

Report of the Corporate Director of Planning & Community Services

Address ST JOHNS SCHOOL POTTER STREET HILL NORTHWOOD

Development: EXTENSION & RECONFIGURATION OF EXISTING TIMBER FENCE ENCLOSED COMPOUND TO ACCOMODATE EXISTING SHED, NEW WATER STORAGE TANK & BOOSTER PUMP & RECYLABLE WASTE STORE.

LBH Ref Nos: 10795/APP/2009/513

Drawing Nos: 2597 UT3 - Submitted for information only
2597 UT2
2597 UT1 - Submitted for information only
Design and Access Statement
Un-numbered Utilities Services location plan
1049/PL01

Date Plans Received: 13/03/2009 **Date(s) of Amendment(s):**

Date Application Valid: 04/05/2009

1. SUMMARY

It is considered that the proposed wooden compound would be in-keeping with the surroundings to which it relates, and would not result in any adverse impacts to the street scene or the wider area. It is not considered that the development would result in a disproportionate change or a material increase in the built up appearance of the site and as such is considered to comply with relevant policies contained in the UDP (Saved Polices September 2007) and the advice contained in PPG2: Green Belts.

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 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 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).

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 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.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
PPG2	Green Belts

3 I1 **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 I3 **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 I15 **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 or Bank 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.

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Please note that there is a high pressure main crossing the proposed site and the contractor should contact the National Grid on 0800 688 588 to discuss all the proposals and safe working practices and any restrictions and regulations.

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site comprises a school and associated grounds on the east side of Potters Street Hill. There is a further access point gained from the west side from Wieland Road. The area to which the application relates is on the eastern side of the site and the southern side of the car park adjacent to Potter Street Hill. The site lies within the Green Belt as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 **Proposed Scheme**

Planning permission is sought for a new compound to house the existing shed, water storage tank, booster pump, and recycling waste store. Currently, there is a concrete slab (9m x 4m) and shed (6m x 4m) sited in this position. The existing concrete slab will be extended to cover an area 12m x 8m and the shed will be relocated on the forward corner of the slab. A 1.8m high wooden fence would be erected around two sides of the shed, with the shed comprising a third side. The compound would use the existing gates and fence panels from the previous compound, with additional matching panels if required.

A water storage tank would be installed to the rear of the existing shed, the tank will measure 4.95m long, 3.45m wide and 2.1m high. The booster pump housing would be

situated adjacent the tank and would have a foot print of 1.45m by 2.4m. A 4m by 7m area would remain in the compound to provide a refuse storage area.

The access to the new compound would be re-graded to provide a level access and approach and the concrete base of the existing compound will be re-used for the new EDF substation and switch room, to be constructed under permitted development.

3.3 Relevant Planning History

10795/APP/2001/1600 St Johns School Potter Street Hill Northwood
ERECTION OF ADDITIONAL CLASSROOM AND ASSEMBLY AREA WITH LIBRARY FOR PRI
PREP SCHOOL, TOGETHER WITH FIRST AID ROOM AND STAFF TOILET

Decision: 21-11-2001 Approved

10795/APP/2006/458 St Johns School Potter Street Hill Northwood
ERECTION OF A TIMBER BUILDING FOR GROUND EQUIPMENT STORAGE.

Decision: 05-07-2006 Approved

10795/APP/2008/720 St Johns School Potter Street Hill Northwood
ERECTION OF A TWO STOREY EXTENSION TO EXISTING JUNIOR SCHOOL BLOCK TO
PROVIDE NEW TEACHING SPACES AND ASSOCIATED STAFF, TOILET AND CLOAKROOM
FACILITIES, AND ERECTION OF A SINGLE STOREY TO DINING HALL / KITCHEN FACILITIE
TO PROVIDE NEW STORAGE AND CATERING STAFF WELFARE FACILITIES

Decision: 22-05-2008 Withdrawn

10795/APP/2009/199 St Johns School Potter Street Hill Northwood
ERECTION OF A TWO STOREY EXTENSION TO EXISTING JUNIOR SCHOOL BLOCK TO
PROVIDE NEW TEACHING SPACES AND ASSOCIATED STAFF, TOILET AND CLOAKROOM
FACILITIES, AND ERECTION OF A SINGLE STOREY TO DINING HALL / KITCHEN FACILITIE
TO PROVIDE NEW STORAGE AND CATERING STAFF WELFARE FACILITIES
(RESUBMISSION).

Decision: 06-04-2009 Refused

Comment on Relevant Planning History

None

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
PPG2	Green Belts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **16th June 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

230 adjoining occupiers, the Northwood Hills Residents Association, the Ickenham Residents Association, the Gatehill (Northwood) Residents Association, the London Borough of Harrow and Three Rivers District Council consulted. One response has been received making the following comments:

1. Object to the application and do not consider the other developments to be permitted developments, in the context of developments within Green Belt land.
2. There is no supporting evidence of the steps the school is taking to reduce energy consumption. The argument on increased consumption is based on a breach of previous planning conditions stating a maximum of 350 students and an equivalent of 40 FTE staff.
3. The proposed development is likely to affect adjacent trees and hedges (including the laying of pipes/cables across the site), and a full tree survey should be provided to determine the impact.
4. The proposed size and location of the sub-station and water tank are too large and not in-keeping with the landscape.

Officer Comments: The application would not result in the increase of pupils or staff at the school. The Trees and Landscape officer has commented on the application and these comments are contained in this report and the remaining comments have been addressed in the main body of the report.

The National Grid - state that there is a high pressure main crossing the proposed site, and therefore we require the contractor to contact us to discuss all the proposals, so that they can discuss safe working practices and any restrictions and regulations.

Officer comment - This information has been forwarded to the applicant/agent.

Internal Consultees

TREES AND LANDSCAPE OFFICER

The site is adjacent to an existing shed and compound within a belt of scrub and woodland, to the west of Potter Street Hill and immediately south of the main entrance to the school. Although the site is well wooded and currently provides a visual screen from the road, no tree survey or information about tree removal or retention has been submitted. While the trees on this part of the site contribute to the landscape character of the area they are not protected by TPO or Conservation Area designation. Due to the depth of the woodland and the set back of the compound from the Potter Street Hill, the compound and its contents should be well screened in the summer months when the surrounding vegetation is in leaf. It is likely that the compound will be more conspicuous in the winter months when views through the deciduous vegetation will be more open.

While some vegetation/tree loss will result from the siting of the compound, tree loss should be minimal and is not considered to be a constraint, provided that the opportunity for replacement planting is taken. New planting will need to be shade tolerant and should include some evergreen woodland species which will help to screen the new storage compound.

RECOMMENDATION - If you are minded to approve this application I have no objection subject to conditions TL5 and TL6

WASTE AND RECYCLING CO-ORDINATOR

Because the application is for a commercial development, the business that occupies these premises ultimately has discretion over the waste management methods they intend to use. However, as a minimum planning approval should require that the redevelopment of the site includes room to locate recycling facilities for all grades of paper and cardboard, cans, plastic bottles, and also glass bottles and jars.

To this end any refuse and recycling bins provided as part of this development must be housed in chambers constructed according to a required specification.

The specification was forwarded to the agent, and the response was as follows:

The recyclable waste store is located adjacent to the principal vehicular access to the site. Site access is not obstructed by overhanging trees/vegetation. Parking areas at the school are located so that access to the waste storage area cannot be blocked by inconsiderate drivers.

The recyclable waste storage area is located flush with the general tarmac surfacing of the vehicular approach.

There is sufficient space within the existing road layout to enable refuse collection vehicles to pull up within 15m of the refuse store gates and then to turn round in the existing car park area to egress the site. There should be no need for refuse collection vehicles to reverse on site.

The recyclable waste store is located external to the School buildings and that access to the buildings cannot be gained through the bin chambers.

The bin storage area is an open enclosure and so it would be not possible to install sprinklers or smoke detection equipment. The recommendation for fire extinguishers is noted.

The refuse store is an open enclosure and therefore there should be no risk of a build up of flammable gases.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the UDP (Saved Policies September 2007) states, Local Planning Authorities will regard proposals for new buildings to be used for educational purposes as acceptable in principle provided they comply with other policies in the plan. The proposal does not conflict with other policies in the plan and therefore complies with Policy R10 of the UDP (Saved Policies September 2007).

7.02 Density of the proposed development

Not applicable to this application

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

Not applicable to this application

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

The site is not identified in the UDP as a major developed site and the development does not directly fall into a category, which could be described as appropriate development as set out in PPG2 and Policy OL1 of the UDP Saved Policies September 2007. The proposal is therefore inappropriate development and a departure from local, regional and national policy. PPG2 states that there is a general presumption against inappropriate development. However, the school is considered an established use on the site and the proposal for a new compound is adjacent to the existing compound, which would be removed as part of this development. It would also be sited adjacent the existing car park and in a well screened, wooded area. The materials and design are considered to be in-keeping with the site and the buildings to which it would relate. As such, due to the siting and scale of the compound, the proposal would not result in a disproportionate change or a material increase in the built up appearance of the site. Therefore the proposal is considered to comply with policy OL4 of the UDP (Saved Policies September 2007) and advice set out in PPG2: Green Belts.

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

The proposed compound is unlikely to be visible from the street scene in the summer months due to the existing mature landscaping on that boundary and this could be further improved by the submission and implementation of a suitable landscaping scheme. A condition requiring the submission of a landscape scheme for approval by the Local Planning Authority is thus recommended. Furthermore, the proposed materials to be used would involve the re-use of the existing timber fence panels and gates from the existing compound with any additional panels required to match these. The use of timber in this woodland area is considered appropriate. The proposal would not, therefore, harm the character and appearance of the school, the street scene or the wider area in compliance with policies BE13, BE15 and BE19 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

Due to the size and scale of the proposed compound and the fact that it is, at its closest point some 30m from the nearest residential property, it is not considered that it would impact on the amenities of any adjacent properties by reason of loss of sunlight, overshadowing or loss of privacy. The proposal is thus in accordance with Policies BE20,

BE21 and BE24 of the UDP (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

With regard to traffic impact, the application forms submitted with the proposal have stated the proposal will not result in additional staff for the school and the siting of the new compound would not result in the loss of any of the existing parking provision at the site. Given the above the proposal is considered to comply with Policy AM7 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

See above

7.12 Disabled access

The proposed works will not result in any adverse impact in terms of excluding any individual to the site or the facilities on the school grounds.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The Trees and Landscape Officer states that although the site is well wooded and currently provides a visual screen from the road, no tree survey or information about tree removal or retention has been submitted. While the trees on this part of the site contribute to the landscape character of the area they are not protected by TPO or Conservation Area designation. Due to the depth of the woodland and the set back of the compound from the Potter Street Hill, the compound and its contents should be well screened in the summer months when the surrounding vegetation is in leaf. It is likely that the compound will be more conspicuous in the winter months when views through the deciduous vegetation will be more open. While some vegetation/tree loss will result from siting of the compound, tree loss should be minimal and is not considered to be a constraint, provided that the opportunity for replacement planting is taken. New planting will need to be shade tolerant and should include some evergreen woodland species which will help to screen the new storage compound. A condition requiring the submission of a landscape scheme for approval by the Local Planning Authority is recommended. Therefore the application is considered to comply with Policy BE38 of the UDP (Saved Policies September 2007).

7.15 Sustainable waste management

As the application is for a commercial development, the business that occupies these premises ultimately has discretion over the waste management methods they intend to use. However, as a minimum planning approval should require that the redevelopment of the site includes room to locate recycling facilities for all grades of paper and cardboard, cans, plastic bottles, and also glass bottles and jars and any refuse and recycling bins provided as part of this development should be housed in chambers constructed according to the agreed specifications which the applicants have stated that they will meet.

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

The site is not within a flood zone and no further drainage issues have been raised.

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

See Section 6.1

7.20 Planning Obligations

Not applicable to this application

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

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

The proposed compound incorporating the re-siting of the existing timber shed together

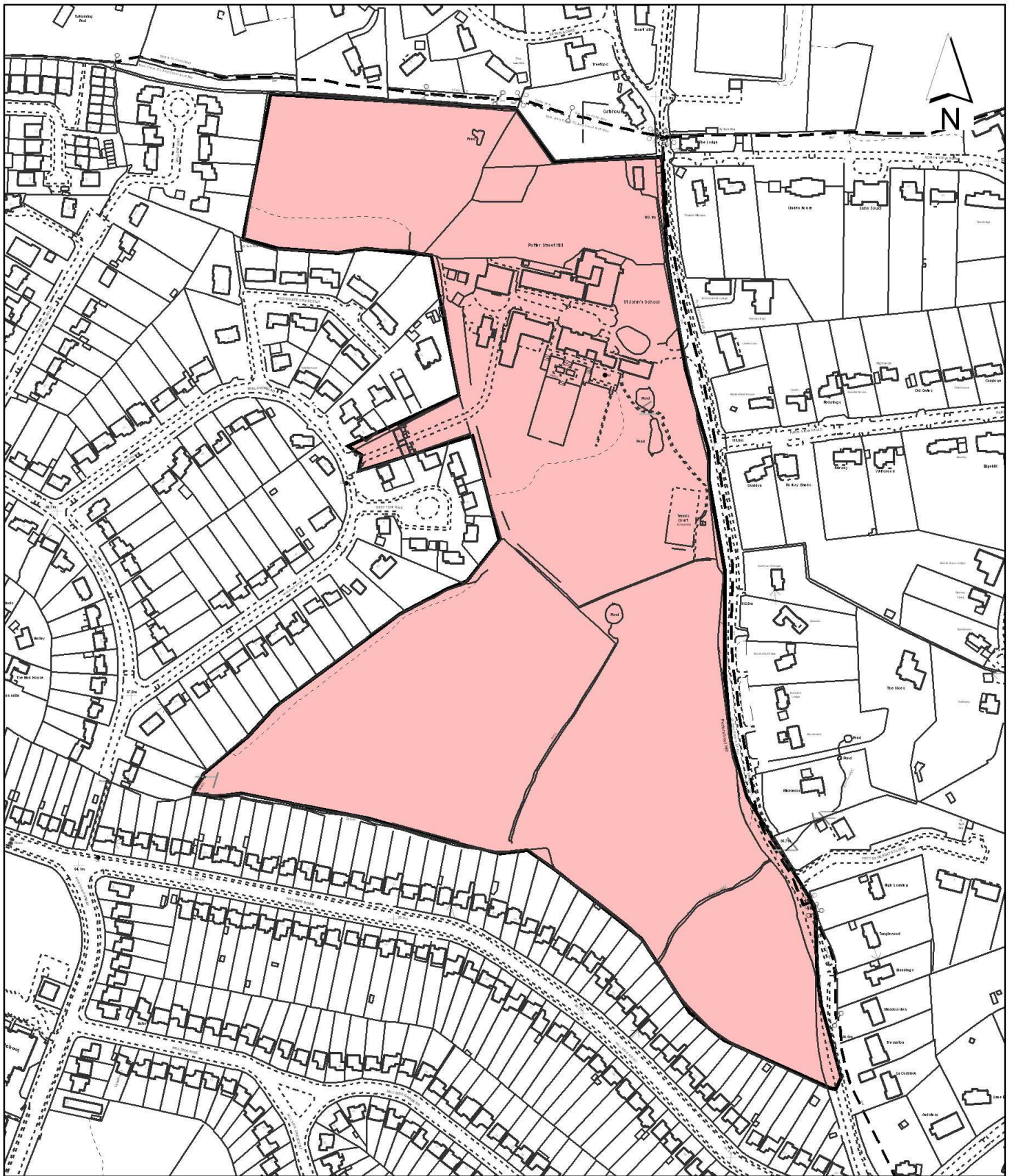
with associated water tank, booster pump and waste store would not result in any adverse impact in relation to the openness of the Green Belt or impact on adjoining occupiers and would thus comply with the relevant policies in the UDP (Saved Polices September 2007). Therefore the proposal is recommended for approval.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Polices September 2007
The London Plan (2008)

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**St Johns School,
Potter Street Hill,
Northwood**

Planning Application Ref:

10795/APP/2009/513

Planning Committee

North

Scale

1:3,500

Date

July 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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