

Report of the Head of Planning & Enforcement Services

Address UXBRIDGE COLLEGE PARK ROAD UXBRIDGE

Development: Erection of a temporary marquee linked to existing building and installation of temporary parking area (Part retrospective application.)

LBH Ref Nos: 1127/APP/2010/1074

Drawing Nos: P910
Design & Access Statement
P905
P900

Date Plans Received: 11/05/2010 **Date(s) of Amendment(s):**

Date Application Valid: 19/05/2010

1. **SUMMARY**

Planning permission is sought for the retention of a temporary marquee for use as additional classroom accommodation while building works are carried out. The proposal also involves the construction of a car parking area.

The marquee is not considered to relate satisfactorily with the appearance of the existing buildings on the campus. However given that it is a temporary building required to provide facilities while construction to implement an approved scheme takes place, it is considered to be acceptable for a limited period. Given the applicant's construction timetable and the substantive nature of work already undertaken on site (the sports all superstructure is now completed) it is clear that this will only be a temporary option.

The proposed parking spaces are acceptable on a temporary basis as they would replace parking spaces displaced by the construction works associated with the redevelopment of the campus.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

The temporary car parking area 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 NONSC Installation of access control measures

The use of the car parking area hereby approved shall not commence until a permanent full height barrier arm and 'Dragons Teeth' restricting egress from the college campus (including vehicles exiting via Gatting Way from both the main student and staff car parks) onto Gatting Way shall be installed on site. Once installed both the barrier arm and Dragons Teeth shall be regularly maintained and shall remain in place for as long as the development remains on site.

REASON

To maintain the amenity of occupiers of neighbouring premises, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 N11 Control of plant/machinery noise

No air extraction system shall be used on the marquee until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

5 NONSC Automatic light switch off

The building hereby approved shall employ devices that automatically turn the lighting off when it is not in use.

REASON

In the interests of energy conservation in accordance with policy 4A.3 of the London Plan.

6 NONSC Removal of marquee and car park

The marquee and temporary car park hereby approved, shall be removed and the land restored to a condition agreed in writing by the Local Planning Authority within 3 years of the date of this permission.

REASON

The building and car park, by reason of their design, appearance and the provision of additional parking spaces, are not considered suitable for permanent retention with reference to Policies BE13, BE38, OL1 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 3C.23 of the London Plan and Planning Policy Guidance 13: Transport.

INFORMATIVES

1 152 **Compulsory Informative (1)**

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

2 153 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves

3 11 **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 13 **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 16 **Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the

owner. If you require further information or advice, you should consult a solicitor.

6 115 Control of Environmental Nuisance from Construction Work

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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

7 146 Renewable Resources

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

8 151 Notification of Commencement of Works

Written notification of the intended start of works shall be sent to Planning & Community Services, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW at least seven days before the works hereby approved are commenced.

3. CONSIDERATIONS

3.1 Site and Locality

The Park Road Campus is one of two campuses run by Uxbridge College in the London Borough of Hillingdon. Employing approximately 400 full-time staff, it provides a range of courses primarily serving the young adult market.

The Campus is located in the southwest corner of a triangular piece of land, bounded by Park Road to the west, the A40 corridor in the north, and the Metropolitan Railway Line to the southeast, which historically formed part of Hillingdon House Farm. The campus is immediately bounded by a residential complex known as Darrell Charles Court to the southeast, residential accommodation to the north and northwest comprising Fulmer House, Hyde House, nos. 114-120 Park Road (evens) and private housing in Brearley Close, adjacent to the student's car park. In addition the Brookfield Adult Education

Centre lies to the northwest.

The disused Uxbridge outdoor pool, which is a Grade II listed building and its associated car park is currently undergoing major renovation and is located to the northeast. Residential development has recently been approved on the open land to the east of the campus, while the Metropolitan railway lines run along the southern boundary of the College.

Located between the southeast extent of the campus and Darrell Charles Court is the Uxbridge College Pond, which is classified as a Nature Reserve and a Nature Conservation Site of Borough Grade 1 Importance in the Hillingdon Unitary Development Plan. The pond is of ecological significance as it is identified as containing a good population of Great Crested Newts (*T. cristatus*), a species whose habitat is protected under both UK and European legislation.

To the north of Darrell Charles Court lies a single storey building in the form of a marquee, the subject of this application. It is attached to the southern flank wall of Block G.

Located to the east and southeast of the site is the western extent of the Uxbridge Common Meadows Nature Conservation Site of Borough Grade 2 significance. Most of the interest lies in the old meadows to the east of the Uxbridge Common Sports Ground but also in the vicinity of the southern extent of the Uxbridge College campus, which includes the well vegetated bank of the Metropolitan railway line, including mature Willow and Oak trees.

The main college car park is accessed from the eastern end of Gatting Way, which connects with Park Road, a dual carriageway linking Uxbridge Town Centre with the A40 to the north. There are three detached houses fronting the south side of Gatting Way. Gatting Way also serves 18 dwellings in Brearley Close which is a cul-de-sac located to the west of the car park, the Uxbridge Cricket Ground and the Hillingdon House Farm athletics track, subject of a recently approved scheme for refurbishment.

The existing buildings vary in height from one to four storey and vary in design according to their age. The main entrance to the college buildings is via the recently completed 4 storey Academy building. There are currently 450 parking spaces available within the college grounds.

3.2 Proposed Scheme

The marquee measures 15m wide, 21m deep and finished with a gable end pitched roof 3.4m high at eaves level and 5.6m high at ridge level. It comprises a steel frame in-filled with insulated profiled metal panels and roofed with a twin skin PVC coated fabric all coloured white, with the steel frame coloured grey.

The marquee is connected to and accessed through Block G via a link measuring 2.6m by 2.6m. The structure will provide temporary accommodation to facilitate the implementation of a planning permission granted in May 2009 (ref: 1127/APP/2009/443) for the part refurbishment and part demolition of existing College buildings to provide a total of 25,062m² Gross Internal Area (GIA) Class D1 (education) accommodation (of which 10,327m² (GIA) comprises new build floorspace), associated sports facilities, ancillary accommodation, access, car parking, servicing and associated landscaping.

The application also proposes 15 car parking spaces located to the west of the building on the opposite side of the access road. The applicant has advised that these spaces are

required for staff and senior management team parking which has been lost in the existing staff/visitor car park as a result of the ongoing wider construction works on the site.

The car park area would measure 16m wide, 17m deep and would be accessed off the existing access road via Park Road. The surface of the car park would comprise grass reinforced mesh and the car park would be enclosed by 900mm high fencing.

Both the marquee and car parking spaces are proposed to be retained for a temporary basis of 3 years.

3.3 Relevant Planning History

1127/APP/2009/443 Uxbridge College Park Road Uxbridge

Part refurbishment and part demolition of existing College buildings to provide a total of 25,062m² Gross Internal Area (GIA) Class D1 (education) accommodation (of which 10,327m² (GIA) comprises new build floorspace), associated sports facilities, ancillary accommodation, access, car parking, servicing and associated landscaping.

Decision: 14-05-2010 Approved

1127/APP/2010/1247 Uxbridge College Park Road Uxbridge

Details in compliance with conditions 3 (Materials), 4 (Boundary Treatment), 16 (Energy Efficiency/Sustainability), 17 (Construction Ecological Method Statement), and 29 (Water Efficiency) as they relate to Phase A of planning permission ref: 1127/APP/2009/443 dated 14/05/2010: Part refurbishment and part demolition of existing College buildings to provide a total of 25,062m² Gross Internal Area (GIA) Class D1 (education) accommodation (of which 10,327m² (GIA) comprises new build floorspace), associated sports facilities, ancillary accommodation, access, car parking, servicing and associated landscaping.

Decision: 11-06-2010 Approved

1127/APP/2010/1248 Uxbridge College Park Road Uxbridge

Details in compliance with conditions 5 (Tree Survey), 7 (Tree Protection), 8 (Landscape Scheme), 12 (Wheelchair Disabled Parking), 14 (Traffic arrangement), 15 (Cycle Parking), 21 (Floodlighting), 25 (Details of the MUGA), 26 (Existing and proposed site levels) and 30 (Electric charging points) as they relate to the whole development of planning permission 1127/APP/2009/443 dated 14 May 2010

Decision: 24-06-2010 Approved

Comment on Relevant Planning History

There is an extensive planning history relating to this site. The most relevant is listed.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.6 To safeguard the nature conservation value of Sites of Special Scientific Interest,

Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations.

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
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
EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

61 adjoining owner/occupiers have been consulted. 1 letter of objection has been received but raising concern that the application is spart retrospective and querying the quality of the teaching space, which is not something officer consider to be a material issue.

Officer Comments: This is addressed in the report.

Friends of Hillingdon House Farm: No comments received

Brearily Close Residents' Association: No comments received

North Uxbridge Residents' Association: No comments received

Uxbridge Common Residents' Association: No comments received

Internal Consultees

Highways:

No objections on highway grounds provided the agreed access and egress arrangements for the college under application 1127/APP/2009/443 remain the same.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is an established educational institution which has an extensive planning history of permissions for extensions and redevelopment (the most recent of which are referenced within the relevant section of this report). As such, the principle of providing a further building for educational purposes is acceptable subject to compliance with the Council's policies and standards.

7.02 Density of the proposed development

This is not applicable to this application.

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

This is not applicable to this application

7.04 Airport safeguarding

This is not applicable to this application

7.05 Impact on the green belt

This is not applicable to this application

7.07 Impact on the character & appearance of the area

The marquee by reason of its overall size, siting, design, appearance and materials does not relate satisfactorily with the predominantly brick built building on the campus is considered to have an adverse impact on the street scene. However, the marquee is required to provide temporary facilities while construction to implement a previously approved scheme takes place. Furthermore, the contemporary design of the building is of a superior quality in terms of design and appearance than a more typical temporary building.

Therefore, on balance, the need for the facility is considered to outweigh the harm caused by the building on the character and appearance of the campus and the street scene generally, particularly given the temporary nature of the proposed structure.

Similarly, while the proposed car park area would not maintain the full quality of the existing landscaped frontage it is considered satisfactory in terms of visual appearance on a temporary basis. The use of grass reinforcement mesh would serve to minimise the impact on the character of this green corner of the campus to some extent.

Subject to a planning condition requiring the removal of the building and associated parking spaces on or before 3 years from the date of the permission, the development would comply with policies BE13 and BE38 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

Darrell Charles Court lies some 60m to the south, 173-199 odd Park Road lies some 120m to the west and 114 Park Road lies some 160m to the north west, of the marquee and car parking spaces. These distances are sufficient to ensure that the development does not result in a significant increase in noise and disturbance over and above that from the existing campus.

No windows are proposed in the building and therefore no overlooking will result.

Therefore, the proposal complies with policies BE24 and OE1 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

This is not applicable to this application

7.10 Traffic impact, Car/cycle parking, pedestrian safety

With regard to car parking provision, the Council's Revised UDP Maximum Parking Standards for a higher and further education establishment are 1 space per 2 staff, all student parking to be contained within the total permitted 1 cycle space per two students (minimum) and 10% of all spaces to be allocated for wheelchair users or people with disabilities.

The College currently employs approximately 268 total equivalent full time staff and provides a total of 422 car parking spaces, principally on the northern side of the Campus, 16 of which are for disabled users. In accordance with the Council's standards, the existing 268 full-time staff generates a requirement for a maximum of 134 car parking spaces, resulting in a surplus of 288 car parking spaces. The applicants have estimated that staff numbers will fall from the current 268 full time equivalent staff members to 254. However, this would still maintain a surplus.

The applicant has advised that the additional parking are replacement spaces lost due to the construction works. The applicant has advised that it was originally estimated that 35 parking spaces would be lost during the construction of the Phase A development. However, as a result of the required extent of the contractors compounds, the re-aligning of the access road, and the segregation required for health and safety purposes between construction vehicles, other vehicles and pedestrians, a total of 54 spaces have been lost on the site. This has put additional pressure upon on-site parking.

The provision of additional parking spaces, above those previously approved, would be contrary to parking standards set out within the adopted development plan. However, the provision of replacement parking spaces lost to construction compound is considered to be acceptable on a temporary basis.

The Council's Highway Engineer has raised no objection to the additional car parking spaces provided they do not affect the ingress and egress arrangements approved under planning permission 1127/APP/2009/443. Under that permission, a circular routing system was adopted and comprises:

- Main car park - access via Gatting Way/egress via Park Road;
- Staff and Visitors car park - access and egress via Park Road;
- Operational servicing - access and egress via Park Road;
- Construction traffic - access and egress via Park Road;

This is all through a workable one way system. The access arrangements for students gaining access to the main car park off Gatting Way would be controlled through a barrier entrance system which would only allow inward traffic. The positive implication of this is that once traffic has gone through the barrier it prohibits traffic exiting onto Gatting Way. This solution will have the following benefits:

Reduce the use of Gatting Way by vehicular traffic by in excess of 50%;

- Reduce peak time traffic volume on Gatting Way for the benefit of residents and users of the Lido;
- Minimise potential disruption and traffic congestion on Park Road;
- Minimise contact of students and vehicles in the vicinity of the Park Road entrance.

The proposed parking spaces will not affect the future internal traffic arrangements for the campus. The proposal would comply with policies AM7 and AM14 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

This is addressed elsewhere in the report.

7.12 Disabled access

This is not applicable to this application

7.13 Provision of affordable & special needs housing

This is not applicable to this application

7.14 Trees, landscaping and Ecology

The proposal does not affect Uxbridge College Pond, which is classified as a Nature Reserve and a Nature Conservation Site of Borough Grade 1 Importance in the Hillingdon Unitary Development Plan. Furthermore, no trees will be affected by the development.

The proposal complies with policies BE38 and EC1 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.15 Sustainable waste management

This is not applicable to this application

7.16 Renewable energy / Sustainability

This is not applicable to this application

7.17 Flooding or Drainage Issues

This is not applicable to this application

7.18 Noise or Air Quality Issues

This is not applicable to this application

7.19 Comments on Public Consultations

There are no relevant third party comments.

7.20 Planning obligations

This is not applicable to this application

7.21 Expediency of enforcement action

This is not applicable to this application

7.22 Other Issues

There are no other relevant issues.

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

This is not applicable to this application

10. CONCLUSION

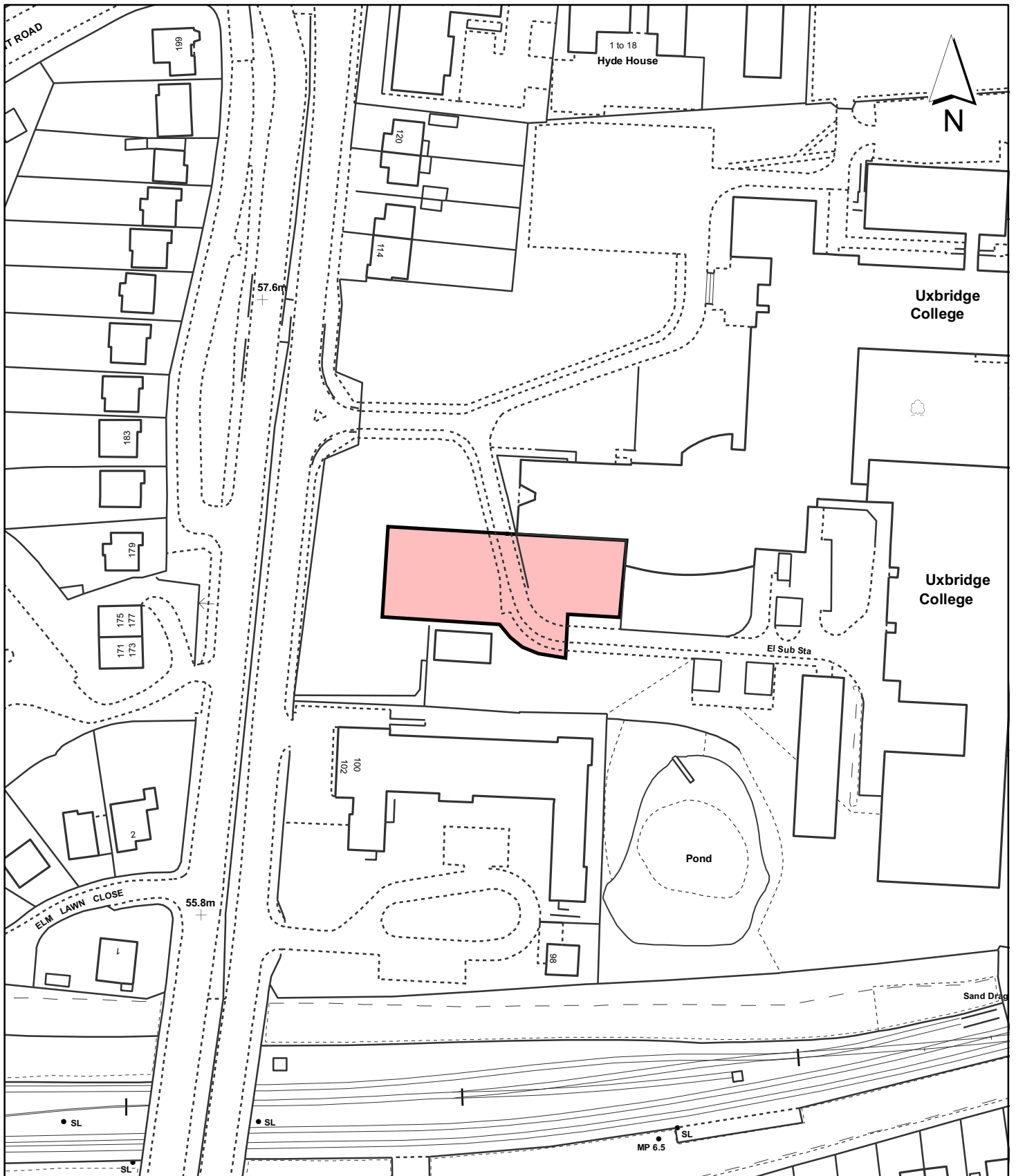
The proposal complies with the aforementioned policies and is therefore recommended for approval for a limited period of 3 years.

11. Reference Documents


Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
The London Plan
Planning Policy Guidance 13: Transport

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Notes

 Site boundary

For identification purposes only.

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Site Address	
Uxbridge College Park Road Uxbridge	
Planning Application Ref:	Scale
1127/APP/2010/1074	1:1,250
Planning Committee	Date
Central and South	July 2010

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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