

Report of the Head of Planning & Enforcement Services

Address HAREFIELD HOSPITAL BOWLING CLUB, TAYLORS MEADOW HILL END ROAD HAREFIELD

Development: Installation of 2 x temporary portakabins for use as changing rooms involving demolition of existing outbuildings

LBH Ref Nos: 46815/APP/2011/3095

Drawing Nos: Portacabin External Dimensions
10-864-01 (For Illustrative Purposes Only)
10-864-02 (For Illustrative Purposes Only)
10-864-01_1 (For Illustrative Purposes Only)
10-864-02_1 (For Illustrative Purposes Only)
Photographs (Pages 1-3)
Drying Room/WC Unit Information
Existing Layout
Proposed Layout
Block Plan
OS Sitemap

Date Plans Received: 22/12/2011 **Date(s) of Amendment(s):** 22/12/0011
Date Application Valid: 09/01/2012 09/01/0012
22/12/2011

1. SUMMARY

Planning permission is sought for the erection of two portakabins to provide temporary changing facilities in relation to the bowling club. It is considered that the proposal would not cause a detrimental impact on the openness of the Green Belt nor would it lead to a significant build up of the site. There would be no adverse impact on the neighbouring properties amenity.

As such the proposal is considered acceptable and is recommended for approval on a temporary basis.

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 T4 Temporary Building - Removal and Reinstatement

The buildings hereby permitted shall be removed and the land restored to its former condition on or before no later than three years from the date of this permission.

REASON

The buildings, by reason of their design and materials are not considered suitable for

permanent retention in compliance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

4 NONSC Non Standard Condition

Prior to the commencement, a Method Statement shall be submitted to the Local Planning Authority for approval. The Method Statement shall provide details on how the portakabins would be transported to their location causing minimal disturbance to the existing vegetation along the access road into the site.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 NONSC Non Standard Condition

The external surfaces of the portakabins shall be finished in a dark green colour. Any alteration from this colour shall be submitted to the Local Planning Authority for approval prior to commencement.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 DIS2 Access to Buildings for People with Disabilities

Development shall not be occupied until access into and through the building entrances has been provided in a way to meet the needs of people with disabilities.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2

7 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) measures to ensure any underground services will be appropriately buried and replacement landscaping/turfing placed over the services.
- (ii) Traffic management and access arrangements and parking provisions for contractors during the development process.

The approved details shall be implemented and maintained throughout the duration of the construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 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 (July 2011) and national guidance.

BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
R4	Proposals that would involve the loss of recreational open space
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 4.6	(2011) Support for and enhancement of arts, culture, sport and entertainment provision
LPP 5.3	(2011) Sustainable design and construction
LPP 7.4	(2011) Local character
LPP 7.16	(2011) Green Belt
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, Bank and Public Holidays.

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

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

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

6 I45 Discharge of Conditions

Your attention is drawn to condition 3 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

7 I34 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is within the Green Belt and situated to the north east of properties in Hill End Road, Harefield. The site is accessed via a track that leads to a dwelling known as The Lodge, the local scout hut, the pavilion to the Taylor's Meadow open space and the bowling green to which this application relates.

The application site measures approximately 47m x 46m. The Club House is situated to the south eastern corner of the site adjoining the south western boundary of the bowling green. It has a shallow pitched roof and is rectangular in form. Immediately to the north east of this building are the existing changing rooms.

The application site is located within the Green Belt, as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

The proposal seeks planning permission for two temporary portakabins for use as a changing rooms to be used in association with the bowling green. The portakabins would be situated along the eastern boundary of the site adjacent to the existing clubhouse

within the footprint of the existing changing rooms which would be demolished as part of this scheme. Each portakabin would measure 3.05m wide, 9.75m deep and with a maximum height 2.6m. Both portakabins would be finished in a dark green colour.

3.3 Relevant Planning History

46815/A/92/0299 The Bowling Green, Taylors Meadow Hill End Road Harefield
Erection of a single storey extension to existing clubhouse

Decision: 09-04-1992 Approved

46815/APP/2001/161 Harefield Hospital Bowling Club, Taylors Meadow Hill End Road Hare
ERECTION OF A SINGLE STOREY EXTENSION AND ROOF REPLACEMENT TO BOWLING
PAVILION

Decision: 22-06-2001 Approved

46815/APP/2006/2668 Harefield Hospital Bowling Club, Taylors Meadow Hill End Road, Har
ERECTION OF A SINGLE STOREY EXTENSION TO REAR OF EXISTING BOWLING CLUB
BUILDING (INVOLVING DEMOLITION OF EXISTING TIMBER CHANGING ROOM
BUILDING).

Decision: 24-04-2007 Approved

46815/APP/2010/1826 Harefield Hospital Bowling Club, Taylors Meadow Hill End Road Hare
Erection of a single storey side extension with access ramp and new door to existing clubroom,
to provide new changing facilities (involving demolition of existing changing room building and
outbuildings).

Decision: 04-10-2011 Approved

46815/B/94/1876 Taylors Meadow Sports Ground Hill End Road Harefield
Erection of a replacement sports pavilion

Decision: 17-02-1995 ADH

Comment on Relevant Planning History

The site has recently received planning permission (46815/APP/2010/1826) for the erection of a single storey side extension to the existing clubroom to create new changing facilities. As part of this scheme, the existing changing room building and outbuildings would be demolished.

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:

BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
R4	Proposals that would involve the loss of recreational open space
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AM14	New development and car parking standards.
LPP 4.6	(2011) Support for and enhancement of arts, culture, sport and entertainment provision
LPP 5.3	(2011) Sustainable design and construction
LPP 7.4	(2011) Local character
LPP 7.16	(2011) Green Belt
PPG2	Green Belts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

26 adjoining owner/occupiers were consulted on the 11/01/2012. No representations have been received.

Internal Consultees

Landscape Officer -

The application makes no reference to the loss of any trees or other landscape features of merit. However if the only access to the site is via Hill End and The Lodge, vehicular access for large vehicles (carrying a portakabin) is restricted and may involve tree damage or removal. The application should include a method statement to ensure that the site will be accessed with minimal disturbance to existing vegetation or these details should be conditioned.

The bowling green and its buildings sit discretely within an attractive landscape setting. Any new buildings should be finished in "Invisible" Green (this is a type of paint finish) or a similar recessive colour which will sit comfortably in the landscape. The colour and BS/RAL reference should be submitted for agreement prior to the installation, either now or by condition.

RECOMMENDATIONS:

No objection, subject to the above details which could be submitted now or, alternatively, by condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PPG2:Green Belts states that the construction of new buildings within the Green Belt are inappropriate unless they are for a number of specified purposes, which includes essential facilities for outside sport and recreation.

The proposal is consistent with the aims of PPG2 in that the proposal is appropriate as an essential facility for outside sport and recreation and thus the principle of an extension is acceptable. The site has already secured planning permission (46815/APP/2010/1826) for the extension of the existing clubhouse to provide changing room facilities. The applicant has indicated that the proposed portakabins would provide changing facilities only as a temporary arrangement. It is considered that if the application is deemed acceptable, a time limit condition could be attached requiring the removal of the portakabins from the site after a specific date. Therefore, it is considered that the principle of the development is acceptable subject to such restrictions.

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

Paragraph 3.5 of PPG 2 states that essential facilities should be generally required for uses of land which preserves the openness of the Green Belt and do not conflict with the purposes within the Green Belt. Paragraph 3.6 then goes on to say that provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of existing buildings is not inappropriate within the Green Belt.

This PPG2 advice is reflected in Policy OL1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) which 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, which includes open-air recreational facilities. Policy OL4 will only permit the replacement or extension of buildings within the Green Belt if:

- i. The development would not result in any disproportionate change in the bulk or character of the original building;
- ii. The development would not significantly increase the built-up appearance of the site;
- iii. Having regard to the character of the surrounding area, the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The portakabins would fall within the siting of the existing timber framed changing room itself. Although the proposal would increase the footprint of the changing facilities, it would not impact on the openness of the Green Belt nor would it contribute to a significant build-up to the site. The view from the Green Belt area across Taylor's Meadow to the proposed development would be limited by the existing landscaping around the buildings. The existing clubhouse would be directly adjacent to the proposal and would reduce the visual impact of both portakabins. It would also be sited within the footprint of the recently approved side extension which if eventually implemented would create a more permanent changing room facility that is more suitable in design to its Green Belt location.

It is therefore considered that the proposal would be acceptable on a temporary basis and would not be harmful to the character and openness of the Green Belt. The proposal is in accordance with Policies OL1 and OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and also with PPG2: Green Belts.

7.07 Impact on the character & appearance of the area

Policy BE15 states that development will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building. The proposed portakabins are of no particular architectural merit, however they are considered to be sympathetic to the existing building. They would be situated adjacent to the main clubhouse and would be unobtrusive in their setting. Both portakabins would not be visible from Hill End Road or the neighbouring properties due to the mature vegetation situated along the boundary. Furthermore, as the portakabins would eventually be replaced by the approved side extension to the existing clubhouse, they are considered acceptable on a temporary basis.

Therefore the proposal would not cause a detrimental impact to the character and appearance of the surrounding area and it is considered to accord with Policy BE15 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

The nearest residential properties are over 60m to the south west in Hill End Road. This distance is sufficient to ensure that the proposal would not harm the residential amenities of nearby properties through overdominance, visual intrusion, overshadowing and noise and disturbance, The proposal would accord with Policies BE20, BE21, BE24 and OE1 of the adopted Hillingdon Unitary Development Plan (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

The proposal would not generate the need for additional off-street car parking, in accordance with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

The size, scale, height and design of the proposal is considered to be acceptable in this location. The proposal would not have any detrimental impact on the character or appearance of the existing clubhouse. However, in the long-term, the approved side extension should replace the temporary structures to ensure a fully integrated development is provided and to enhance the existing clubhouse and the surrounding area.

7.12 Disabled access

Although the proposal does not include details of disabled access, it would be a temporary arrangement. The approved side extension which will eventually replace the portakabins, involves the construction of a disabled ramp. A condition has been attached to this approval to ensure that the proposed ramp complies with the standards set out in the Hillingdon Design & Accessibility Statement: Accessible Hillingdon. The longer term permanent arrangement would provide disabled access in compliance with the HDAS guidance and the London Plan 2011.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The proposal involves no loss of trees or other landscape features, however, concerns have been raised by the Landscape Officer on the transporting of the portakabins to the site. The access into the site is through a narrow laneway and transporting of the

portakabins on large vehicles could potentially damage the boundary vegetation. To prevent this, the Landscape Officer has recommended a method statement be submitted to ensure that the site would be accessed with minimal disturbance to existing vegetation. This can be secured by condition if the application is recommended for approval. As such the proposal complies with Policy BE38 of the Saved Policies UDP.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

There is no requirement for a scheme of this size to meet any of its energy needs through the use of renewable energy sources.

7.17 Flooding or Drainage Issues

The site is not located within a flood plain and no issues regarding flooding have been identified.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments have been received.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Policy R4 seeks to ensure the protection of public open space and states that permission will not normally be granted for proposals which include the loss of land used for recreational open space, particularly if there is or would be a local deficiency in accessible open space.

It is considered that the proposal would not be contrary to Policy R4, as there is no loss of recreational open space.

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

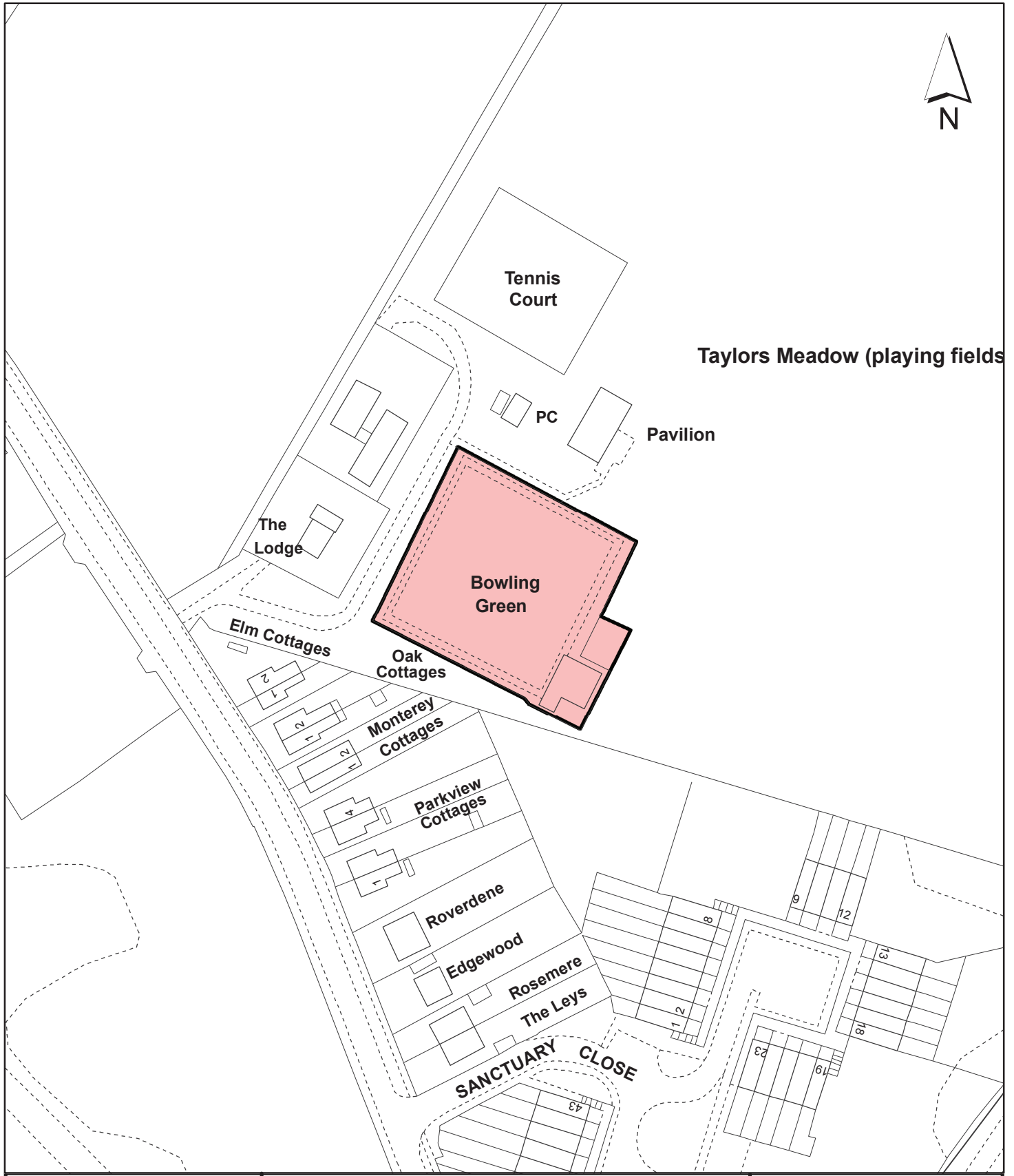
It is considered that the portakabins would be acceptable on a temporary basis and would not cause a detrimental impact to the openness of the Green Belt and its surrounding area. The already approved side extension would eventually replace the portakabins, providing a more appropriate form of development for the Green Belt setting improving the facilities of a recreational resource on a permanent basis. The proposal would therefore comply with the Green Belt policies as referred to in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). As such, it is recommended that planning permission be approved.

11. Reference Documents


PPG2: Green Belts Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).
Hillingdon Design & Accessibility Statement: Accessible Hillingdon.

Contact Officer: Eoin Concannon

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Harefield Hospital Bowling Club
Taylors Meadow
Hill End Road, Harefield**

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

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

Planning Application Ref:
46815/APP/2011/3095

Scale
1:1,250

Planning Committee
North

Date
**February
2012**

