

## Report of the Head of Planning & Enforcement Services

**Address** THE ARENA, STOCKLEY PARK STOCKLEY ROAD WEST DRAYTON

**Development:** Change of use from Class B1 (Office) to Class D1 (Non-residential institutions) for use as further education college and management training premises.

**LBH Ref Nos:** 37800/APP/2010/1669

**Drawing Nos:** 10-355-003  
10-355-004  
Design and Access Statement prepared Design and Access Statement  
Email from Stephen Walker dated 13/09/10  
10-355-006 (Indicative layout)  
Unnumbered Location Plan  
Email from Steve Walker dated 15/10/10  
Letter from Russell-Cooke Solicitors dated 09/11/10  
Supplemental Statement prepared by Stephen F Walker dated 11/12/10  
Email from Steve Walker dated 05/01/11

<b>Date Plans Received:</b>	19/07/2010	<b>Date(s) of Amendment(s):</b>	19/07/2010
<b>Date Application Valid:</b>	22/07/2010		13/09/2010
			06/10/2010
			09/11/2010
			11/12/2010
			05/01/2011

### 1. SUMMARY

This application seeks full planning permission for the change of use of an existing office (Class B1) to non-residential institution (Class D1) for use as a further education college and management training premises, at The Arena in Stockley Park.

This application was reported to the Council's Central and South Planning Committee on the 23 November 2010 where it was resolved to defer making a decision until additional information had been provided by the applicant, relating to the demand for the proposed educational establishment, highways and parking impacts and proposed management arrangements.

The applicant has now provided additional information which, it is considered, sufficiently demonstrates that there is a demand for the proposed use in this location, and that the demand cannot be met at existing educational facilities within the borough.

The applicant has provided details relating to student demographics and travel demand. The applicant has also confirmed that some controls are in place to ensure that private car parking areas are appropriately managed across the Stockley Park Campus. Nevertheless, there are large expanses of uncontrolled public parking areas, and concern is raised that potential student parking in these areas could increase the demand for car parking across the Stockley park Campus, resulting in an unacceptable increase in on-street parking, detrimental to highway and pedestrian safety.

PPG 2: Green Belts states that with suitable safeguards, the re-use of buildings should

not prejudice the openness of Green Belts, since the buildings are already there.

PPG 2 makes it clear that the re-use of buildings inside a Green Belt is not inappropriate development providing:

- (a) it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- (b) strict control is exercised over the extension of re-used buildings, and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purposes of including land in it (eg because they involve extensive external storage, or extensive hardstanding, car parking, boundary walling or fencing);
- (c) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; and
- (d) the form, bulk and general design of the buildings are in keeping with their surroundings. (Conversion proposals may be more acceptable if they respect local building styles and materials, though the use of equivalent natural materials that are not local should not be ruled out).

This application is considered to accord with the above.

No objections are raised to the principle of the development. Notably, it is considered that the proposal complies with the objectives of other UDP policies which encourage the provision of new buildings for education.

Concerns are raised over potential parking issues which could result from students parking indiscriminately around Stockley Park and a reason for refusal is recommended on this basis. This is discussed further in section 7.10 of the report.

The details of the type of facility proposed are set out more fully in section 3.2 of this report.

Demand for the facility is considered further in section 7.01 of this report.

The proposal is considered to be contrary to relevant UDP and London Plan policies relating to highway safety and parking provision and refusal is recommended.

## **2. RECOMMENDATION**

**REFUSAL for the following reasons:**

### **1 NON2 Non Standard reason for refusal**

The proposal has not demonstrated that sufficient off street parking would be provided, and therefore the development is considered to result in substandard car parking provision to the Council's approved car parking standard, leading to possible on-street parking /queuing to the detriment of public and highway safety and contrary to policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to the Hillingdon's Adopted Parking Standards (Hillingdon UDP, Saved Policies, September 2007).

## **INFORMATIVES**

### **1 I52 Compulsory Informative (1)**

The decision to REFUSE 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 decision to REFUSE 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
OL4	Green Belt - replacement or extension of buildings
BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site comprises part of the upper ground floor (approximately 380m<sup>2</sup>) of the building known as The Arena at Stockley Park. The split level, part two, part three-storey building, was constructed in the 1980s as a multi-purpose, multi-user complex containing offices, catering, including a public house, retail and meeting uses at the hub of the Stockley Park office and business park development.

The building is an unusual and irregular shape comprising three wings off a central cylindrical element. The proposed facility would occupy part of the south/west wing. A large car park forms the north and north west part of the site. The site is bounded by lakes to the south, beyond which are buildings, mostly offices, associated with the business park and by Stockley park Golf Course to the north. Access to the site is gained through Stockley Park via Roundwood Avenue.

The Arena is a locally listed building and it falls within the Green Belt as shown on the Hillingdon Unitary Development Plan Proposals Map.

### **3.2 Proposed Scheme**

Planning permission is sought for the change of use of the existing B1 offices to a further education college within class D1 use. The college would deliver the following courses at the application site, predominantly to Tier 4 foreign students:

- Diploma in Sales and Marketing Management (level 3)
- Higher Diploma in Sales and Marketing Management (level 4)
- Professional Diploma in Sales and Marketing Management (level 5)
- Diploma in Travel and Tourism Marketing (level 3)
- Higher Diploma in Travel and Tourism Marketing (level 4)
- Professional Diploma in Travel and Tourism Marketing (level 5)
- Diploma in Business Development and Marketing (level 3)
- Higher Diploma in Business Development and Marketing (level 4)
- Professional Diploma in Business Development and Marketing (level 5)
- Diploma in Human Resource Development and Marketing (level 3)
- Higher Diploma in Human Resource Development and Marketing (level 4)
- Professional Diploma in Human Resource Development and Marketing (level 5)

Tier 4 Foreign Students are international students who are born and normally reside abroad and who are granted (points based) Visas by the UKBA (UK Border Agency) to be domiciled in the UK for the duration of their education and providing always that those students return to their own countries immediately following completion of their courses (or in the event that for other reasons the UKBA may require their departure from the UK).

"Tier 4" refers to a particular category of educational post-16 visitor to the UK and a level within a points based Visa selection and award system.

Individual students are scrutinised by the UKBA during their Visa applications and their temporary residence in the UK is controlled and monitored by the UKBA and by ASIC (Accreditation Service for International Colleges).

As a part of both the UKBA and ASIC monitoring of the students whilst in the UK, the College is required to both monitor the education and pastoral behaviour of students in accordance with recognised standards, to ensure that the courses delivered are properly constituted, and to ensure that the college premises have the proper D1 Use Class designation with good quality facilities available.

Whilst the college would be primarily geared to provision of education to the Tier 4 Foreign Students, it would nevertheless be available to UK citizens resident within the London Borough of Hillingdon where their background culture, educational and financial profiles, and career aspirations would benefit from the courses and context offered by the College.

The existing premises comprises a number of small offices, WC facilities, a small kitchen, plant rooms and a large operational area. An indicative internal layout plan has been provided which indicates that the existing operational area would be subdivided to provide two classrooms each capable of accommodating up to 40 pupils, an IT room/classroom capable of accommodating up to 12 pupils, two small tutorial/interview rooms, a student common room and a staff room. The existing office, WC, kitchen and plant room facilities would be retained.

No external changes are proposed. Whilst the applicant has advised that internally the space would be subdivided by non-structural partitions, and an indicative internal layout has been provided, it should be noted that these elements of the proposal do not require planning permission.

The applicant has advised that the facility would cater for a maximum of 60 students at any one time. Operating hours would be between 09.00 and 18.00 Monday to Friday.

Most students would arrive between 09.00 and 10.00 and depart between 17.00 and 18.00.

### 3.3 Relevant Planning History

27951/B/81/1955 Stockley Park Project Stockley Road West Drayton

Mixed dev. on 131.4300 hectares (outline)(P)

**Decision:** 20-12-1984 Approved

37800/86/1390 Stockley Park Central Leisure & Amnty BI Stockley Road West Drayton

Details of central Leisure & Amenity buildings in compliance with outline plan.perm  
27951B/81/1955 dated 20.12.84

**Decision:** 14-11-1986 Approved

37800/AC/95/1804 The Arena, Stockley Park Stockley Road West Drayton

External alterations to main entrance

**Decision:** 01-05-1996 Approved

37800/ADV/2004/19 The Arena, Stockley Park Stockley Road West Drayton

INSTALLATION OF 3 PART INTERNALLY ILLUMINATED, PART NON-ILLUMINATED WALL  
MOUNTED SIGNS

**Decision:** 03-06-2004 Approved

37800/ADV/2004/31 Unit 1, The Arena, Stockley Park Stockley Road West Drayton

INSTALLATION OF INTERNALLY ILLUMINATED AND NON-ILLUMINATED SIGNAGE

**Decision:** 04-10-2004 Withdrawn

37800/ADV/2004/47 Unit 1, The Arena, Stockley Bennetsfield Road Stockley Park Yiewsley

INSTALLATION OF TWO INTERNALLY ILLUMINATED SHOPFRONT SIGNS (PART  
RETROSPECTIVE APPLICATION)

**Decision:** 28-09-2004 Approved

37800/APP/1999/2654 Virgin Active Health Club, The Arena Stockley Park Stockley Road W

INSTALLATION OF ADDITIONAL PLANT ON ROOF AND ALTERATIONS TO EXTERNAL  
ELEVATION INCLUDING NEW BARREL VAULT ROOFLIGHT

**Decision:** 26-10-2000 Approved

37800/APP/2001/2530 The Arena, Stockley Park Stockley Road West Drayton

ERECTION OF A 5 METRE FLAGPOLE MAST AND ASSOCIATED EQUIPMENT CABIN TO  
THE REAR OF EXISTING BUILDING AND TWO REPLACEMENT FLAGPOLES  
(CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY

PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED)

**Decision:** 16-01-2002 PRN

37800/APP/2003/1191 The Arena, Stockley Park Stockley Road West Drayton

INSTALLATION OF THREE ANTENNAS MOUNTED ON FLAGPOLES, TWO EQUIPMENT CABINS AND ANCILLARY DEVELOPMENT (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED)

**Decision:** 07-07-2003 Approved

37800/APP/2004/1046 The Arena, Stockley Park Stockley Road West Drayton

VARIATION OF CONDITION 1 OF PLANNING PERMISSION REF. 37800/86/1888 DATED 14/11/1986: ERECTION OF SCIENCE AND COMMERCIAL PARK; AND CONDITION 23 OF PLANNING PERMISSION REF.27951B/81/1955 DATED 20/12/1984: REDEVELOPMENT OF LAND

**Decision:** 28-09-2004 Approved

#### **Comment on Relevant Planning History**

There is an extensive planning history relating to Stockley Park. Applications directly relating to The Arena are summarised above. However, no previous applications are directly relevant to the current proposal.

#### **4. Planning Policies and Standards**

Hillingdon Unitary Development Plan Saved Policies (September 2007)  
London Plan (Consolidated with Alterations since 2008)  
Planning Policy Guidance 2: Green Belts  
Planning Policy Guidance 13: Transport  
Council's Supplementary Planning Document on Accessibility

#### **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.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- 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:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **27th October 2010**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Consultation letters were sent to five adjoining owner/occupiers. No responses have been received.

### Internal Consultees

CONSERVATION AND URBAN DESIGN OFFICER: The Arena at Stockley Park is a Locally Listed building, which has been missed in the supporting information to this application. However, as there are no external changes proposed to the fabric of the building, or indeed to its setting, no objections are raised to this application.

ACCESS OFFICER: Part IV of the Disability Discrimination Act 1995 legally entitles disabled pupils and students to learn in an environment which is barrier free and where discriminatory practices have been eliminated. No objections are raised subject to conditions to ensure the proposed facility will be fully accessible.

HIGHWAY ENGINEER: Objection. The applicant has failed to demonstrate that the proposed change of use would not have an adverse impact on parking provision across the Stockley Park campus and in the surrounding area.

SUSTAINABILITY OFFICER: No objection subject to an informative to encourage use of sustainable building measures.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The application site is located within the Green Belt. PPG 2: Green Belts states that the re-use of buildings inside a Green Belt is not inappropriate development providing:

- (a) it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- (b) strict control is exercised over the extension of re-used buildings, and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purposes of including land in it (eg because they involve extensive external storage, or extensive hardstanding, car parking, boundary walling or fencing);
- (c) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; and
- (d) the form, bulk and general design of the buildings are in keeping with their surroundings.

The application does not involve any increase in the size of the building. The intensity of the proposed use is commensurate with the approved use.

The buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction.

The form, bulk and general design of the building would not be altered and as such is considered to cause no harm to the surrounding area.

In terms of the demand for the proposed use the applicant has advised that the courses on offer are a specialised and unique selection in combination and are not offered by Brunel University.

Whilst Uxbridge College offers Diplomas in Travel and Tourism, these are only offered at levels 1,2 and 3. The proposed college offers those levels in addition to levels 4 and 5 which are not provided by any other college within Hillingdon Borough.

In addition, the courses offered by Uxbridge College to Tier 4 international students cost between £4,800 to £5,500 per annum. The proposed college will provide courses to Tier 4 international students at costs in the region of £1,500 per annum.

Whilst there is therefore some overlap between courses, the entry qualifications for the proposed college are designed to be less demanding academically to the proposed student demographic and it is envisaged and expected that the target student market will therefore not detract from or provide undue competition with Brunel University or Uxbridge College.

It is argued that there is a clear demand for the courses offered by the proposed college. On completion of their course the students will have gained recognised, professional and specialised qualifications. Courses and management will be accredited by ASIC and monitored by the UKBA.

The applicant has advised that this location has been chosen for their operations, after a lengthy search and selection process, as its position is ideally suited to the location of proposed students within the Borough, and also because of the unique nature of the site, the high quality of accommodation, and the support facilities and amenities on the campus which can be used and enjoyed by the students and staff.



The accommodation was formerly a part of the exhibition/conference/meeting centre at The Arena which was substantially underused, unlet and unoccupied due to the modal shift between traditional live conferences and tele/video/virtual conferencing, between the core commercial and high technology corporate users.

The nature and design of the existing building means that it is already geared up to accommodating the proposed D1 function with very few internal changes save for minor internal partitioning (demountable and non structural) to subdivide the larger exhibition/conference area.

It is acknowledged that the proposal relates to a small part of an existing building, the proposal would not result in the loss of a valuable facility associated with the use of the adjoining Green Belt land.

The applicant has advised that this part of the building formerly provided conferencing facilities for up to 100 people. The proposal would not, therefore, lead to an intensification of the use of the site. In addition, no alterations would be made to the external appearance of the building. Accordingly, it would have no impact on the openness or on the visual amenities of the surrounding Green Belt. In addition, the applicant has confirmed that there is a clear demand for the proposed use in this location and it is considered that the employment and training benefits associated with the proposed use, would be complimentary to the wider Stockley Business Park.

Policy R10 of the UDP states that the Local Planning Authority will regard proposals for new buildings for education as acceptable in principle subject to the other policies of the plan. Given the relatively minor nature of the proposal, that it would have no visual impact on the surrounding area, and the associated employment and training benefits, on balance, it is considered that sufficient reason exists to allow the proposal in this location in this instance. Accordingly, no objections are raised to the principle of the development, subject to the development meeting other site specific criteria.

#### **7.02 Density of the proposed development**

Not applicable to this application

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

The Arena is designated as a locally listed building. However, no external changes are proposed and, accordingly, the proposal would have no impact on its exterior appearance or setting. The Council's Urban Design and Conservation Officer has raised no objections to the scheme. There are no other listed buildings in close proximity of the site.

The site is not located within an Archaeological Priority Area or in/near a Conservation Area or Area of Special Local Character.

#### **7.04 Airport safeguarding**

Not applicable to this application

#### **7.05 Impact on the green belt**

Whilst the application site is located within the Green Belt no external alterations are proposed. Accordingly, it is not considered that the proposal would have any impact on the openness or visual amenity of this part of the Green Belt.

#### **7.07 Impact on the character & appearance of the area**

No external alterations are proposed. Accordingly, the proposal would have no visual impact on the character or appearance of the surrounding area.

#### **7.08 Impact on neighbours**

It is not considered that the proposal would have any detrimental impact of the amenity of the occupiers of the nearest residential properties, which are located just under 600m away to the north east, beyond Stockley Park Golf Course.

#### **7.09 Living conditions for future occupiers**

Not applicable to this application

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

The applicant has advised that students will primarily live within the Borough boundary and the main nodes of occupancy will be Uxbridge, Hillingdon, Hayes, West Drayton and Cowley. It is expected that 75% of students will live within the above named areas, with 15% living within the

remainder of the Borough, and 10% may live close to the Borough boundary in the Boroughs of Hounslow and Southall. The site has a Public Transport Accessibility Level (PTAL) of 2 (where 6 is high and 1 is low).

Stockley Park is well served by 3 direct bus routes:

- 350
- A10
- U5

These bus routes run with frequencies varying between 8 and 14 minutes and connect the application site to overground stations at Hayes and Harlington, and West Drayton, to underground stations at Uxbridge and Hillingdon, and to Heathrow Airport. They also pass directly through, and stop within many of the main nodes of student residence (See Appendix 2). Where students live in areas which are not served directly by the 3 bus routes, then there are many interconnects available.

In terms of existing parking management strategies on site, the applicant has advised that the Management company and security staff on site manage the private parking areas, and that strict controls are in place regarding these areas. However, there is no similar possible parking management routines for the public access parking. Whilst signs adjacent to the parking areas closest to The Arena suggest that there is, at least, some element of control over parking in these areas, to the north west there are large expanses of parking which appear to have no control. The Applicant has advised the following:

"there is a possibility that any students which have access to cars, and choose to break the College disciplinary policy travelling to the site in a car may park there."

In this case it would not be possible to control students parking in the unrestricted areas.

Whilst the applicant's argument that students attending the college would be unlikely to drive to the site and so would not result in a significant increase in parking, and that the college would have strict policies in place to deter students from travelling by private car, is noted, concerns are nevertheless raised that in practice some students would travel to the site by car. The applicant suggests that most students would not possess UK driving licenses, however, many may own foreign driving licences which would allow them to drive in this country. In addition, it is difficult to see how college policies regarding this issue would be enforced, particularly given that there are unrestricted areas of parking close by.

Officers note that the current unrestricted parking serves the gymnasium, wine bar and other uses in the Arena. The applicant has not done any form of assessment of existing usage of the unrestricted parking.

No Transport Assessment has been submitted with the application and therefore, the

availability of parking across the Stockley Park Campus is unknown. Given that there are large areas of uncontrolled parking, concern is raised that, if students choose to park at Stockley Park, this could increase pressure for car parking across the campus and result in a significant increase in on-street parking in the surrounding area, to the detriment of highway and pedestrian safety. A reason for refusal is recommended on this basis.

#### **7.11 Urban design, access and security**

Not applicable to this application

#### **7.12 Disabled access**

The Design and Access Statement confirms that the proposal will comply with Part M of the Building Regulations and relevant criteria within the Disability Discrimination Act. Level or ramped access would be provided and doors, common areas, lifts, lighting and WCs would be capable of being used by ambulant disabled persons and wheelchair users.

Reception counters and other general access furniture would be set at a suitable height for wheelchair users. In addition, a management routine for evacuation of disabled persons in the event of a fire, or other evacuation reasons, would be put in place.

The Council's Access Officer has raised no objections to the proposal, subject to relevant conditions to ensure the proposed use is fully accessible, should approval be granted.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application

#### **7.14 Trees, landscaping and Ecology**

No alterations would be made to the external appearance of the building or to its landscape setting. Accordingly, there would be no impact on existing trees or landscaping as a result of the proposal.

#### **7.15 Sustainable waste management**

Given that this is a commercial development, the site occupiers ultimately have discretion over which waste management methods are used.

The applicant has advised that refuse is currently stored on site within a designated storage compound. All refuse is stored in proper containers being either plastic wheeled bins or metal wheeled bins as appropriate. Separate and clearly marked containers are provided for recycling, in accordance with the Council's recycling separation and collection policy.

A commercially sized refuse compactor is provided within the compound and a waste management company remove the compacted refuse once every four weeks. Separate arrangements are made by the Centre Management for the collection of recycled waste.

All tenants are encouraged by the centre management company to recycle waste in the facilities provided within the refuse area, and this will apply to the applicant.

The applicant will collect their refuse and will be responsible for primary sorting and deposition of the waste in accordance with the refuse sorting facilities provided within the refuse compound.

These details are considered sufficient to demonstrate that waste, including recycling, from the premises would be appropriately handled. Given that arrangements for waste are set by the Arena Management Company and are already established, and are therefore, not within the applicant's overall control, it is not considered that any further information is required on this matter.

## **7.16 Renewable energy / Sustainability**

The applicant has confirmed that the premises would be let on a short term lease (extendable beyond 5 years by agreement with the landlord), and that the lease payments include water, gas and electricity, all output in terms of surface water discharge and foul sewerage disposal through mains drainage.

Consultation with the Landlords on site management team confirm that the premises are already fitted with low energy lighting and the mechanical services are controlled via a computer based energy management optimising system. The electricity meters were replaced last year and are capable of printing out energy consumption, periodic consumption and other statistical information.

The application floor area is for 380m<sup>2</sup> and the wing of the building in which the premises are located has a floor area of a further (approximately) 1400m<sup>2</sup>. The applicant has no access to these areas and is unable to comment upon their current use, or affect future use or sustainability matters.

The Council's Sustainability Officer has raised no objections to the scheme on this basis.

## **7.17 Flooding or Drainage Issues**

The proposal would not lead to any increase in flooding at the site or in the surrounding area over and above the existing use of the site.

## **7.18 Noise or Air Quality Issues**

It is not considered that proposal would lead in any significant increase in noise or impacts on air quality. The nearest residential properties are located a considerable distance away and, accordingly, the proposal would have no impact on the amenity of the occupiers of those properties in terms of noise or air quality.

## **7.19 Comments on Public Consultations**

None received.

## **7.20 Planning obligations**

There is no requirement for planning obligations relating to this proposal.

## **7.21 Expediency of enforcement action**

Not applicable to this application

## **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**

Not applicable to this application

## **10. CONCLUSION**

PPG 2: Green Belts states that the reuse of a building is not inappropriate development in certain circumstances. Given the historical use of the site as B1 offices, and that no external alterations are proposed to the existing building, the scheme is considered to meet the circumstances set out in PPG 2. No objections are raised to the principle of the development.

However, concern is raised that potential parking from students attending the college cannot be appropriately managed and restricted and could, therefore, have an adverse impact on existing parking arrangements at Stockley Park, leading to an unacceptable increase in on-street parking in the surrounding area to the detriment of highway and pedestrian safety.

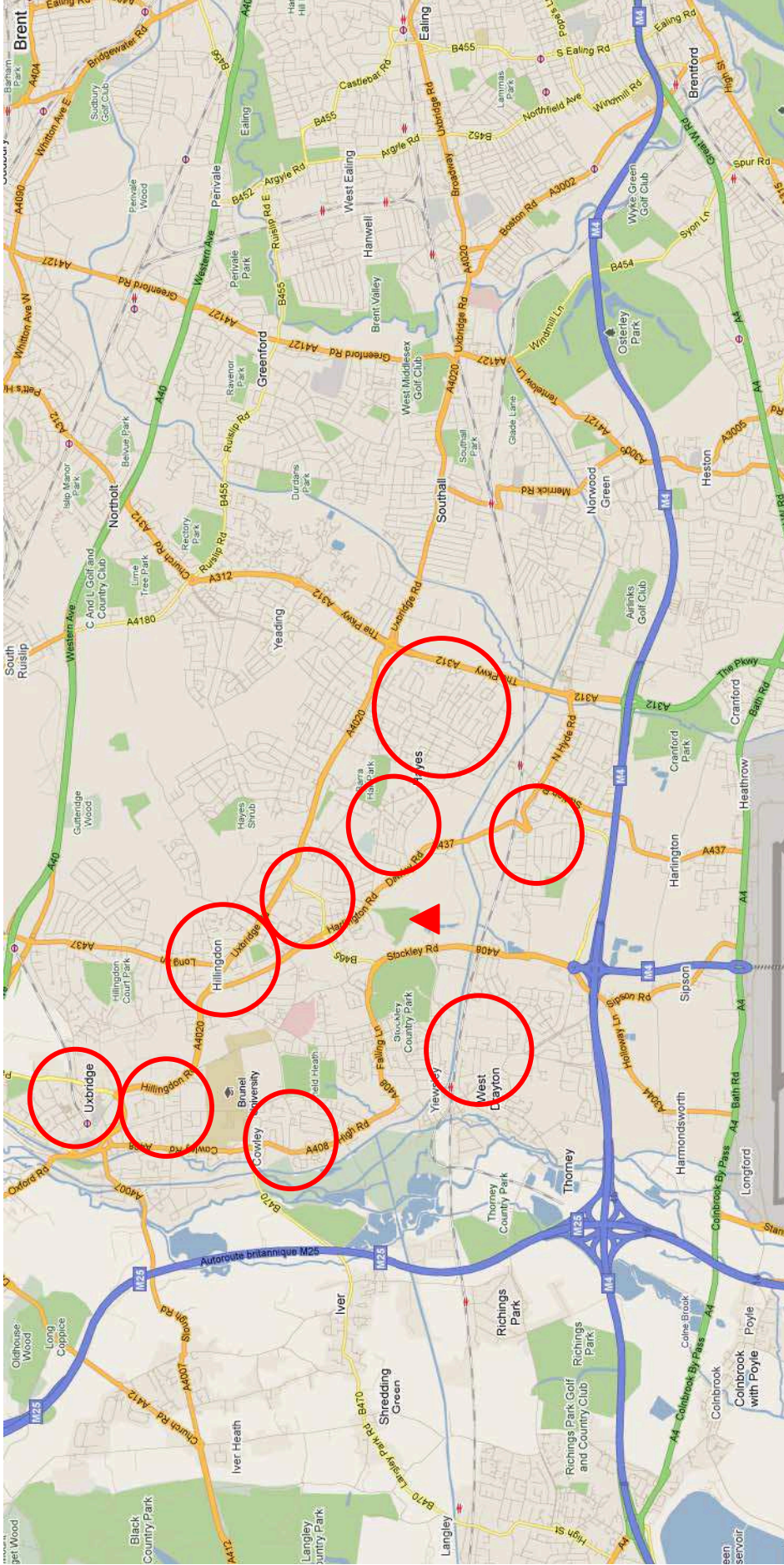
Accordingly, the proposal is considered to be contrary to policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to the Hillingdon's Adopted Parking Standards and refusal is recommended.

## **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies (September 2007)  
London Plan (Consolidated with Alterations since 2008)  
Planning Policy Statement 1: Delivering Sustainable Development  
Planning Policy Guidance 2: Green Belts  
Planning Policy Guidance 13: Transport  
Council's Supplementary Planning Document on Accessibility

**Contact Officer:** Johanna Hart

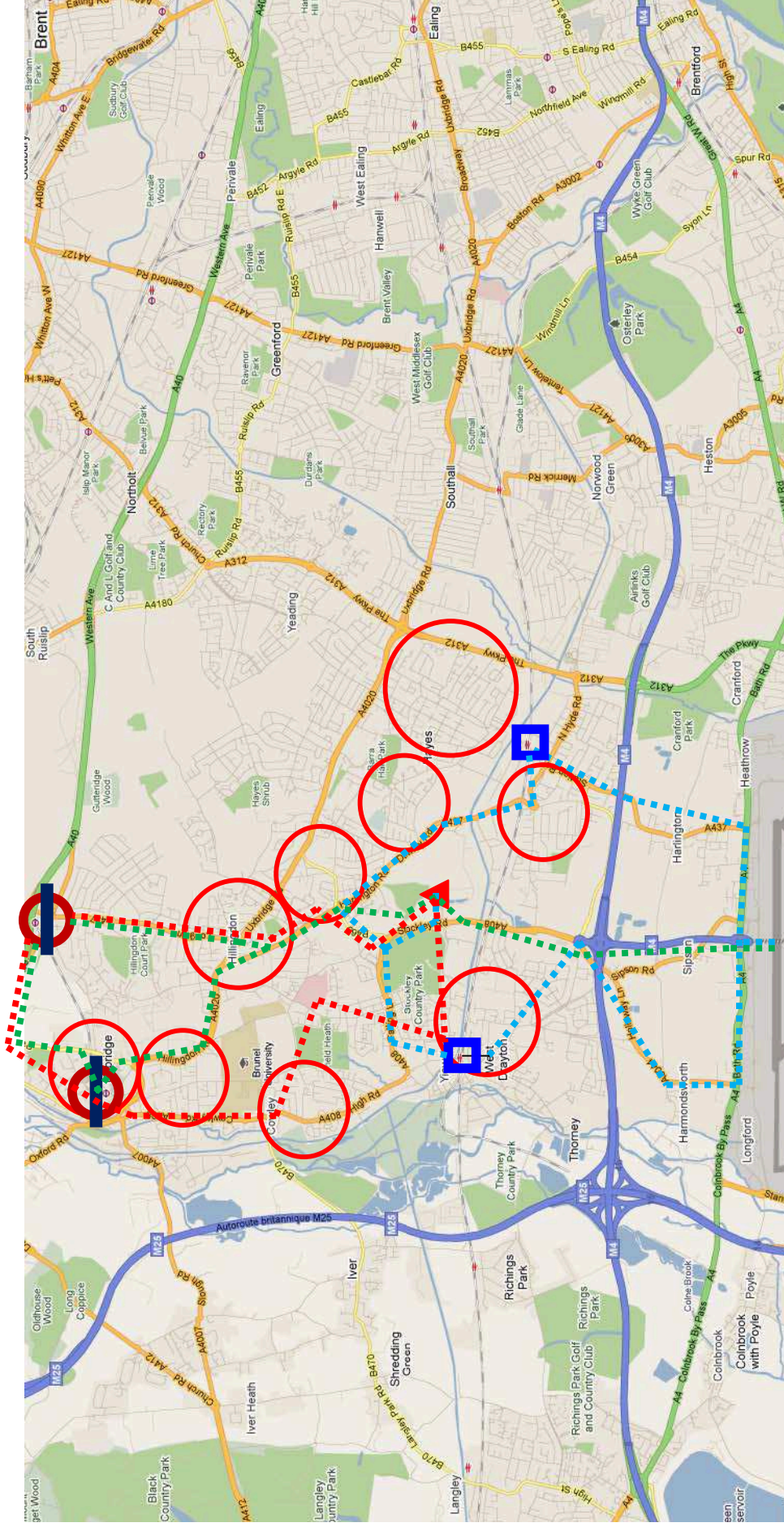
**Telephone No:** 01895 250230



▲ Application Site



○ Student Residential Area



- ▲ Application Site
- Student Residential Area
- Route 350
- Route A10
- Route U5
- Overground Stn
- Overground Stn

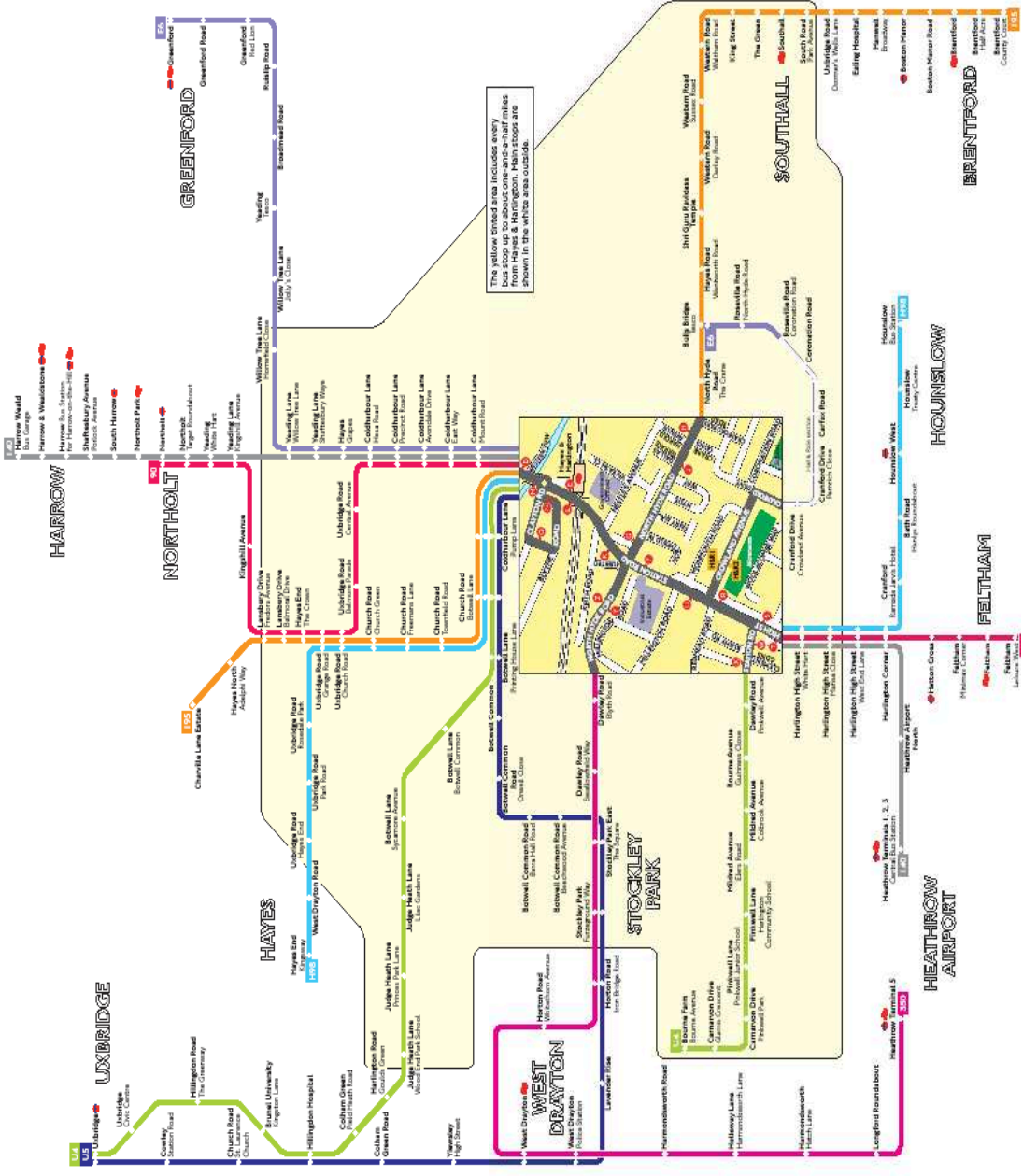
**Interconnecting Bus Routes are shown on Map No 3**

# Buses from Hayes & Harlington

## Route finder

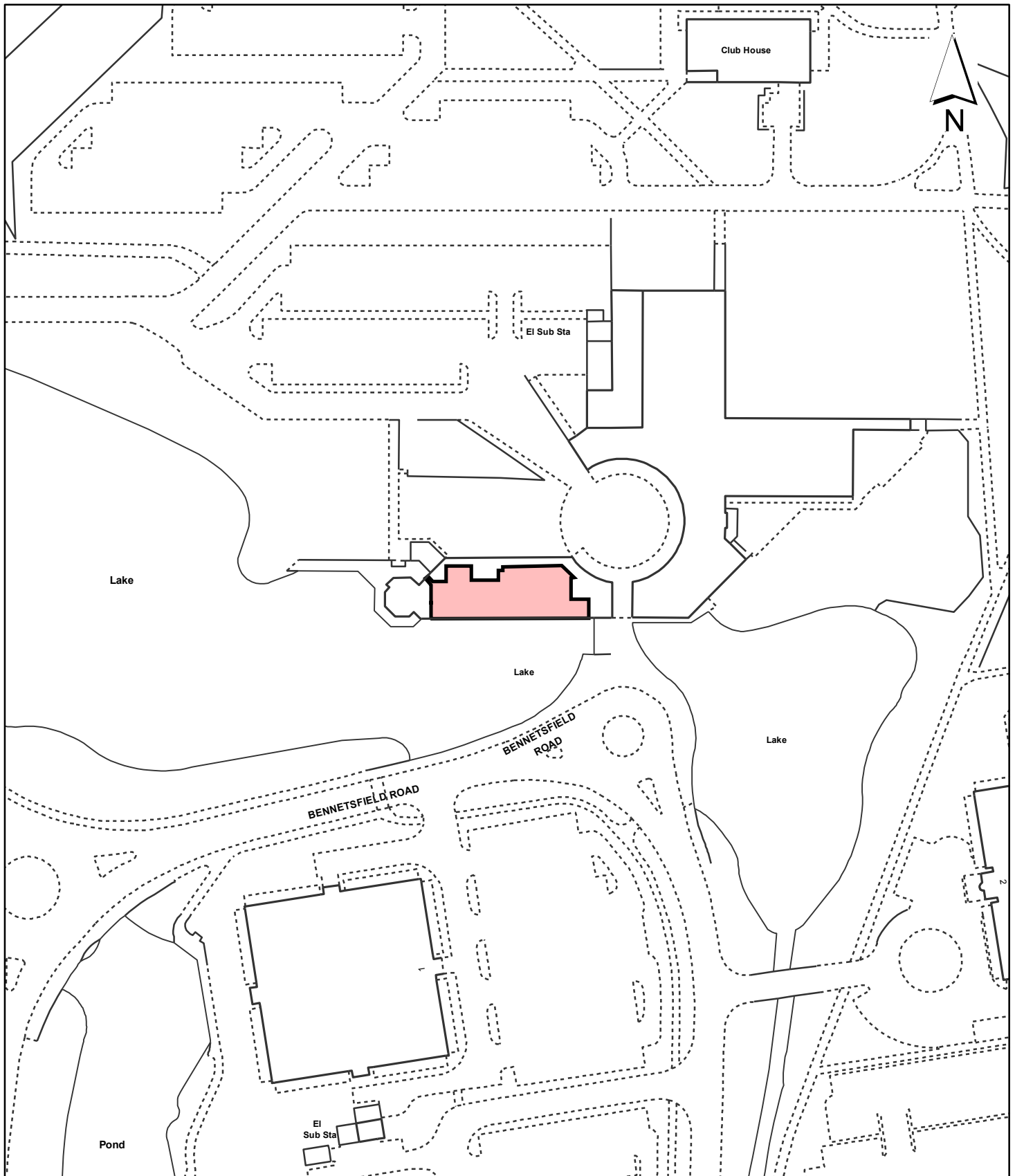
### Day buses including 24-hour routes



Bus route	Towards	Bus stops
<b>90</b>	Feltham	E F R S
	Northolt	S L M T U
<b>140</b>	Harrow Weald	S L M T U
	Heathrow Terminals 1,2,3	E F R S
<b>195</b>	Brentford	E F R S
	Charville Lane Estate	S L M T U
<b>350</b>	Heathrow Terminal 5	E F R S
<b>E6</b>	Bulls Bridge	E F HAR
	Greenford	S L M T U
<b>H98</b>	Hayes End	S L M T U
	Hounslow	E F R S
<b>U4</b>	Bourne Farm	E F R W
	Uxbridge	S L M T U X
<b>U5</b>	Uxbridge	S L M T U



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Information correct from September 2009





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	<p>Planning Application Ref:</p> <p><b>37800/APP/2010/1669</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>Central and South</b></p>	<p>Date</p> <p><b>November 2010</b></p>	