railway which would likely be operating during the beginning and end of the night time period'.

22 (a) Prior to works commencing for the development hereby approved, an Overheating Assessment has been submitted to and approved in writing by the Local Planning Authority. This assessment shall be based on thermal dynamic modelling in line with CIBSE TM52, with TM49 weather files and set out evidence of how consideration has been given to designing out the need for active cooling and demonstrate compliance with the GLA's cooling hierarchy to reduce the demand for cooling. The assessment shall include:

- Evidence how the design reduces cooling demand in line with the cooling hierarchy;
- A plan setting out how future overheating risk will be mitigated, confirming these measures can be

incorporated into the design of the development, prioritising passive design measures.

(b) If the Overheating Assessment recommends the installation of Mechanical Ventilation and Heat Recovery (MVHR) systems, details of such system shall be submitted to approved in writing by the Local Planning Authority. Details shall include the efficiency, location of the units to ensure easy access for servicing and plans showing the rigid ducting. The approved MVHR details shall be installed prior to first occupation of the building to which they relate and shall be retained thereafter.

REASON

To enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, and to ensure new homes are adequately ventilated, in accordance with Policy SI 4 of the London Plan (2021).

23 Prior to works commencing for the development hereby approved, a fire strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include information in relation to how the development will achieve high standards of fire safety and emergency evacuation arrangements. The development shall be carried in accordance with the approved strategy prior to first occupation and thereafter retained as approved.

REASON

In the interests of fire safety in accordance with Policies D5 and D12 of the London Plan (2021).

24 The development hereby approved shall be carried out in accordance with the mitigation measures detailed in the Air Quality Assessment prepared by Redmore Environmental (Reference: 5673r3, Dated: 9th August 2023).

REASON

In the interest of air quality in accordance with Policy DME1 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

25 The development hereby permitted shall not commence until the following (in consultation with London Underground) have been submitted to and approved in writing by the local planning authority:

- provide details on all structures including above ground structures, foundations, basement and ground floor structures or any other structures below ground level, such as piling.
- provide details on the use of tall plant/scaffolding.
- accommodate the location of the existing London Underground structures.
- All windows should have restricted openings or should be unopenable facing the London Underground railway or the sheet piled retaining wall.
- There should be no open air balconies facing the London Underground railway or the sheet piled retaining wall.
- demonstrate how the access route for the sheet piled retaining wall could be clear from the window/balcony littering problem.
- demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land.
- demonstrate that there will at no time be any potential security risk to our railway, property or structures.
- provide ground movement impact assessment due to the construction of the development.
- mitigate the effects of noise and vibration arising from the adjoining operations within the railway structures.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

REASON

To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with Policy T3 of the London Plan (2021) and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

26 CONDITION: Notwithstanding the provisions of Schedule 2, Part 3, Class MA the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modifications), no change of use of the ground floor Class E to a use falling within Class C3 (dwellinghouses) shall take place without obtaining the express planning permission from the Local Planning Authority.

REASON: For the avoidance of doubt and to ensure that the Local Planning Authority can restrict the use of the building to this specific use only, in order to protect the supply of office floorspace in this location.

INFORMATIVES

- 1 Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.
- 2 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 3 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 Local Plan Part 1, Local Plan Part 2, 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.
- 4 Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by

submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

END OF SCHEDULE

Address:

Development Management

Directorate of Place

Hillingdon Council

3 North, Civic Centre, High Street, Uxbridge UB8 1UW

www.hillingdon.gov.uk

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SCHEDULE OF PLANS

Stormwater Drainage Strategy prepared by Simon Beale & Associates dated 26th July 2022 - received 08 Sep 2023

Stormwater Drainage Design by Simon Beale & Associates - received 08 Sep 2023

Air Quality Assessment prepared by Redmore Environmental dated 8th August 2023, reference: 5673r3 - received 08 Sep 2023

Covering Letter dated 8th September 2023 - received 08 Sep 2023

22-182-E-D-501 - received 08 Sep 2023

Noise and Vibration Impact Assessment by Cass Allen ditIssue date 28th April 2022 - received 08 Sep 2023

Design and Access Statement dated September 2023 - received 08 Sep 2023

Transport Statement prepared by Iceni, dated August 2023 - received 08 Sep 2023

Geo-Environmental Investigation Report prepared by Subadra, dated July 2022 (Report IN22732 CL 002) - received 08 Sep 2023

Phase One Environmental Assessment Report (Preliminary Risk Assessment) prepared by Subadra Consulting Ltd. dated April 2022 (Report reference IN22732 CL 001) - received 08 Sep 2023

22-182-E-D-500-REV1 - received 08 Sep 2023

Location Plan from Buy A Plan - received 08 Sep 2023

CBA - 1039 - PL100 Rev H Proposed Plans - received 03 Jan 2024

CBA - 1039 - PL200 Rev F Proposed Elevations - received 03 Jan 2024

922159 - received 15 Sep 2023

Internal Daylight Assessment October 2023 Rev. A - received 08 Sep 2023

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424) Appeal forms can be downloaded from the Planning Inspectorate website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.