

## Report of the Head of Planning & Enforcement Services

**Address** CAR PARK FOR VIRGIN ACTIVE AT 18 DUCKS HILL ROAD  
NORTHWOOD

**Development:** Installation of 10 x light columns with luminaires involving the removal of existing bollard fittings

**LBH Ref Nos:** 272/APP/2012/975

**Drawing Nos:** 35VA-07 Rev. A  
Design and Access Statement  
Esporta Northwood Car Park Lighting Statement  
Column Elevations  
Mini 300 Stealth - Visual Power  
Arboricultural Implications Report (Ref: SJA air 12074-01a) Received 5th  
September 2012  
35VA-08 Rev. B

**Date Plans Received:** 24/04/2012      **Date(s) of Amendment(s):** 24/04/2012  
**Date Application Valid:** 19/06/2012      08/05/2012  
05/09/2012

### 1. SUMMARY

The application seeks planning permission for the erection of 10 lighting columns in the car park of the Virgin Active Health Club off the main highway of Ducks Hill Road, Northwood.

The building at the site was erected after planning permission was granted for a new facility in 1993. The health centre is situated in an enclosed site, with a car park containing 267 spaces to the northeast of the building and 13 floodlit tennis courts to the south of the building, none of which are visible from the public domain. The entire site is located within the Green Belt and within a Countryside Conservation Area.

The proposal would include the removal of 97 existing low level lighting bollards within the car park and their replacement with 10 x 5 metre tall lighting columns. Whilst lighting columns could be considered to injure the openness of the Green Belt, precedent has already been set within the site with a significant number of larger floodlights used to illuminate the tennis courts to the south of the building. Given the existence of these floodlights, the enclosed nature of the site and the screening provided by the tree line to the north, the columns would not adversely impact on the character of the area. Similarly the extent of illumination would not adversely impact on the character or the amenities of the area.

The application 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.

**2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 35VA-08 Rev B, including the removal of existing bollard lighting.

REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

**3 COM5 General compliance with supporting documentation**

The lighting columns shall be as specified in the application drawings and supporting information, namely 150w Philips Mini-Stealth floodlights, and shall be installed and maintained in accordance with the submitted information, Lighting Assessment & Drawing No. 35VA-08 Rev B.

Thereafter the development shall be maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure the prevention of excessive light pollution and that the development complies with the objectives of Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 COM7 Materials**

The columns shall be painted RAL6002 Leaf Green and shall thereafter be retained as such.

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).

**5 NONSC Non Standard Condition**

The lighting of the columns hereby permitted shall be switched off when the health club or associated facilities are closed.

REASON

To ensure the prevention of excessive light pollution and that the development complies with the objectives of Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

**6 COM8 Tree Protection**

No site clearance or construction work shall take place until:

1. Protective fencing shown in the Tree Protection Plan [Plan ref: SJA TPP 12074 rev A] contained within the revised arboricultural implications assessment [SJA air 12074-01a] has been erected in the accordance with BS 5837:2012

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 1.a There shall be no changes in ground levels;
- 1.b No materials or plant shall be stored;
- 1.c No buildings or temporary buildings shall be erected or stationed.
- 1.d No materials or waste shall be burnt; and.
- 1.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

2. Thereafter, the tree protection measures and methods described in the approved arboricultural implications assessment [SJA air 12074-01a] shall be implemented and adhered to, and carried out under the direct control and supervision of the arboricultural consultant, unless otherwise agreed in writing by the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation can and will be retained on site and 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).

#### **7 COM10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at 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 and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 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.

AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM14	New development and car parking standards.
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.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OL4	Green Belt - replacement or extension of buildings
OL15	Protection of Countryside Conservation Areas
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.16	(2011) Green Belt

## **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 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) 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.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application relates to the car park area of the Virgin Active Health Club off the main highway of Ducks Hill Road.

The building at the site was erected after planning permission was granted for a new facility in 1993. The health centre is situated in an enclosed site, with a car park containing 267 spaces to the northeast of the building and 13 floodlit tennis courts to the south of the building, none of which are visible from the public domain. Access to the site is provided via a private entrance driveway with controlled barriers and entrance gates at the western boundary of the site. The northern boundary of the site is bordered by a number of significant trees, which prevent views into the site from the open land to the north.

The car park is currently serviced by low level lighting beacons, which are installed in various locations around the kerbside of the car park. The site and the curtilage of the Health Centre is situated within the Green Belt and a Countryside Conservation Area as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **3.2 Proposed Scheme**

The application seeks planning permission for the erection of 10 lighting columns in the car park area of the Health Club. They would comprise of Phillips Mini 300 Stealth DVP333, silver aluminium columns with a maximum height of 5 metres. The lighting columns would be evenly distributed along the northern and southern edges of the car park.

As part of the proposal, 97 of the existing lighting bollards would be removed with 14 bollards located adjacent the building and in an area of the car park which does not service the health centre being retained.

#### **3.3 Relevant Planning History**

272/ADV/2000/40                      The Riverside Club, 18 Ducks Hill Road Northwood  
RETENTION OF EXTERNALLY ILLUMINATED FREE STANDING SIGN

**Decision:** 12-07-2000    Refused

272/ADV/2004/94                      The Riverside Club, 18 Ducks Hill Road Northwood  
INSTALLATION OF ONE 'V' SHAPED FREESTANDING PART ILLUMINATED TOTEM SIGN,  
ONE FREESTANDING NON-ILLUMINATED TOTEM SIGN, ILLUMINATED BOX SIGN OVER  
MAIN ENTRANCE AND TWO FLAG POLES

**Decision:** 01-07-2005    Approved

272/ADV/2005/78            The Riverside Health & Raquets Club 18 Ducks Hill Road Northwood  
DISPLAY OF 'V' SHAPED FREESTANDING NON-ILLUMINATED DIRECTION SIGN

**Decision:** 22-09-2005    Approved

272/APP/2002/1721        Park Farm House Ducks Hill Road Northwood  
ERECTION OF DETACHED TWO STOREY OFFICE BUILDING OF 448 SQUARE METRES  
(INVOLVING DEMOLITION OF EXISTING 411 SQUARE METRES OF OFFICE SPACE)  
(AMENDED SCHEME)

**Decision:** 17-09-2002    NFA

272/APP/2004/2800        Park Farm House Ducks Hill Road Northwood  
ERECTION OF A TWO STOREY SIDE/REAR EXTENSION TO OFFICE BUILDING

**Decision:** 03-05-2005    Approved

272/APP/2004/3233        Park Farm House Ducks Hill Road Northwood  
DETAILS OF MATERIALS IN COMPLIANCE WITH CONDITION 8 OF PLANNING  
PERMISSION REF:272EK/99/0802, DATED 29/05/2002 (DEMOLITION OF EXISTING 411M<sup>2</sup>  
OFFICE BUILDING AND ERECTION OF DETACHED TWO STOREY OFFICE BUILDING OF  
418M<sup>2</sup>)

**Decision:** 09-12-2004    Approved

272/APP/2010/1019        The Riverside Health & Raquets Club 18 Ducks Hill Road Northwood  
A new golf training facility at The Riverside Health & Racquets Club, Northwood

**Decision:** 09-07-2010    NFA

272/APP/2010/2564        18 Ducks Hill Road Northwood  
Erection of a detached golf training facility (Class D2 use - assembly and leisure.)

**Decision:** 20-12-2011    Refused

272/APP/2011/2480        Park Farm House Ducks Hill Road Northwood  
Change of use from Use Class B1 (Business) to Use Class C3 (Dwelling Houses), demolition of  
existing building and erection of 3 storey building containing 1 x 1-bed, 3 x 2-bed and 2 x 3-bed  
self contained flats

**Decision:** 02-12-2011    Withdrawn

272/BJ/77/0684            The Riverside Club, 18   Ducks Hill Road Northwood  
Extension/Alterations to Public Building (P) of 769 sq.m.

**Decision:** 09-01-1978    Approved

272/BP/79/0029            The Riverside Club, 18   Ducks Hill Road Northwood  
Extension/Alterations to Public Building (P) of 220 sq.m.

**Decision:** 30-03-1979    ALT

272/BS/79/1840            The Riverside Club, 18   Ducks Hill Road Northwood  
Residential development-1 units (Full) (P)

**Decision:** 12-12-1979    Refused

272/BT/80/1523            The Riverside Club, 18   Ducks Hill Road Northwood  
Extension/Alterations to Public Building (P) of 220 sq.m.

**Decision:** 17-09-1980    ALT

272/BW/81/0821            The Riverside Club, 18   Ducks Hill Road Northwood  
Extension/Alterations to Public Building (P) of 79 sq.m.

**Decision:** 23-07-1981    Approved

272/BY/81/0997            The Riverside Club, 18   Ducks Hill Road Northwood  
Change in conditions on 00272/770684(P)

**Decision:** 08-09-1981    Refused

272/CA/81/1718            The Riverside Club, 18   Ducks Hill Road Northwood  
Resiting of 24 stables.

**Decision:** 22-01-1982    Approved

272/CB/82/0119            The Riverside Club, 18   Ducks Hill Road Northwood  
Change in conditions on 00272/770684(P)

**Decision:** 04-10-1982    Approved

272/CC/82/0264            The Riverside Club, 18   Ducks Hill Road Northwood  
Extension/Alterations to Public Building (P) of 516 sq.m.

**Decision:** 08-09-1982    Approved

272/CD/82/1542            The Riverside Club, 18   Ducks Hill Road Northwood  
Retention of a temporary and occasional meeting room.

**Decision:** 09-08-1983    Refused

272/CE/83/0318           The Riverside Club, 18   Ducks Hill Road Northwood  
Change in conditions on 00272/820119(P)

**Decision:** 30-12-1983    ALT

272/CF/84/1827           The Riverside Club, 18   Ducks Hill Road Northwood  
Erection of replacement equestrian facilities to include indoor arena and vehicular access (O/A).

**Decision:** 30-07-1985    Refused

272/CG/84/1826           The Riverside Club, 18   Ducks Hill Road Northwood  
Leisure development - 14450sq.m. (Outline)(P)

**Decision:** 14-07-1986    Approved

272/CH/85/2000           The Riverside Club, 18   Ducks Hill Road Northwood  
Change of use to Leisure use 80sq.m.(P)

**Decision:** 07-05-1986    Refused

272/CJ/86/0506           The Riverside Club, 18   Ducks Hill Road Northwood  
Change of use to Retail use 5410sq.m.(P)

**Decision:** 04-07-1986    Refused

272/CK/87/0473           The Riverside Club, 18   Ducks Hill Road Northwood  
Variation of cond 2 of p.p. 272/82/119 Business meetings. Renewal of p.p. 272CE/83/318

**Decision:** 07-04-1988    ALT

272/CL/87/0766           The Riverside Club, 18   Ducks Hill Road Northwood  
Const of vehicular access

**Decision:** 01-07-1988    Approved

272/CM/88/0100           The Riverside Club, 18   Ducks Hill Road Northwood  
Deposition of materials (including new access from White Hill)

**Decision:** 03-06-1988    Refused



272/CN/87/2375                    The Riverside Club, 18   Ducks Hill Road Northwood  
Infilling of 8 No bays to existing hay barn

**Decision:** 23-02-1988    Approved

272/CP/87/2443                    The Riverside Club, 18   Ducks Hill Road Northwood  
Renewal of p.p. 272CB/82/119 & variation of cond.

**Decision:** 22-02-1988    Withdrawn

272/CQ/88/0385                    The Riverside Club, 18   Ducks Hill Road Northwood  
Details of conversion of former indoor riding sch to sports hall, in comp with outline  
272cg/84/1826

**Decision:** 26-04-1988    Approved

272/CT/88/2257                    The Riverside Club, 18   Ducks Hill Road Northwood  
Use of land on not more than 14 days in total in any calendar year for use as an open air market

**Decision:** 17-07-1989    Refused

272/CW/89/0496                    Park Farm   Ducks Hill Road Northwood  
Construction of continuation of existing access road

**Decision:** 27-03-1990    Refused

272/CX/89/0498                    Park Farm   Ducks Hill Road Northwood  
Demolition of existing house, barns, stables and outbuildings & erection of part single-storey,  
part two-storey office block & 13 light industrial units with associated parking (outline application  
)

**Decision:** 27-03-1990    Refused

272/CY/89/0519                    Park Farm   Ducks Hill Road Northwood  
Demolition of existing house,barns,stables and outbuildings and erection of three part two,part  
one storey offices with associated parking

**Decision:** 27-03-1990    Refused

272/CZ/89/0518                    Park Farm   Ducks Hill Road Northwood  
Demolition of existing house,barns,stables and outbuildings and erection of part two,part three  
storey office development with associated parking

**Decision:** 27-03-1990    Refused

272/DA/89/0632                    Park Farm   Ducks Hill Road Northwood

Change of use from an equestrian centre to a multi -purpose sports hall, conference facility, trade & market display

**Decision:** 27-03-1990 Refused

272/DB/89/0835 Park Farm Ducks Hill Road Northwood

Change of use of premises to multi-purpose sports hall, bar, restaurant and use for exhibitions, conferences, dances, fairs, shows, etc.

**Decision:** 07-03-1990 Withdrawn **Appeal:** 07-03-1990 Withdrawn

272/DC/89/1578 Park Farm Ducks Hill Road Northwood

Change of use of existing building to offices and erection of a two storey extension for office purposes

**Decision:** 04-08-1992 Withdrawn

272/DD/90/0371 Park Farm Ducks Hill Road Northwood

Renewal of planning permission 272CK/87/473 to allow meetings for up to 100 days per calendar year and variation of Condition 2 of planning permission 272CB/82/119 by deletion of the word or

**Decision:** 03-08-1993 NFA

272/DE/90/2020 Park Farm Ducks Hill Road Northwood

Erection of extensions and new buildings and conversion of equestrian building for mixed leisure uses, a golf course and clubhouse, a hostel and associated car parking. Erection of 50,000 sq.ft. of offices and extension of existing farmhouse and change of use to offices (outline application)

**Decision:** 03-04-1992 Refused

272/DK/93/0304 Park Farm Ducks Hill Road Northwood

Variation of condition 1 (extension of time limit) of outline planning permission ref. 272CG/84/1826 dated 14.7.86; Erection of specialist sports treatment centre and modern pentathlon centre with associated facilities

**Decision:** 23-06-1993 Withdrawn

272/DL/93/1539 Park Farm Ducks Hill Road Northwood

Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts

**Decision:** 09-01-1995 DOE **Appeal:** 09-01-1995 Allowed

272/DN/94/1631 Park Farm Ducks Hill Road Northwood

Use of ground floor of Park Farm House for office purposes; use of remaining single storey buildings within the curtilage for office purposes (Application for a Certificate of Lawfulness for an existing use or development)

**Decision:** 03-01-1996 Withdrawn

272/DP/94/1771 Park Farm Ducks Hill Road Northwood  
Change of use from riding school hostel to Class B1 office use

**Decision:** 03-01-1996 Withdrawn

272/DT/95/0330 Park Farm Tennis Centre Ducks Hill Road Northwood  
Details of tree surgery works and tree protection measures in compliance with conditions 10,11 and 12 of planning permission granted by the Secretary of State ref. LRP219/R5510/023 dated 09/01/95; Erection of an indoor tennis centre with sports and restaurant facilities and outdoor tennis courts

**Decision:** 25-04-1995 Approved

272/DX/95/0647 Park Farm Ducks Hill Road Northwood  
Details of scheme of landscaping (Part 1) in compliance with condition 7 of the Secretary of State's decision ref. LRP219/R5510/023 dated 09/01/95; Erection of indoor tennis centre with sports and restaurant facilities and outdoor tennis courts

**Decision:** 22-05-1995 Approved

272/DY/95/3157 The Riverside Club, 18 Ducks Hill Road Northwood  
Erection of externally illuminated signboard (retrospective application)

**Decision:** 22-04-1996 ALT

272/DZ/95/0839 Park Farm Ducks Hill Road Northwood  
Details of floodlighting of tennis courts and finished levels relative to the surrounding area in compliance with conditions 17 and 19 of the Secretary of State's decision ref. LRP219/R5510/023 dated 09/01/95; Development of multi-sports and leisure club in landscaped grounds

**Decision:** 26-06-1995 Approved

272/EA/95/0870 The Lakeside Club, 18 Ducks Hill Road Northwood  
Details of scheme of landscaping (Phase 2) in compliance with condition 7 of the Secretary of State's decision ref. LRP219/R5510/023 dated 09/01/95; Erection of an indoor tennis/leisure centre

**Decision:** 11-08-1995 Approved

272/EB/95/0982 The Lakeside Club, 18 Ducks Hill Road Northwood

Details of materials, colours and finishes to be used on all external surfaces in compliance with condition 2 of the Secretary of State's decision ref. LRP219/R5510/023 dated 09/01/95; Erection of a multi-sports and leisure club

**Decision:** 01-09-1995 Approved

272/EC/95/1087 Park Farm Ducks Hill Road Northwood

Use of the ground floor of Park Farmhouse for office purposes within Class B1(a)(Application for a Certificate of Lawfulness for an existing use or operation or activity)

**Decision:** 16-05-1996 Approved

272/ED/95/1538 Park Farm Ducks Hill Road Northwood

Retention of Farm outbuildings and extensions thereto and their use for office purposes within Class B1(a)(Application for a Certificate of Lawfulness for an existing use or operation or activity)

**Decision:** 16-05-1996 Approved

272/EE/96/1505 The Riverside Club, 18 Ducks Hill Road Northwood

Erection of a single-storey building for use as store/workshop with covered area for vehicle maintenance and ancillary office and washroom. Installation of four storage tanks and vehicle washdown.

**Decision:** 05-11-1997 Withdrawn

272/EF/97/3001 The Riverside Club, 18 Ducks Hill Road Northwood

Installation of freestanding externally illuminated sign

**Decision:** 29-01-1997 Approved

272/EG/98/0941 Park Farm House Ducks Hill Road Northwood

Demolition of existing 411m<sup>2</sup> office building and erection of a two storey office building of 450m<sup>2</sup>

**Decision:** 04-09-1998 Refused

272/EJ/99/0420 The Riverside Club, 18 Ducks Hill Road Northwood

Installation of additional roof mounted air conditioning plant equipment to existing health and fitness club

**Decision:** 26-08-1999 Approved

272/EK/99/0802 Park Farm House Ducks Hill Road Northwood

DEMOLITION OF EXISTING 411 SQ.M OFFICE BUILDING AND ERECTION OF DETACHED TWO STOREY OFFICE BUILDING OF 418 SQ.M

**Decision:** 29-05-2001    Approved

272/PRE/2004/206            Esporta Sporting Club, 18 Ducks Hill Road Northwood  
TP PRE CORRES: ERECTION OF DEMOUNTABLE POLYTHENE DOME OVER 2 TENNIS  
COURTS

**Decision:**

272/PRE/2005/29            Esporta Sporting Club, 18 Ducks Hill Road Northwood  
T P PRE - CORRES: REDEVELOPMENT OF SITE

**Decision:**

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

Planning permission was granted for the demolition of the existing building and erection of the current tennis centre at appeal under appeal reference LRP219/R5510/023(LBH Ref:272/DL/93/1539) dated 9th January 1995.

Subsequent to the above approval, conditions 17 & 19 of the Secretary of State Decision (Floodlighting and Levels) were discharged under application reference 272/DZ/95/0839 dated 26th June 1995.

The site was already designated as Green Belt land in the determination of both of the above applications.

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

##### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.10            To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

AM7            Consideration of traffic generated by proposed developments.  
AM8            Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes  
AM14            New development and car parking standards.  
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.  
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OL4	Green Belt - replacement or extension of buildings
OL15	Protection of Countryside Conservation Areas
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.16	(2011) 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**

Site Notice: Erected 29th June 2012. Expired 20th July 2012.

4 neighbouring occupiers were notified of the proposed development on 21st June 2012. No responses received from any neighbouring occupier.

The Northwood Residents Association was notified of the proposed development on 21st June 2012, with no comments returned.

### **Internal Consultees**

TREES AND LANDSCAPING (Based on revised Revised SJA Arboricultural Implications SJA air 12074-01a).

There are many trees on the car park site, which is in the Green Belt. The existing trees were retained or planted when the tennis centre and car park were developed. Collectively, the trees are, in terms of Saved Policy BE38, a large-scale landscape feature of merit, which contribute to the visual amenity of the Green Belt.

The application includes a tree survey and a revised (August 2012) arboricultural implications assessment (AIA) and tree protection plan (TPP), based on the recommendations of BS 5837:2012.

The scheme retains all of the existing trees and makes provision for their protection during the development period, when the lights and associated cables are installed.

Subject to conditions COM8 [modified to require that no clearance work or development shall be commenced until the fencing shown on the approved (revised) tree protection plan (TPP Rev. A - August 2012) have been erected in accordance with the approved details, and that the tree protection measures and methods described in the approved (revised) TPP and AIA (August 2012) shall be implemented and adhered to, and carried out under the direct control and supervision of the arboricultural consultant], and COM10, the revised application is acceptable in terms of Saved

Policy BE38.

## CONSERVATION AND URBAN DESIGN

No objection to improved lighting in principle, however, given the Green Belt location and informal character of the location, ideally, the columns should be shorter and so less urban in appearance. A combination of bollard lighting, of a better specification than those that are there at present and smaller scale column mounted units, may provide a more low key solution.

It is important that trees and their root systems are not damaged by the works and the lighting levels are consistent with the nature of the site, rather than being overly bright. The proposed columns and light fittings should also look as one, at present the columns appear to be green painted and the light fittings silver. As proposed, however, there would be no adverse impact on the setting of the nearby Locally Listed Building.

Conclusion: No objection in principle, but a less urban solution should be considered and the finish of the light fittings/columns should be consistent.

## ENVIRONMENTAL PROTECTION UNIT

Having reviewed the lighting scheme prepared for Red Dot Architectural Designs, no objection is raised to the proposal. I would recommend a condition relating to the implementation of the lighting in accordance with the Car Park Lighting Scheme and also the construction informative be added to any approval.

## HIGHWAYS OFFICER

The site is in the Green Belt, located off Ducks Hill Road Northwood. Considering the location of site, its proposed activities and the overall traffic movements, the proposal is considered not to be prejudicial to highway and pedestrian safety, and no objection is raised.

## **7. MAIN PLANNING ISSUES**

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

Policy OL4 of the adopted UDP (Saved Policies September 2007) states that the replacement of buildings or extension of buildings within the Green Belt will only be permitted if

- i) The development would not result in any disproportionate change in the bulk and character of the original building.
- ii) The development would not significantly increase the built up appearance of the site.
- iii) The development would not injure the visual amenities of the Green Belt by reason of siting, materials or design.

The adopted UDP (Saved Policies September 2007) has no policy in relation to the ancillary structures within the Green Belt. However, given the three tests of a building, size, attachment to the ground and permanence, the proposed lighting columns could be considered as buildings in their own right.

The proposal would involve the removal of 97 of the existing light bollards in the car park area and their replacement with 10 x 5 metre tall lighting columns. The existing bollards are low level and were no doubt used to minimise their impact on the visual amenities of the area. However, the removal of such a large number of bollards and their replacement with a much lower number of larger columns would not result in a disproportionate change in character of the site. Given that the lighting columns would be evenly distributed

throughout the 0.73 hectare car park, the columns in themselves would not unacceptably increase the built up appearance of the site. Located to the south of the Health Club are a number of tennis courts which are serviced by flood lights on their perimeter. Given that this has established a trend for much larger lighting within this enclosed site in the Green Belt, the aluminium lighting columns are considered not to be unacceptably injurious to the visual amenities of the Green Belt.

The lighting columns would not be particularly visible from outside of the curtilage of the site, given the tree line to the north and landscaping to the south. However, it is considered that the columns should be coloured green to blend in with the tree line to the north to minimise further their visual impact. An appropriate condition is recommended to this effect. With this condition attached, the proposal is considered to have an acceptable impact on the visual amenities of the Green Belt.

With regard to the extent of the illumination of the columns, this would similarly not be adversely harmful to the character of the area or the Green Belt. Appropriate conditions can be imposed to ensure that the spread of illumination is not harmful and that the hours of illumination are commensurate with the hours of use of the health club.

As such the proposal would be in accordance with Policy OL4 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the National Planning Policy Framework Green Belt Policy.

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

Not applicable to this application.

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

Policy OL15 of the adopted UDP (Saved Policies September 2007) states that the Local Planning Authority will seek to protect the landscape of Countryside Conservation Area from development which would detract from the special character of these landscapes.

The site and associated Health Club is located within the Countryside Conservation Area (CCA). Given the bulk and impact of the existing Health Club with floodlit tennis courts, the additional 10 lighting columns which would be well spread throughout the car park, would not be so harmful as to warrant a refusal of the application. The Conservation and Urban Design Officer has requested that columns should be less urban in appearance. However, the existing building is modern in appearance and other modern paraphernalia such as columns with CCTV cameras are already present within the car park. Also the existing hardstanding providing 267 car parking spaces has already detracted somewhat from the countryside appearance of the Health Club. Therefore, the development is considered to comply with Policy OL15 of the adopted UDP (Saved Policies September 2007).

#### **7.04 Airport safeguarding**

The application site is sufficiently distance from any airport to ensure the 5 metre lighting columns would not impact airport safeguarding.

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

The impact on the Green Belt has been discussed above under the above Principle of the Development Section of the report.

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

The proposed 10 lighting columns would be erected in an enclosed site which would not be visible from the public domain. The design and number of columns would not have an unacceptable impact on the visual amenities and character of the area, and would be in compliance with Policies BE13, BE15 and BE19 of the adopted UDP (Saved Policies



September 2007).

The nearest lighting column would be located 60 metres from the Locally Listed Park Farmhouse to the northwest of the application site. The lighting columns would be on higher ground level than this neighbouring building, and the contours of the land, landscaping and entrance gates and piers would ensure that they would not be readily visible from this neighbouring building. Therefore, the proposal is considered not to harm the setting on the locally listed building, and would be in compliance with Policy 7.8 of the London Plan (July 2011).

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

The Environmental Protection Unit have reviewed the proposal and considered the development would have an acceptable impact in terms of harm to residential amenity from light disturbance, with the nearest light column being approximately 23 metres from the side elevation of No.18a Ducks Hill Road. Therefore, the development is considered acceptable within the context of Policy OE1 of the adopted UDP (Saved Policies September 2007).

The proposed lighting columns would be of sufficient distance away any neighbouring residential property to ensure no significant loss of light, loss of outlook or sense of dominance would occur from the columns. They would therefore be in compliance with Policies BE20 and BE21 of the adopted 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**

The proposed lighting columns would not be located within the vehicle carriageways and are considered not to prejudice highway or pedestrian safety in the area. Moreover they would result in improved lighting to the parking area, increasing visibility and improving on safety and security in this area. Therefore, the development is considered to comply with Policies AM7 & AM8 of the adopted UDP (Saved Policies September 2007).

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

Not applicable to this application.

#### **7.12 Disabled access**

Not applicable this application.

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

Not applicable this application.

#### **7.14 Trees, Landscaping and Ecology**

The Trees and Landscaping Officer has reviewed the amended tree survey, a revised (arboricultural implications assessment (August 2012) and tree protection plan (TPP) for the proposal. With suitable conditions attached, they raise no objection to the proposal and are of the opinion that the lighting columns and ancillary works will cause no significant harm to the trees within the site, in compliance with Policy BE38 of the adopted UDP (Saved Policies September 2007).

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

Not applicable this application.

#### **7.16 Renewable energy / Sustainability**

Not applicable this application.

#### **7.17 Flooding or Drainage Issues**

Not applicable this application.

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

Not applicable this application.

#### **7.19 Comments on Public Consultations**

None received.

#### **7.20 Planning Obligations**

Not applicable this application.

#### **7.21 Expediency of enforcement action**

Not applicable this application.

#### **7.22 Other Issues**

None.

### **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

### **9. Observations of the Director of Finance**

Not applicable this application.

### **10. CONCLUSION**

The proposal is for the removal of 97 existing low level lighting bollards within the car park and their replacement with 10 x 5 metre tall lighting columns. Whilst lighting columns could be considered to injure the openness of the Green Belt, precedent has already been set within the site with a significant number of larger floodlights used to illuminate the tennis courts to the south of the building. Given the existence of these floodlights, the enclosed nature of the site and the screening provided by the tree line to the north, the development is considered to have an acceptable impact on the visual amenities of the surrounding area and is recommended for approval. Neither the columns or the lighting

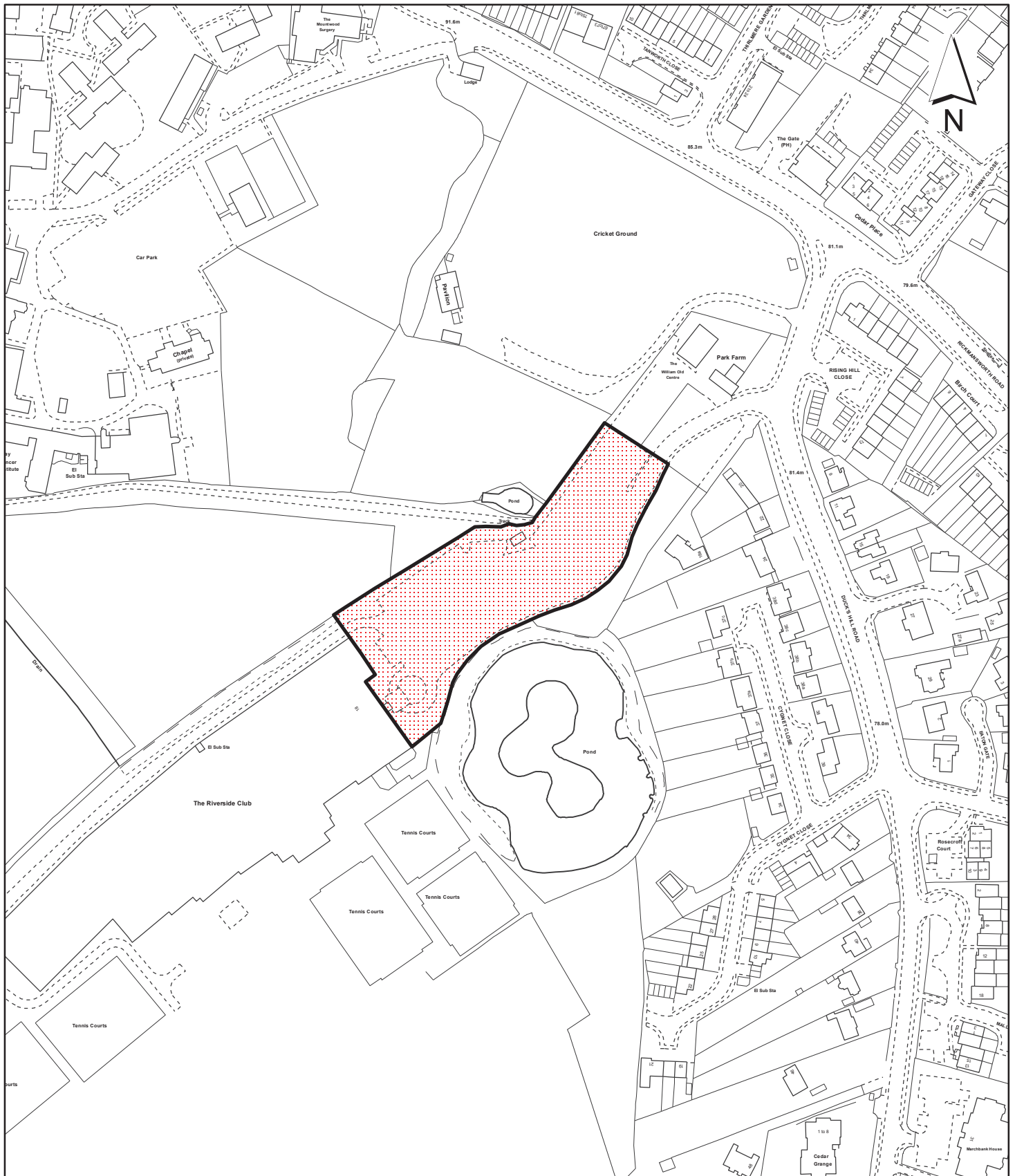
would cause an adverse impact on the amenities of the area.

## **11. Reference Documents**

Hillingdon Unitary Development Plan (Saved Policies September 2007).  
The London Plan 2011.  
National Planning Policy Framework.

**Contact Officer:** Alex Smith

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2012 Ordnance Survey 100019283

Site Address

**Car Park for Virgin Active at  
18 Ducks Hill Road  
Northwood**

Planning Application Ref:

**272/APP/2012/975**

Planning Committee

**North**

Scale

**1:2,500**

Date

**September  
2012**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



**HILLINGDON**  
LONDON