

Report of the Head of Planning & Enforcement Services

Address MINET COUNTRY PARK SPRINGFIELD ROAD HAYES

Development: Two short linking sections to the Cycle Circuit and single storey detached hut, involving demolition of existing temporary hut

LBH Ref Nos: 49962/APP/2011/1309

Drawing Nos: PL05 Judges Hut
PL03 Site Plan
PL04 Sections
PL01 Existing Location Plan
Design and Access Statement
PL02A Location Plan
Ecological Impact Assessment

Date Plans Received: 27/05/2011 **Date(s) of Amendment(s):** 31/05/2011

Date Application Valid: 01/07/2011

1. SUMMARY

Full planning permission is sought for the erection of a small judges hut, following the removal of the existing dilapidated judges hut, the enlargement of the tarmac area around the proposed judges hut and the extension/joining of the existing track all for use in connection with the existing cycle circuit within Minet Country Park. Whilst located within the Green Belt, the proposed development is considered to be modest in scale and would provide essential facilities for users of the cycle circuit which constitutes an outdoor recreation use. As such, the scheme is considered to be compatible with Green Belt policy. Approval is therefore recommended subject to appropriate conditions.

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 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M1 **Details/Samples to be Submitted**

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM11 Floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 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),

- Retained historic landscape features and proposals for their restoration where relevant.

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).

7 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 or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority 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).

8 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (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).

2 153 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 (July 2011) and national guidance.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC5	Retention of ecological features and creation of new habitats
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
LPP 5.7	(2011) Renewable energy

3. CONSIDERATIONS

3.1 Site and Locality

The application site has an area of approximately 0.08 ha and comprises an area of open land located at the western end of the existing cycle racing circuit within Minet Country Park. The changes proposed would be located just inside of the cycle track running along the western end of the site, where there is an existing tarmaced hardstanding area. The existing judges hut is located on the eastern side of the circuit (its replacement proposed to the western side). The recently approved (2009) clubhouse is located to the southern end of the site, in close proximity to the main entrance to the site. Vehicular access to the site is gained via an access road from Springfield Road adjacent to the Goals Soccer Centre (to the southern side of the site).

3.2 Proposed Scheme

Full planning permission is sought for the erection of a small judges hut (following the demolition of the existing judges hut) for use in connection with the cycle circuit. The building would be single storey in height with a flat roof with openings in the front elevation and part of the side elevations with an access door on the west elevation. It would have dimensions as following 3.2m (length) x 2.6m (width), with a height of 2.7m. The building would be a metal container clad with natural finish timber boarding. The openings would

be metal powdercoated folding shutters.

The existing tarmacked area located along the inside of the cycle track to the western side would be increased from an area of 390sq.m by an area of 490sq.m. The proposed judges hut would be located on the tarmacked area.

Currently the cycle track forms a generally oval shape except towards the north west of the site where one part of the track comes in close proximity of another part. It is proposed to join the existing single track with two portions of additional track, the greatest additional length being around 38m. The linking sections of track are limited in length, but are sufficient to provide for subdivision of the overall circuit into two separate circuits, capable of being used in either direction. The applicants have stated that the existing circuit caters for a wide range of users, varying from novices and older people learning to ride for the first time, to experienced riders maintaining high speeds for training and racing in large groups. In addition to cyclists, there are runners, skaters, skiers and wheelchair competitors. To accommodate this wide range of users safely within the limited hours available, the applicants have stated that it would be very advantageous to be able to sub divide the track so that two events can be held simultaneously, or one group event while having another section available for individual riders.

3.3 Relevant Planning History

49962/APP/2005/3437 Hillingdon Cycle Circuit, Minet Country Park Springfield Road Hayes
INSTALLATION OF CHAIN LINK FENCE TO A HEIGHT OF 5.4M ALONGSIDE AND
PARALLEL TO THE EXISTING 1.8M HIGH GREEN CHAIN LINK FENCE.

Decision: 29-09-2006 Approved

49962/APP/2005/546 Minet Country Park Springfield Road Hayes
ERECTION OF 3 METRE HIGH GREEN CHAIN LINK FENCE WITH POSTS EVERY 5
METRES

Decision: 09-06-2005 Approved

49962/APP/2007/2051 Goals Soccer Centre, Part Of Minet Site D Springfield Road Hayes
DETAILS OF LANDSCAPE MAINTENACE IN COMPLIANCE WITH CONDITION 13 OF
PLANNING PERMISSION REF:- 49962/APP/2002/185 DATED 28/11/2007 'ERECTION OF A
MULTISPORT CENTRE WITH SPORT PITCHES, CHANGING FACILITIES, SOCIAL BAR,
HEALTH AND FITNESS SUITE AND ASSOCIATED PARKING'

Decision: 14-10-2011 Approved

49962/APP/2007/224 Part Of Minet Site D Springfield Road Hayes
DETAILS OF MATERIALS IN COMPLIANCE WITH CONDITION 11 OF PP REF.:
49962/APP/2002/185 DATED 29/11/2002 'ERECTION OF A MULTISPORT CENTRE WITH
SPORT PITCHES, CHANGING FACILITIES, SOCIAL BAR, HEALTH AND FITNESS SUITE
AND ASSOCIATED PARKING'

Decision: 30-05-2007 Approved

49962/APP/2007/2282 Goals Soccer Centre, Part Of Minet Site D Springfield Road Hayes

DETAILS OF LANDSCAPING IN COMPLIANCE WITH CONDITION 3 OF PLANNING PERMISSION 49962/APP/2002/185 DATED 28/11/2002. (ERECTION OF A MULTISPORT CENTRE WITH SPORTS PITCHES, CHANGING FACILITIES, SOCIAL BAR, HEALTH AND FITNESS SUITE AND ASSOCIATED PARKING).

Decision: 14-10-2011 Approved

49962/APP/2007/436 Part Of Minet Site D Springfield Road Hayes

DETAILS OF FACILITIES FOR DISABLED PEOPLE (PARKING SPACES, BUILDING APPROACHES AND ENTRANCES AND RESIDENTIAL UNITS), REMEDIAL MEASURES TO PREVENT POLLUTION OF GROUND AND SURFACE WATER, CYCLE STANDS, REFUSE BIN AREAS AND EQUIPMENT STORE IN COMPLIANCE WITH CONDITIONS 5, 7 & 12 OF PLANNING PERMISSION REF: 49962/APP/2002/185 DATED 28/11/2002 'ERECTION OF A MULTISPORT CENTRE WITH SPORT PITCHES, CHANGING FACILITIES, SOCIAL BAR, HEALTH AND FITNESS SUITE AND ASSOCIATED PARKING'

Decision: 03-06-2008 Approved

49962/APP/2007/766 Goals Soccer Centre, Part Of Minet Site D Springfield Road Hayes

DETAILS OF EXTERNAL SERVICES LAYOUT AND LORNE STEWART PLC PITCH LIGHT REPORT IN COMPLIANCE WITH CONDITION 6 OF PLANNING PERMISSION 49962/APP/2002/185.

Decision: 22-12-2011 Approved

49962/APP/2009/1686 Hillingdon Cycle Circuit, Minet Country Park Springfield Road Hayes

New clubhouse for use in connection with Hillingdon Cycle Circuit

Decision: 13-10-2009 Approved

49962/APP/2010/395 Hillingdon Cycle Circuit, Minet Country Park Springfield Road Hayes

Details in compliance with conditions 2 (materials), 3 (storage of refuse), 5 (ground levels), 18 (sustainable drainage), 19 (sustainable construction measures) and 21 (demolition and construction management plan) of planning permission ref.49962/APP/2009/1686 dated 20/10/2009: New clubhouse for use in connection with Hillingdon Cycle Circuit.

Decision: 23-04-2010 Approved

49962/APP/2010/970 Hillingdon Cycle Circuit, Minet Country Park Springfield Road Hayes

Details in compliance with Conditions 6 (external lighting), 7 (landscape scheme), 9 (landscape maintenance), 10 (landfill gas survey), 11 (contamination survey), 13 (disabled access), 17 (CCTV), 20 (ecological impact assessment) and 22 (security measures) of planning permission ref: 49962/APP/2009/1618 dated 20/10/2009: New clubhouse for use in connection with Hillingdon Cycle Circuit.

Decision:

49962/PRE/2005/96 Minet Country Park Springfield Road Hayes

Decision:

Comment on Relevant Planning History

Planning application 49962/APP/2009/1686 was approved in 2009 for a new clubhouse for use with the cycle circuit.

4. Planning Policies and Standards

Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Guidance Note 2 (Green Belts)
Planning Policy Guidance Note 13 (Transport)
The London Plan (July 2011)
Hillingdon Unitary Development Plan Saved Policies (September 2007)

The relevant policies of the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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:

Part 2 Policies:

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC5	Retention of ecological features and creation of new habitats
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OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
LPP 5.7	(2011) Renewable energy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Local addresses The Manager, Goals Hayes and Ron Riches, 44 Wellings House were consulted on 13/07/2011. No responses have been received.

Green Spaces Division - No objection.

A Rocha UK and A Rocha Living Water Ways - No comments have been received.

Friends of Minet Country Park

As a first response to the submitted documents with the planning application, I would observe that the Design and Access Statement refers to an Ecological Report December 2009 as Appendix 1, but the report hosted on your website is dated July 2007 and is an identical copy to that submitted with planning application ref 49962/APP/2009/1686 for the Club House. However, I have just found ecological documents dated December 2009 submitted with application ref 49962/APP/2010/970 (details pursuant to [the] Club House). I presume that agent meant to submit some of these later reports with current application.

PLANNING OFFICER COMMENT: The applicant has submitted upto date ecological reports which are considered acceptable.

Internal Consultees

Highways (Transportation/Traffic) - No objection.

Trees/Landscape -

LANDSCAPE BACKGROUND:

Minet Country Park site lies to the east of the Borough within the Hayes Gravel Natural Landscape Area (as identified in London's Natural Signatures). The Hillingdon Cycle Circuit is located in the north of the Park, with boundaries defined by Uxbridge Road to the north, Hayes By-pass to the west and the industrial units of Springfield Road to the east. The Country Park is within designated Green Belt and a Site of Borough Grade 1 Importance.

The cycle circuit occupies an area of largely man-made raised landform manipulated to form several high points, banks and undulations. This part of the Country Park is characterised by open grassland. Within the cycle circuit there is a fenced off area to protect ground-nesting birds such as Skylarks which are found on this site. The submission includes an Ecological Data Search by Greenspace Information for Greater London (GiGL) dated April 2007 and an Extended Phase 1 Habitat Survey by Middlemarch Environmental, dated July 2007 prepared in support of previous applications relating to this site.

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 provide two short linking sections of cycle track towards the northern end of the circuit. An existing temporary hut is to be demolished and replaced with a new single-storey judge's hut within an extended area of tarmac apron.

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.

· While the ecological surveys provide useful background information, they are both now four years old and should not be relied upon as a current assessment of the ecological status of the site. However, the development site is some distance to the north of the protected area of grassland associated with the Skylarks.

· No trees or other landscape features will be affected by the development. There will be a small loss of grassland, which the GiGL survey refers to as poor, semi-improved.

· The development will have little impact on views into the site, or the landscape setting, as it is in one of the depressed areas with higher ground surrounding the site on all sides (see Acanthus drawing Nos. 4141.PL01, PL03 and PL04).

· The areas of hard surfacing should be drained in accordance with SUDS recommendations, to ensure that surface water run-off is attenuated within the site - utilising porous tarmac or directing surface water run-off to nearby soakaways.

RECOMMENDATIONS:

No objection, subject to the above considerations and the re-instatement of any disturbed grassland adjacent to the site, to be secured by conditions TL5 and TL6.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Green Belt. Planning Policy Guidance Note 2 (Green Belts) states that the most important attribute of the Green Belt is its openness. Paragraph 3.4 states that the construction of new buildings in the Green Belt is inappropriate unless it is for the following purposes:

1. Agriculture and forestry
2. Essential features for outdoor sport and recreation; for cemeteries; and for other uses of land which preserve the openness of the Green Belt.
3. Limited extension, alteration or replacement of existing dwellings.
4. Limited infilling or redevelopment of major existing developed sites identified in adopted development plans which meet the criteria specified in Annex C of Planning Policy Guidance Note 2 (Green Belts) 1995.

Policies in the adopted Unitary Development Plan endorse national guidance. Saved Policy OL1 states that the Local Planning Authority will not grant planning permission for new buildings other than for purposes essential for and associated with the uses specified above and that the number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt.

The proposed building and changes to the track are considered to be modest in size and would provide essential facilities for users of the cycle circuit which comprises an outdoor recreation use. It is also to be noted that the existing judges hut, located to the eastern, more prominent side of the site would be demolished as part of the proposal. As such, the scheme is considered to be in accordance with the advice in Paragraph 3.4 of Planning Policy Guidance Note 2 and Unitary Development Plan Saved Policy OL1. No objection is therefore raised to the principle of the development in the Green Belt.

7.02 Density of the proposed development

Not relevant to the application.

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

Not relevant to the application.

7.04 Airport safeguarding

Not relevant to the application.

7.05 Impact on the green belt

The proposed building would be single storey in height with an overall height of approximately 2.7m. Although the tarmacked area and track would be extended, the area where this would occur would be partially screened from view by vegetation growing to a height of typically 0.9m. In addition, the area where the changes proposed would be lower than the steep banks/mounds surrounding it.

The walls would be clad in natural finish timber boarding with a low flat roof. It is considered that the design of the building would be low key and appropriate to the location of the building in the Green Belt. As such, it is considered that it would not detract from the openness or visual amenity of the Green Belt. The scheme is therefore considered to be compliant with the advice contained in Planning Policy Guidance Note 2 and Unitary Development Plan Saved Policy OL1.

7.07 Impact on the character & appearance of the area

This issue is addressed in section 7.05 of the report.

7.08 Impact on neighbours

The site is adjoined by five a-side soccer pitches and a sports ground and therefore the proposed building and associated changes would have no impact on any neighbouring properties, given their location to the far west of the site.

7.09 Living conditions for future occupiers

Not relevant to the application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

It is considered there would be minimal impact on the highway network as the development is unlikely to generate any significant additional traffic to the site. Users of the cycle circuit are presently permitted to park in the car park serving the Goals Centre at the entrance to the circuit from Springfield Road by virtue of the underlease between the Goals Centre and the Council and there will be no change to this situation. It is therefore considered unnecessary to provide any additional car parking facilities as part of the development.

7.11 Urban design, access and security

Urban design issues are addressed in section 7.05 of the report and access issues in section 7.10 and 7.12. Given the type of development proposed, security issues are considered not to be pertinent to the application.

7.12 Disabled access

As the proposal relates to a Judge's hut and amendments to the cycle track and hardstanding with level access, there are no additional disabled access issues considered applicable to the proposal.

7.13 Provision of affordable & special needs housing

Not relevant to this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Unitary Development Plan Saved Policies states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. The Trees and Landscape Officer advises that there are no trees on or close to the site and raises no objection to the proposal subject to a detailed landscaping scheme and schedule of maintenance being approved and implemented. This can be secured by appropriate

planning conditions.

With regard to ecology, it is noted that the development site is some distance to the north of the protected area of grassland associated with Skylarks. The Council's Trees and Landscaping officer raises no objections to the scheme in this regard.

7.15 Sustainable waste management

No specific detail of waste and recycling storage facilities have been submitted but given the small scale of the Judge's hut, it is considered that such details do not need to be provided.

7.16 Renewable energy / Sustainability

Policy 5.7 of the London Plan (2011) requires developments to show how the development would generate a proportion of the site's electricity or heat needs from renewables, wherever feasible. Given the small scale of the development and minimal energy requirements, it is considered that such requirements are not applicable in this case.

7.17 Flooding or Drainage Issues

The application is not located within a flood risk area and the proposal is considered not to give rise to any concerns relating to flooding or drainage.

7.18 Noise or Air Quality Issues

Not relevant to the application.

7.19 Comments on Public Consultations

No relevant comments were 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

Full planning permission is sought for the erection of a small Judge's hut, following the removal of the existing dilapidated Judge's hut, the enlargement of the tarmac area around the proposed Judge's hut and the extension/joining of the existing track all for use in connection with the existing cycle circuit within Minet Country Park.

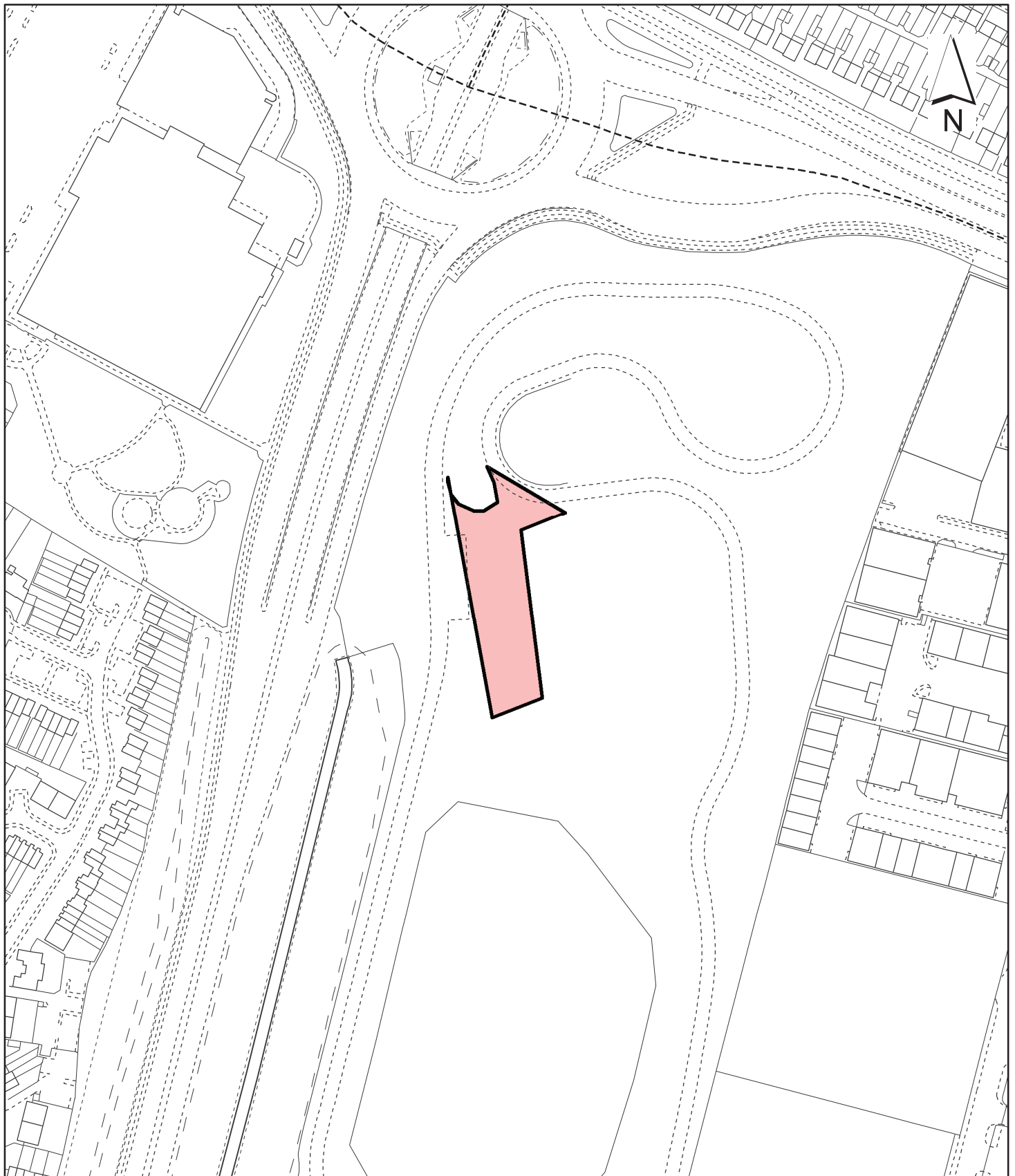
Whilst located within the Green Belt, the proposed development is considered to be modest in scale and would provide essential facilities for users of the cycle circuit which comprises an outdoor recreation use. As such, the scheme is considered to be acceptable in principle and the details of the scheme comply with Green Belt policy. Approval is therefore recommended subject to appropriate conditions.

11. Reference Documents

Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Guidance Note 2 (Green Belts)
Planning Policy Guidance Note 13 (Transport)
The London Plan July 2011
Hillingdon Unitary Development Plan Saved Policies September 2007

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Notes

 Site boundary

For identification purposes only.

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Site Address

**Minet Country Park
Springfield Road
Hayes**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

49962/APP/2011/1309

Scale

1:2,500

Planning Committee

Central and South

Date

**February
2012**



HILLINGDON
LONDON