

Report of the Head of Planning & Enforcement

Address GIRL GUIDING, WILLOW TREE CENTRE BREAKSPEAR ROAD NORTH HAREFIELD

Development: Replacement of extant planning permission ref. 50910/APP/2006/2991, dated 03-04-2007 (Erection of two single storey detached buildings for (i) training for adult youth leaders and young people including those with special needs and (ii) maintenance shed for mechanical equipment (health and safety requirements) and provision of two additional disabled car parking spaces for people with disabilities

LBH Ref Nos: 50910/APP/2010/152

Drawing Nos: Drw. No. 1
Drw. No. 2A
Drw. No. 3
Drw. No. 4
Additional information received under covering letter dated 1/3/07
A4 photograph sheet
Drw. No. 5A
Drw. No. 6
Letter dated 19/11/07

Date Plans Received: 20/01/2010

Date(s) of Amendment(s):

Date Application Valid: 04/02/2010

1. SUMMARY

This application seeks to renew an extant planning permission to erect two detached buildings in the Green Belt and install two disabled parking spaces in connection with the use of the site as a girl guides camp site and outdoor activity centre with associated training facilities. The proposal was originally considered to represent appropriate development within the Green Belt, given the main use of the site for outdoor recreation and the proposed buildings would be sensitively located and suitably designed, using appropriate materials to reflect the rural setting. No surrounding residential properties would be adversely affected and highway safety would not be prejudiced. There has been no change in circumstances on site or material changes to policy and design guidance to suggest that the buildings would no longer be appropriate. This application only differs from the previous application in that now all the details have been included that were approved under application ref. 50910/APP/2008/58. The application is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a construction management plan to the Local Planning Authority for its approval. 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) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) 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).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of 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 OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

4 TL2 Trees to be retained

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

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work

shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

5 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13/R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

3. CONSIDERATIONS

3.1 Site and Locality

The application site lies on the east side of Breakspear Road North and comprises a number of isolated detached single storey buildings/shelters and obstacle course equipment on a 6.07 hectare site in use as a girl guides' camp site, with outdoor activities and ancillary training. The facility is also used by youth organisations and schools with

special needs. The main building is set back some 27m from the road, separated by the existing gravelled access/parking area providing 40 parking spaces. The access to the site is from Breakspear Road North, some 55m to the south of the main building. The site is mainly surrounded by open fields, with a scouts' camp site and Mad Bess Wood to the north. The site forms part of the Green Belt.

3.2 Proposed Scheme

The proposal is to renew an extant planning permission for the erection of two detached buildings. The larger 'training' building would be located some 22.5m to the east of the main building on site. It would have a barn type design with a Dutch barn roof reflecting the design of the existing building. Six roof lights, three on each side are proposed in the roof. It would be 25.7m long, 8m wide, 2.4m high to the eaves and 5.8m high to the ridge. It would provide training facilities for the camp.

The smaller 'maintenance' building would be located 10m to the north of the proposed training building. It would also have a barn type design with a Dutch barn roof with two roof lights on one side and two solar panels on the other. It would be 18.5m long, 6.2m wide with the same ridge height of 5.8m but with a lower eaves height on the western elevation of 1.7m as compared to the 2.7m eaves height on the eastern elevation. This building would be a maintenance shed. The buildings would have timber boarding and tiled roofs to match the existing building.

The applicants state that this Centre is the only one of its kind in the Borough where volunteer trained leaders teach life skills to the young. Camping and outdoor activities form the major part of that training, together with associated theory. The Centre was opened in 1997 and is used by about 4000 youngsters from the Borough alone. There is currently only one room in the Centre for indoor activities, whereas several groups will use the Centre at the same time. This room therefore has to double as the activity room, used by brownie and guide groups and for meals etc, so when the Centre is full, it cannot accommodate those using the field who also need indoor facilities. More specifically, Training Room 1 would be used for teaching leaders and youngsters to prepare food, learn about hygiene, theory of archery instruction, camping, conservation, walking in safety, pioneering, orienteering, map reading, recycling, etc all being ancillary to the outdoor activities. Training Room 2 would be used for 'hands-on' teaching and life skills for the young and adult volunteers. This will benefit those using the outside facilities but who also need a room as part of that activity. For example, students involved with key stages 1 and 2 science need an outside venue to study the seasons, flora and fauna, explorations in sight, smell; geography stages 1 and 2 including fieldwork investigation and map making; art and design includes observational drawing and pictures/collages using natural objects, PE requires use of assault courses, orienteering, trails and use of other equipment. In addition, our own organisation uses activities that include making things connected with the outdoors. A maintenance garage has also become a necessity to protect expensive equipment and due to more demanding health, safety and fire regulations, separate service facilities are required for the volunteer ground crew needed to maintain a 15 acre site.

This application also includes all the details that were required to be submitted as part of the original application, that were subsequently approved on the 3rd April 2008 (ref. 50910/APP/2008/58).

3.3 Relevant Planning History

Comment on Relevant Planning History

50910/APP/2008/58 - Details of materials, colours and finishes, survey plan, tree protection, landscape scheme, landscape maintenance, cycle parking, building access and parking provision for wheelchair disabled people in compliance with condition 2, 4, 6, 7, 9, 12 and 13 of planning permission ref. 50910/APP/2006/2991 - Approved 3rd April 2008

50910/APP/2006/2991 - Erection of two single storey detached buildings for (i) training for adult youth leaders and young people including those with special needs and (ii) maintenance shed for mechanical equipment (health and safety requirements) and provision of two additional disabled car parking spaces for people with disabilities - Approved 3rd April 2007.

50910/96/674 - Proposed Guide campsite and training centre including erection of pack holiday home, service block, two barn shelters and provision of vehicular access and parking area - Approved 12th March 1997.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.

Part 2 Policies:

- PPG2 Green Belts
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL19 Access to and use of the countryside by all sections of the community
- BE13 New development must harmonise with the existing street scene.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- 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
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons

SPD Accessible Hillingdon Supplementary Planning Document, January 2010.
LPP London Plan (February 2008)

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **5th March 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Willow Tree Farm on the opposite side of the road has been consulted and a notice has been displayed on site. No responses have been received.

Ward Councillor: No comments received.

Harefield Tenants and Residents' Association: No comments received.

Ickenham Residents' Association: No comments received.

Internal Consultees

Trees/Landscape Officer: Comments on the original application were as follows:

Trees on and close to the site are not protected by TPO or Conservation Area designation. However, the site lies within the Green Belt and the development should seek to enhance this status.

According to information on the site plan (and a view of the aerial photographs) there are trees, or a hedgerow, close to the proposed building on the west field boundary (closest to Breakspear Road North).

No objection subject to conditions TL1, TL2, TL3, TL5, TL6 and TL7.

Officers Comments: The conditions originally requested were attached to the permission granted in April 2007 and details relating to tree protection, landscape scheme and landscape maintenance were approved in April 2008. These details form part of the current application and thus conditions requesting details on these issues are not recommended in relation to this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application is located within the Green Belt. PPG2 (Green Belts) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for the following purposes:

- * Agriculture and forestry,
- * Essential facilities for outdoor sport and recreation; for cemeteries; and for other uses of land which preserve the openness of the Green Belt;
- * Limited extension, alteration or replacement of existing buildings;
- * Limited infilling in existing villages and limited affordable housing for local community needs under development plan policies according with PPG3
- * Limited infilling or redevelopment of major developed sites identified in adopted

development plans which meet the criteria specified in Annex C of PPG2.

It was previously considered that the intended use of the training building and maintenance shed would be ancillary to the overall use of the site and therefore an appropriate use within the Green Belt in terms of PPG2 and policy OL1 of the UDP. There has been no change in circumstances on site and/or policy guidance to suggest that such an assessment is no longer valid.

7.02 Density of the proposed development

N/A to this application for community facilities.

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

N/A to this application.

7.04 Airport safeguarding

This application does not raise any concerns as regards airport safeguarding.

7.05 Impact on the green belt

It was previously considered that the proposed training building would be ancillary to the main use of the site and the maintenance shed was an essential use to allow the locking up of machinery and provide service facilities for ground staff associated with the main use of the site for outdoor recreation.

The cumulative impact of the resultant buildings was not considered to represent a significant reduction in the openness and visual amenities of the Green Belt as the existing and proposed buildings would amount to 0.08 hectares of built form within a 6.07 hectare site. The siting of the buildings, whilst extending the built form northwards, parallel to Breakspear Road North within the site, would be viewed against the Willow Tree Farm buildings on the opposite side of the road and its hedgerow from the east, while the hedgerow would also largely screen the single storey buildings from the road.

The barn type design of the buildings was considered to relate satisfactorily to the rural surroundings, using traditional materials of timber boarding and roof tiles to match the existing buildings. The six rooflights, three on each side of the training building would appear subordinate in the roof. The two roof lights and two solar panels sited on the maintenance shed roof are also sufficiently small scale so as not to appear unduly conspicuous within the roof.

There has been no change to suggest that such an assessment is no longer appropriate. The proposal complies with PPG2 and policy OL1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.06 Environmental Impact

The buildings would be sited some distance Mad Bess and Bayhurst Woods and therefore unlikely to impact upon the ecological interest of these sites.

7.07 Impact on the character & appearance of the area

This has been dealt with at Section 7.05 above.

7.08 Impact on neighbours

The training centre building would be over 50m away from the Willow Tree Farmhouse with the maintenance building some 30m away. These distances, together with the screening provided by roadside hedgerows, would protect the amenities of the farm from overdominance, visual intrusion, overshadowing and overlooking. The potential for the increase in noise would also not arise, given the use of the site and the indoor activities proposed. The proposal complies with policies BE20, BE21, BE24 and OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

N/A to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would not alter the existing parking arrangements on site. There is no objection in providing two additional disabled car parking spaces sited outside the buildings.

7.11 Urban design, access and security

This has been dealt with in Section 7.05 above.

7.12 Disabled access

The application makes appropriate provision for access and use by disabled persons.

7.13 Provision of affordable & special needs housing

N/A to this application.

7.14 Trees, Landscaping and Ecology

Conditions have been added to ensure that existing trees are safeguarded and a landscaping scheme is implemented to assist with the assimilation of the buildings into the landscape, as advised by the Tree/Landscape Officer and in accordance with policy BE38 of the UDP Saved Policies (September 2007).

7.15 Sustainable waste management

Foul drainage would be to the existing bio system on site.

7.16 Renewable energy / Sustainability

It is considered that given their intended use, the energy consumption of the buildings would not be significant. The training and maintenance buildings, with their use of roof lights and openings, would have adequate daylight. Two solar panels are also proposed on the maintenance building shed.

7.17 Flooding or Drainage Issues

No flooding concerns are raised by this application.

7.18 Noise or Air Quality Issues

N/A to this application.

7.19 Comments on Public Consultations

No comments have been received.

7.20 Planning Obligations

N/A to this application for community facilities.

7.21 Expediency of enforcement action

N/A to this application.

7.22 Other Issues

N/A to this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The

specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

N/A to this application.

10. CONCLUSION

There has been no change in site circumstances and/or policy guidance since April 2007 to suggest that the two buildings and formation of two disabled parking spaces in connection with the girl guides' camp and outdoor activity centre in the Green Belt would no longer be appropriate. No objections are raised to the renewal of this permission.

11. Reference Documents

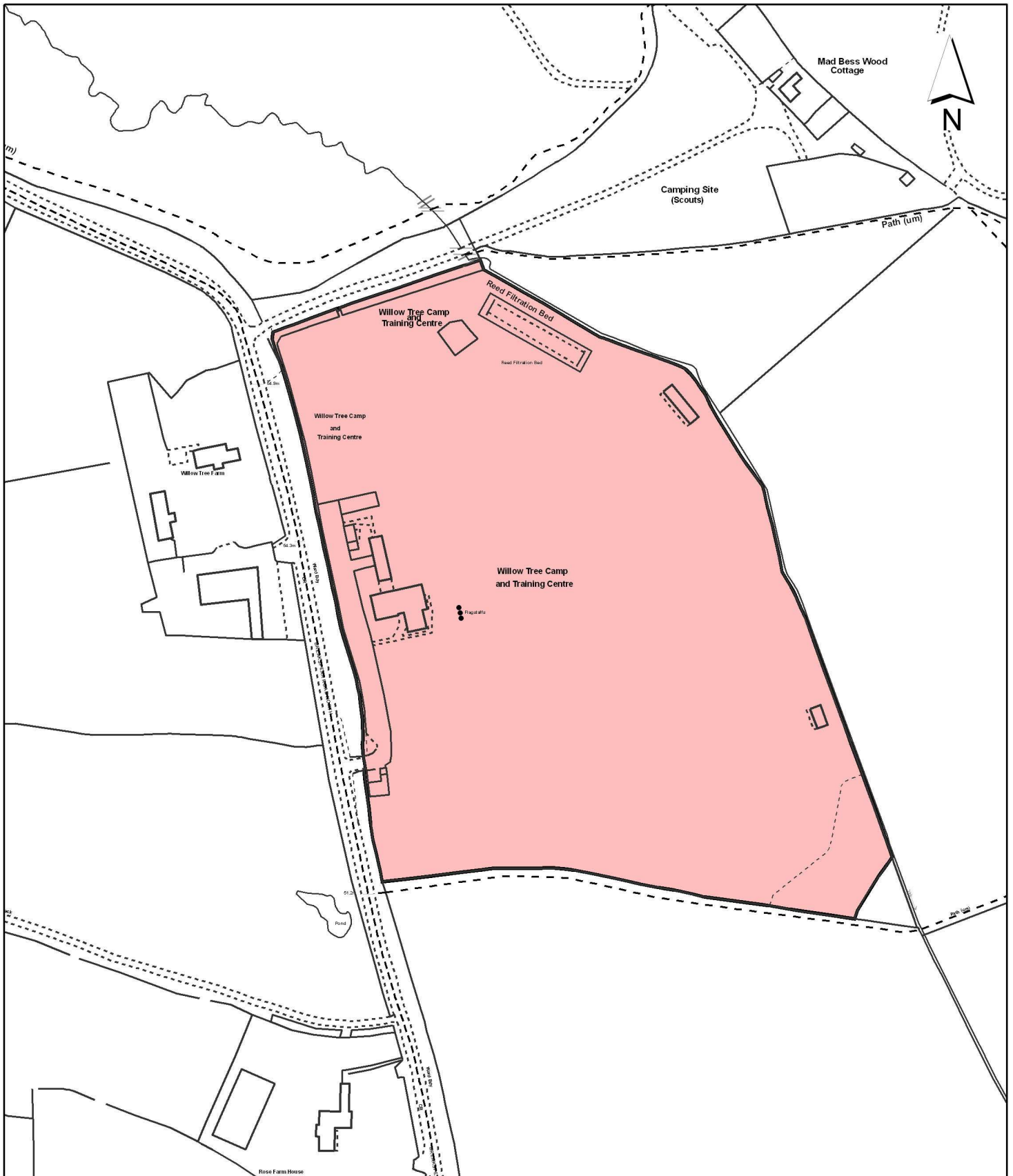
PPG2: Green Belts

London Plan (February 2008)

Adopted Unitary Development Plan Saved Policies (September 2008)

Contact Officer: Richard Phillips

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Notes

 Site boundary
For identification purposes only.

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Site Address

**Girl Guiding, Willow Tree Centre,
Breakspear Road North,
Harefield**

Planning Application Ref:

50910/APP/2010/152

Planning Committee

North

Scale

1:2,500

Date

January 2010

**LONDON BOROUGH
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