

Report of the Head of Planning & Enforcement Services

Address UNDERGROUND OPERATIONS ROOM, RAF UXBRIDGE HILLINGDON ROAD UXBRIDGE

Development: Erection of a 2.4m high metal railing fence around historic bunker.

LBH Ref Nos: 585/APP/2010/2902

Drawing Nos: 11 GP Operations Room Enclave - Notes to Accompany Planning Application
Location Plan
Uxbridge - Bunker Enclave
TangoRail Fence Details (6 sheets)

Date Plans Received: 16/12/2010 **Date(s) of Amendment(s):**

Date Application Valid: 06/01/2011

1. SUMMARY

Planning permission is sought for the erection of a 2.4 metre high metal railing fence around the Grade I listed bunker at RAF Uxbridge. The fence is required to provide greater security to the listed structure when the wider site is vacated and handed over to VSM Estates Limited to take forward the sale of the land.

The design of the proposed fence is considered appropriate in relation to the visual amenity of the Green Belt and the impact on the listed structure. As the period for representations in response to the requisite press advertisement and site notice will not expire until 2 February 2011 it is recommended that delegated power be given to the Head of Planning, Trading Standards and Environmental Protection to determine the application, subject to no objections being received during this period and subject to appropriate conditions.

2. RECOMMENDATION

That the application be determined by the Head of Planning, Trading Standards and Environmental Protection under delegated powers, subject to no objections being received before 3 February 2011 and subject to the following conditions:

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 NONSC Details of gates to be submitted

No development shall commence until details of the proposed pedestrian and vehicular gates, including their dimensions and detailed design, have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details.

REASON

To ensure that the design of the gates is appropriate to the setting of the listed bunker in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M1 Details of colour of proposed fence

No development shall take place until details of the external finish and colour of the proposed fence (with reference to the BS or RAL number) have been submitted to, and approved in writing by, the Local Planning Authority and the development shall thereafter only be carried out in accordance with the approved details.

REASON

To ensure that the external appearance of the proposed fence is appropriate to its Green Belt location and to the setting of the listed bunker in accordance with Policies OL1 and BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NONSC Fence not to be attached to listed wall

No part of the fence hereby approved shall be attached to the adjacent listed wall.

REASON

To ensure that no damage is caused to the adjacent listed wall in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 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 I53 Compulsory Informative (2)

The design of the proposed fence is considered appropriate in relation to the visual amenity of the Green Belt and the impact on the listed structure. 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.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE13	New development must harmonise with the existing street scene.

3 I45 Discharge of Conditions

Your attention is drawn to conditions 2 and 3 which must be discharged prior to the commencement of works. You will be in breach of planning control should you

commence these works prior to the discharge of these conditions. The Council may consider taking enforcement action to rectify the breach of these conditions. For further information and advice contact - Planning, Environment & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

3. CONSIDERATIONS

3.1 Site and Locality

The site has an area of approximately 1.49 ha and comprises an open area around the underground bunker and ancillary buildings at RAF Uxbridge. The bunker comprises the former underground operations room and was the secret location from where 11 Group's involvement in the Battle of Britain was controlled. It is Grade I listed. The area around the bunker comprises service roads, close-mown grass, areas of long grassland and woodland on the southern slopes.

As part of the redevelopment of the MOD estate in London, RAF Uxbridge has now closed. By March 2011 the site will be vacated and handed over to VSM Estates Limited to take forward the sale of the site. The 11 (Fighter) Group Operations Room enclave is to be retained by MOD.

3.2 Proposed Scheme

Planning permission is sought for the erection of a 2.4 metre high security fence around the bunker and adjacent land. The new fence would be provided on the northern and western side of the bunker with the existing security fence to the south and garden wall to the rear of properties in Patch Close and Vincent Drive remaining. The fence would be a park-style railing with tubular steel rails braced with horizontal bars at the top and bottom, painted black and incorporate two sets of vehicular gates and a pedestrian gate. The applicant has advised that it is required to protect the site which is of considerable historical value and designed to occupy as small a footprint as possible in order to maximise access to the wider site and in particular the banks of the River Pinn.

3.3 Relevant Planning History

585/APP/2009/2752 Raf Uxbridge Hillingdon Road Uxbridge

1. Outline application (all matters reserved, except for access): Demolition of some existing buildings; A) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys; B) Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys; C) Creation of a three-form entry primary school of 2 storeys; D) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds; E) Creation of a 1,200 seat theatre with ancillary café (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m; F) Creation of a local centre to provide up to 150sq.m of retail (Class A1 and A2) and 225sq.m GP surgery (Class D1); Means of access and improvements to pedestrian linkages to the Uxbridge Town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.
2. In addition to the above, full planning permission is sought for: A) Change of use of the Grade II listed former cinema building to provide 600sq.m Class D1/2 use (no building works proposed); B) Change of use and alterations to the Grade II listed Hillingdon House to provide 600sq.m for a restaurant (Class A3) on the ground floor and 1,500sq.m of office (Class B1) on the ground, first and second floors; C) Change of use and alterations to the Carpenters building

to provide 1 residential dwelling (Class C3); Creation of 29 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking; Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage; D) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking; E) Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking.

Decision:

Comment on Relevant Planning History

The above part outline, part full application for the redevelopment of the site (Ref. 585/APP/2009/2752) was deferred at the meeting of the Central & South Planning Committee on 1 December 2010 to enable officers to provide full information on the application and updated plans to be provided to the Committee.

4. Planning Policies and Standards

Planning Policy Statement 1 (Delivering Sustainable Development) (January 2005)
Planning Policy Guidance Note 2 (Green Belts) (January 1995)
Planning Policy Statement 5 (Planning for the Historic Environment) (March 2010)
The London Plan (February 2008)
Hillingdon Unitary Development Plan Saved Policies (September 2007)

The relevant policies of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) are referenced in the relevant section below.

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. |
| PT1.9 | To seek to preserve statutory Listed Buildings and buildings on the Local List. |
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area. |

Part 2 Policies:

- | | |
|------|--|
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL2 | Green Belt -landscaping improvements |
| BE13 | New development must harmonise with the existing street scene. |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **27th January 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised as major development and as development affecting the setting of a listed building. In addition, 18 neighbouring occupiers together with North Uxbridge Residents Association, Uxbridge Local History and Archive Society and Ickenham Residents Association were notified of the application. No replies have been received at the time of writing.

ENVIRONMENT AGENCY

Advises that it has no comments to make on the application.

Internal Consultees

TREES AND LANDSCAPE OFFICER

BACKGROUND:

The site is the land around the underground bunker and ancillary buildings at RAF Uxbridge, comprised of service roads, close-mown grass, areas of long grassland and woodland on the southern slopes.

There are no significant landscape features on the site which constitute a constraint on development.

There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

PROPOSAL:

The proposal is to erect a 2.4 metre high security fence around the bunker and the adjacent land. The product is a park-style railing with tubular steel rails braced with horizontal bars at the top and bottom, by 'Tango Rail'.

LANDSCAPE CONSIDERATIONS:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

* This product has the advantage that the panels can be 'cranked' between the heavy duty support posts to accommodate sloping land, without the need to 'step' the panels down the hill.

* The product selected has been the subject of pre-application advice, as a result of which the height of the fence has been reduced and the appearance significantly improved compared with the MoD's initial requirement for a more industrial looking fence.

* Pre-application advice included a recommendation that the fence be powder-coated in black or 'invisible green' in order to ensure that the structure sits discreetly within the landscape and is as visually permeable as possible - while providing the level of security appropriate to the site. There does not appear to be any reference to the colour, or finish, in the specification.

RECOMMENDATIONS:

No objection subject to confirmation of the finished colour (with reference to the BS, or RAL, number).

PRINCIPAL CONSERVATION AND URBAN DESIGN OFFICER

This proposal has been subject to pre-application discussions and the submission addresses the issues raised during this process. It is important that the fence is not attached to the listed wall and a condition should be imposed requiring details of the dimensions and final design of the various gates. Subject to the above, there is no objection to the proposal.

HIGHWAYS ENGINEER

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Green Belt. Policy OL1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) states that within the Green Belt, as defined on the Proposals Map, the following open land uses will be acceptable:

- (i) Agriculture, horticulture, forestry and nature conservation;
- (ii) Open air recreational facilities;
- (iii) Cemeteries

The proposed fence is required to provide security around the historic bunker. No new buildings are proposed and the land would remain open. As such, the proposal is considered to be in compliance with the above Policy and as such no objection is raised to the principle of the development.

7.02 Density of the proposed development

Not relevant to the application.

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

The Principal Conservation and Urban Design Officer has raised no objection the impact of the proposed fence on the existing Grade I listed bunker subject to a condition requiring details of the various gates in respect of dimensions and final design. This can be secured by an appropriate planning condition.

7.04 Airport safeguarding

Not relevant to the application.

7.05 Impact on the green belt

The proposed fence would comprise a park-style railing with the panels 'cranked' between heavy duty support posts to accommodate the slope of the land to avoid the need to 'step' the panels down the hill. As such, it is considered that its impact on the visual amenity of the Green Belt would be minimised. Subject to a condition requiring details of the external finish and colour of the fence to be submitted to, and approved in writing by, the Local Planning Authority, no objection is raised to its visual impact on the Green Belt.

7.07 Impact on the character & appearance of the area

Considered in Section 7.05 above.

7.08 Impact on neighbours

The nearest residential properties are in Patch Close and Vincent Drive to the east of the site. The existing garden wall is to be retained on this boundary and the proposed fence would be sufficiently distant away to avoid any loss of visual amenity to the occupiers of these properties.

7.09 Living conditions for future occupiers

Not relevant to the application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not relevant to the application as public access to the site would be prohibited.

7.11 Urban design, access and security

The design of the proposed fence is considered appropriate having regard to its location in the Green Belt.

Vehicular and pedestrian access to the bunker enclave is to be maintained by the provision of pedestrian and vehicular gates within the fence.

The security of the bunker enclave would be significantly improved by the erection of the proposed fence.

7.12 Disabled access

Not relevant to the application as public access to the site would be prohibited.

7.13 Provision of affordable & special needs housing

Not relevant to the application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

The proposed fence would have no significant impact on existing landscaping features on the site and the Trees and Landscape Officer considers its design to be appropriate having regard to the location of the site within the Green Belt, subject to details of the external finish and colour of the fence being submitted to, and approved in writing by, the Local Planning Authority. This can be secured by an appropriate planning condition. It is not considered that additional planting would be appropriate in this instance. As such, it is considered that the scheme would be in accordance with the above Policy.

7.15 Sustainable waste management

Not relevant to the application.

7.16 Renewable energy / Sustainability

Not relevant to the application.

7.17 Flooding or Drainage Issues

The applicant has confirmed that no changes are proposed to the drainage system as part of the scheme. The Environment Agency has advised that it has no comments on the application in view of this and the scheme therefore has no flooding or drainage implications.

7.18 Noise or Air Quality Issues

Not relevant to the application.

7.19 Comments on Public Consultations

No replies have been received.

7.20 Planning obligations

Not relevant to the application.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

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

10. CONCLUSION

The design of the proposed fence is considered appropriate in relation to the visual amenity of the Green Belt and the impact on the listed structure. As the period for representations in response to the requisite press advertisement and site notice will not expire until 2 February 2011 it is recommended that delegated power be given to the Head of Planning, Trading Standards and Environmental Protection to determine the application, subject to no objections being received during this period and subject to appropriate conditions.

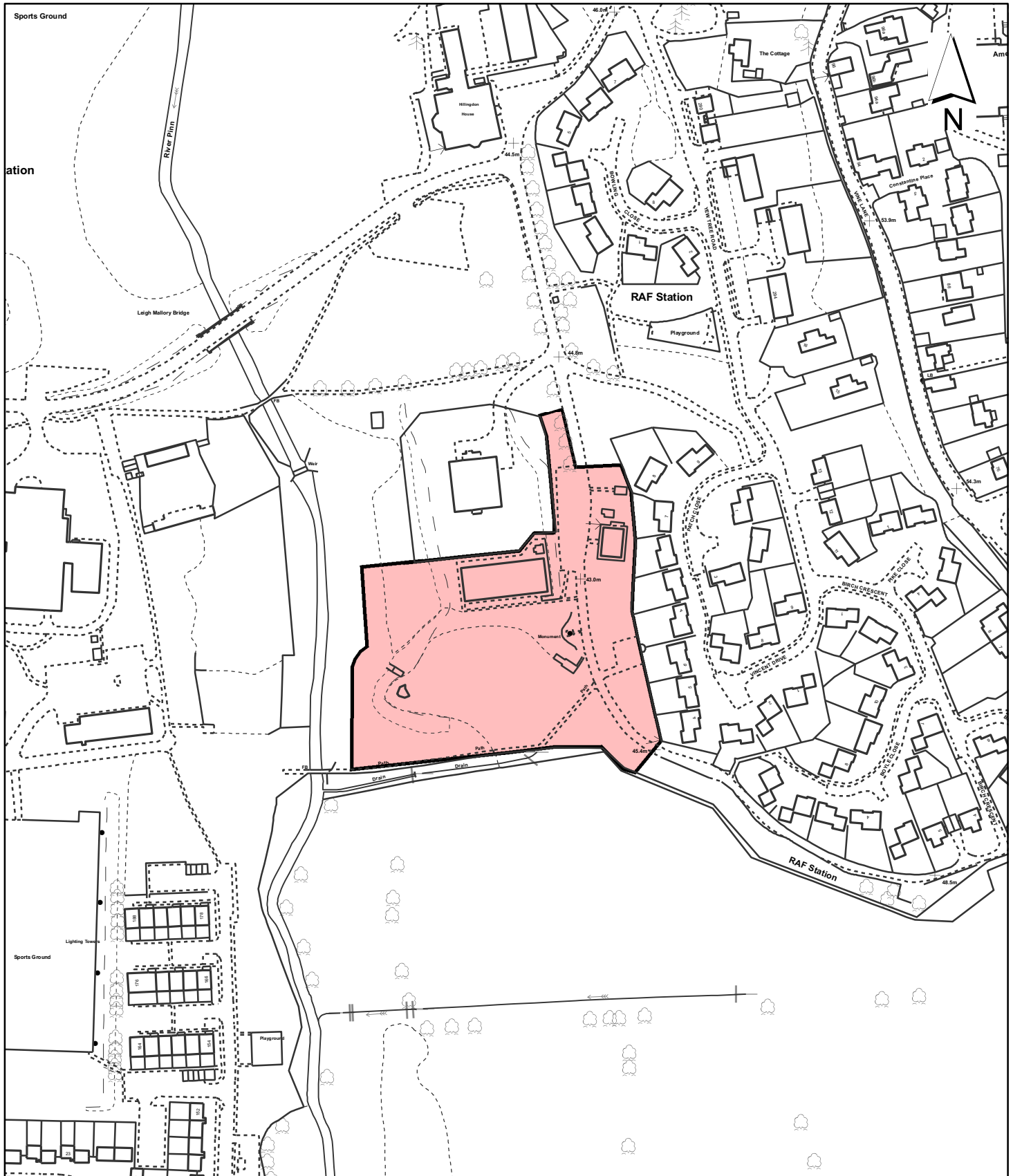
11. Reference Documents

Planning Policy Statement 1 (Delivering Sustainable Development) (January 2005)
Planning Policy Guidance Note 2 (Green Belts) (January 1995)


Planning Policy Statement 5 (Planning for the Historic Environment) (March 2010)
The London Plan (February 2008)
Hillingdon Unitary Development Plan Saved Policies (September 2007)

Contact Officer: Mark Smith

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Notes

 Site boundary

For identification purposes only.

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Site Address	
Underground Operations Room RAF Uxbridge, Hillingdon Road Uxbridge	
Planning Application Ref:	Scale
585/APP/2010/2902	1:2,500
Planning Committee	Date
Central and South	January 2011

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

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