

Report of the Head of Planning & Enforcement Services

Address MOUNTWOOD HEALTHCARE PROPERTIES, MOUNTWOOD SURGERY
RICKMANSWORTH ROAD NORTHWOOD

Development: Installation of 2 x flood lights mounted on lamp posts

LBH Ref Nos: 3807/APP/2012/100

Drawing Nos: Location Plan to Scale 1:1250
Manufacturers Details of Proposed Floodlight
5647/54/D
5647/49/A

Date Plans Received: 19/01/2012

Date(s) of Amendment(s):

Date Application Valid: 27/01/2012

1. SUMMARY

This application seeks planning permission for the installation of 2 flood lights mounted on lamp posts to be situated projecting onto a car park. The flood lights would provide additional light to the Mountwood Surgery car park. The proposal would not cause any detrimental harm to residential amenity nor would there be a public or highway safety risk. The proposal is minor and would not harm the visual amenities of the green belt or the character and appearance of the surrounding area. It is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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.

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.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt

3. CONSIDERATIONS

3.1 Site and Locality

Mountwood Surgery is located on the south west side of Rickmansworth Road and comprises a series of medical buildings. This application relates to the car park situated towards the south west boundary, which provides 33 visitor car spaces for those attending the surgery. The car park is surrounded by buildings to the north and west which are part of the Mount Vernon hospital complex. Mountwood Surgery is situated to the north west of the car park. To the south of the car park is the main entrance to Mount Vernon Hospital. The application site lies within the Green Belt as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The proposal seeks planning permission for the erection of 2 flood lights on two individual lamp posts which would be situated along the car park boundary. The lamp posts would be situated directly south of building block 4, 15 metres apart from each other. The applicant has confirmed that each lamp post would have a maximum height of 6 metres from ground level.

The dimensions of the flood light would 285mm (height) x 235mm (width) x 150mm (depth). Each flood light would project onto the car park and entrance to Mount Vernon Hospital. It would provide equivalent light to 1000 watts halogen bulb.

3.3 Relevant Planning History

Comment on Relevant Planning History

None relevant.

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
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
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OL5	Development proposals adjacent to the Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

20 neighbouring properties as well as Northwood Residents Association were consulted on the 31st January 2012. One representation was received by a neighbouring property who is concerned that the light during the night may impact on their amenity.

Officer Comment: This is addressed within the main body of the report.

Internal Consultees

The Council's Environmental Protection Unit have been consulted and have no objections to the proposals and have not recommended any additional conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The Mountwood Surgery is located within the Green Belt. PPG2 (Green Belts) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings or development in the Green Belt is inappropriate unless it is for, agriculture and forestry, essential facilities for outdoor sport and recreation, for cemeteries and or other uses of land which preserve the openness of the Green Belt, limited extension, alteration or replacement of existing dwellings or limited infilling or redevelopment of major developed sites identified in adopted development plans which meet the criteria specified in Annex C of Planning Policy Guidance Note 2 (Green Belts) 1995.

PPG 2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted. The policies in the adopted Unitary Development Plan endorse National Guidance within the Green Belt. Policy OL1 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 defines the types of development that are considered acceptable in the Green belt.

The proposal at Mount Vernon Hospital does not conform to the types of development allowed by Policy OL1. However, there is already an established health care development on this site and PPG2 does allow limited extensions and the alterations. PPG2 advises at paragraph 3.6 that provided the proposal does not result in disproportionate additions over and above the size of the original building, the extension or alteration of buildings is not inappropriate in Green Belts. Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) also permits the extension of buildings within the Green Belt if the development does not result in a disproportionate change to the bulk and character of the original building and would not be of detriment to the character and appearance of the Green Belt.

The proposed erection of flood lights would not cause any detrimental harm to the greenbelt, in so far as it would project onto a hard surfaced car park area. It would not lead to a disproportionate addition to the existing complex. Thus, in principle this minor alteration within the Green Belt is considered to be acceptable.

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

The proposal would not be situated within a flight zone and would not impact on airport safety.

7.05 Impact on the green belt

The proposal would involve erecting two flood lights along the boundary of the car park. This proposal would be relatively minor within the context of the hospital complex and would not result in any increase in footprint of the area. The proposal seeks to provide additional security to patrons utilising the car park and given that it would be situated within an existing built up area, it would not infringe on the openness of the surrounding Green Belt. It would therefore be in compliance with Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.07 Impact on the character & appearance of the area

The new floodlights would be situated along the edge of the car park projecting onto the hard surfaced area. The size, height and dimensions of both the lamp posts and floodlights are considered appropriate within the backdrop of the adjacent buildings. The relationship between the proposal and the surrounding area is considered satisfactory and there would be no adverse impact from within the hospital grounds.

There would not be a detrimental impact on the character of the building, as the proposal would be located to the rear of the surgery within the hospital grounds. Therefore, it is considered that proposal would not unduly detract from the visual amenities of the surrounding area and would be in compliance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.08 Impact on neighbours

The nearest residential properties are situated over 80m from the proposed site and would be separated by the hospital buildings and Rickmansworth Road. It is noted that one representation has been received from a neighbour situated within these properties which have raised concerns regarding the light from the floodlights. However, given that these floodlights would face the opposite direction onto the car park and would be partially screened by the buildings directly north west and north east, it is considered additional light would not impact these neighbours. As such, the application proposal would not represent an unneighbourly form of development and in this respect would be in compliance with policies BE20, BE21 and BE24 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 have any impact on vehicular or pedestrian safety. It would be positioned a substantial distance back from Rickmansworth Road and would not effect through traffic. With regards to the visitor traffic to the hospital, the entrance road already benefits from a restricted speed limit and there would be approximately 15m separation distance from the access road and the flood lights which would alleviate concerns over highway safety. The proposal would also contribute to improving pedestrian and highway safety at night time for those utilising the car park.

As such it would not have any impact on vehicular or pedestrian safety and considered to comply with policies AM7 of the of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.11 Urban design, access and security

See 7.07.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

See section 7.08.

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

10. CONCLUSION

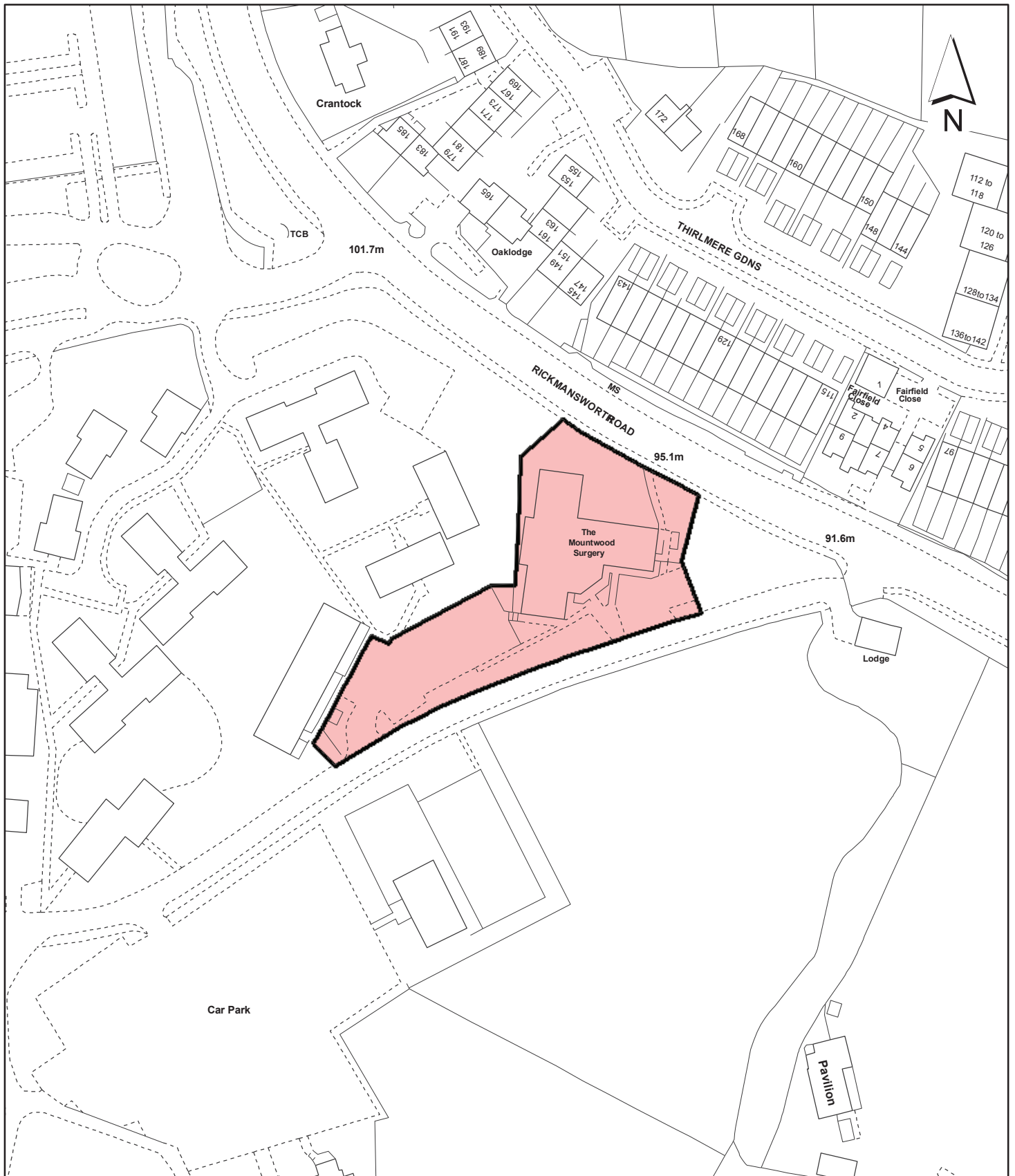
For the reasons outlined above and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application recommended for approval.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
Planning Policy Guidance Note 2: Green Belt

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Notes

 Site boundary

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Site Address

**Mountwood Healthcare Properties
 Mountwood Surgery
 Rickmansworth Road, Northwood**

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

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 Telephone No.: Uxbridge 250111

Planning Application Ref:
3807/APP/2012/100

Scale
1:1,250

Planning Committee
North

Date
**March
 2012**



HILLINGDON
 LONDON