

Report of the Head of Planning & Enforcement Services

Address HOLLAND AND HOLLAND SHOOTING GROUND DUCKS HILL ROAD
RUISLIP

Development: Single storey building for use as a corporate facility involving demolition of existing building

LBH Ref Nos: 16568/APP/2012/1423

Drawing Nos: Foundation Plan and Section A-A
Proposed Floor Plan and Elevations - Amended 11/8/2012
Design and Access Statement
History and Supporting Information
Location Plan
Flood Risk Assessment
Floor Plan and Elevations
B-180-4
Design and Access Statement
Existing Block Plan to Scale 1:1250
Foundation Details
Photographs
B-180-5 REV A
Statistical Data & Analysis
B-180-6
Floor Plan & Elevation

Date Plans Received: 12/06/2012 **Date(s) of Amendment(s):** 25/09/2012

Date Application Valid: 22/06/2012 22/06/2012

23/11/2012

15/06/2012

09/09/2012

1. SUMMARY

The application seeks planning permission for the demolition of the existing corporate facility building at the Holland & Holland Shooting Grounds, Ducks Hill Road and the erection of a replacement corporate facility. The existing building is set within 100 acres of privately owned land, which is classified as Green Belt.

The application site is in use as a shooting ground, which is considered to be an outdoor sport and open air recreational activity. Therefore, the use of the site is considered an acceptable use in the Green Belt.

The NPPF requires Local Planning Authorities to ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The existing corporate facility is a single storey wooden building with an internal floor area of 222 square metres. The applicant is seeking a modern replacement with an internal floor area of 637 square metres, a 2.37 fold increase in the floor area.

In support of the proposal, the applicant has provided historical data regarding the

business mix of the shooting club. This demonstrates that the majority of their business is now coming from corporate shooting days, with a weighting of these towards the later end of the week and weekend. Given the age of the building, the club is struggling to compete with local competitors who are able to offer fine dining and modern technology to supplement their events.

The supporting information also provides a breakdown of the layout of the new 637 square metre building and establishes that the club would require a building of this size to continue to compete in the corporate market.

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits are considered to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site, is considered not to cause unacceptable level of harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable and 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, titled Floor Plans & Elevations and submitted 23rd November 2012, and shall thereafter be retained/maintained for as long as the development remains in existence.

No importation of material or modification of landforms shall take place other than those indicated in the approved plans and documentation.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 2 and the London Plan (July 2011).

3 COM6 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 Local Plan Part 2.

4 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies OL1 and BE13 of the Hillingdon Local Plan Part 2.

5 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

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

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed;
- 2.d No materials or waste shall be burnt; and,
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of 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 Policies OL2 and BE38 of the Hillingdon Local Plan Part 2.

6 COM9 Landscaping (including refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)

4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other

- 6.a Existing and proposed functional services above and below ground
- 6.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Local Plan Part 2 and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

7 COM15 Sustainable Water Management

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan Part 2 and the London Plan (July 2011) Policy 5.12.

8 COM31 Secured by Design

The building shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

9 NONSC Non Standard Condition

No development shall take place until a detailed energy assessment has been submitted to and approved in writing by the Local Planning Authority. The detailed assessment shall demonstrate how the relevant phase will reduce regulated CO2 emissions by 25% (compared to 2010 Building Regulations) and include details and plans of any renewable energy technologies required to meet the emissions reduction.

REASON

To ensure the development contributes a minimum 25% reduction in regulated CO2 emissions in accordance with London Plan (July 2011) Policy 5.2.

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. |
| AM13 | AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces |

	(iv) Design of road, footway, parking and pedestrian and street furniture 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
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.
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
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.16	(2011) Green Belt

3

On this decision notice policies from the Council's Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 7th November 2012 Hillingdon's Full Council agreed the adoption of the Council's Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 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.

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 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 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.

6 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).

7 I33 Tree(s) Protected by a Tree Preservation Order

Within the application site there is a tree that is / there are trees that are subject of a Tree Preservation Order (TPO). You are advised that no tree that is the subject of a TPO may be lopped, topped, felled or uprooted without the permission of the Local Planning Authority. Please contact the Trees and Landscapes Officer, Planning & Community Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

8 I45 Discharge of Conditions

Your attention is drawn to conditions, 3, 4, 5, 6, 7, 8 & 9 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).

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to the Holland and Holland Shooting Grounds off the highway of Ducks Hill Road. The buildings at the site are situated approximately 350 metres from the public highway at the end of the private access driveway into the site. The main structures at the shooting grounds are the larger lodge building and the smaller corporate facility building, which is the subject of this application.

The existing corporate facility building is a single storey wooden structure with two gable end, pitched roof sections and a mansard style crown roof towards the rear of the building, which was an extension added 10 years ago. Contained within the building is an entrance room at the front of the building which provides access to the main toilets and a galley style kitchen area. A larger second dining room is situated to the rear of the building, which is also accessible from the kitchen. The corporate facility building has a rectangular shape with an internal floor area of 222 square metres.

The site has a car park with 40 spaces located off the main drive at the site, with further parking available to the rear and side of the existing corporate facility.

The application site is located within the Green Belt as identified in the policies of the Hillingdon Local Plan Part 2 and is surrounded by open countryside.

3.2 Proposed Scheme

The application seeks planning permission for the demolition of the existing single storey corporate facility building and its replacement with a building with an internal floor area of 637 square metres.

The proposed new building would have an H-shape design, with two gable end wings attached to a pitched roof central core. The building would have a width of 32 metres, with the wing sections having a depth of 21 metres and the central core having a depth of 16 metres. The new corporate facility would provide a reception, 2 x sixty cover dining rooms, an enlarged kitchen, 2 meeting rooms, office and toilets.

The proposed corporate facility would be serviced by the existing car parking areas, which are situated off the main driveway of the site and adjacent the proposed new building.

3.3 Relevant Planning History

16568/APP/2000/965 Holland & Holland Shooting School Ducks Hill Road Northwood
ERECTION OF EXTENSION TO SINGLE STOREY PAVILION

Decision: 12-07-2000 Approved

16568/C/77/1109 Holland & Holland Shooting School Ducks Hill Road Northwood
Leisure development - 48sq.m. (Full)(P)

Decision: 04-10-1977 Approved

16568/E/80/0613 Holland & Holland Shooting School Ducks Hill Road Northwood
Leisure development - 224sq.m. (Full)(P)

Decision: 09-07-1980 Approved

16568/F/86/0205 Holland & Holland Shooting School Ducks Hill Road Northwood
Extension/Alterations to Leisure premises (P) of 36 sq.m.

Decision: 03-04-1986 Approved

16568/H/87/1902 Holland & Holland Shooting School Ducks Hill Road Northwood
Installation of a biodisc treatment plant

Decision: 25-01-1988 Approved

16568/M/88/1864 Holland & Holland Shooting School Ducks Hill Road Northwood
Use of agricultural land as an extension to shooting school grounds.

Decision: 08-02-1989 Approved

16568/N/89/1139 Holland & Holland Shooting School Ducks Hill Road Northwood
Installation of automatic clay pigeon trap to existing tower (Application for determination under Section 53 of the Act)

Decision: 16-06-1989 GPD

16568/P/89/1242 Holland & Holland Shooting School Ducks Hill Road Northwood
Erection of a single-storey timber shelter

Decision: 17-11-1989 Approved

16568/R/89/2338 Holland & Holland Shooting School Ducks Hill Road Northwood
Retention of renovation works to existing building (former pavilion)

Decision: 22-03-1990 Approved

16568/S/90/0127 Holland & Holland Shooting School Ducks Hill Road Northwood
Renewal of temporary permission for continued use of six acre field for shooting grounds
(Ref:16568M /88/1864)

Decision: 19-06-1990 ALT

16568/T/91/0759 Holland & Holland Shooting School Ducks Hill Road Northwood
Continued use of 6 acre field for shooting grounds

Decision: 04-03-1992 ALT

16568/W/92/1924

Holland & Holland Shooting School

Ducks Hill Road Northwood

Erection of single-storey extensions to infill a verandah and form an entrance lobby and alterations

Decision: 21-01-1993 Approved

Comment on Relevant Planning History

Planning permission was approved under application reference 16568/APP/2000/965 for the erection of an extension to the corporate facility. The extension has been added to the building and is the large dining room area to the rear of the building, which is viewed from the outside as the crown roof section of the property. This extension added approximately 100% to the footprint of the original pavilion building.

The Lodge building at the site was erected following the approval of planning permission under application reference 16568/E/80/0613 on 9th July 1980.

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.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture 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

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.

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

OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
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LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
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.

Given the remote nature of the site, no neighbouring occupiers were notified of the development. However, site notices were erected on the public highway to provide notice of the development. No consultation responses have been received from any neighbouring occupier.

Ward Councillor: Requests that this application be determined at planning committee.

Internal Consultees

HIGHWAYS OFFICER

No objection on highways grounds.

ENVIRONMENTAL PROTECTION OFFICER

No objection, please add the construction site informative to any approval.

TREES AND LANDSCAPING OFFICER

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.

· The existing building is set within an area of tarmac car park which wraps around the building.

Some ornamental shrubs and one or two small trees (to the west of the building) will be lost due to the development. However, no trees of merit, or other significant landscape features will be affected by the proposed footprint of the building.

- There is an area of woodland to the south of the site which should be protected during the construction period from building operations such as the contractors access and storage of materials.
- Otherwise any new car parking and soft landscape enhancements (shown within the context of existing planting) should be conditioned.

No objection, subject to conditions COM8, COM9 (parts 1, 2, 4, 5, 6).

ACCESSIBILITY OFFICER

As the proposal would involve the election of an entirely new building, the design should accord with best practice specifications as defined in BS 8300:2009.

The following observations should be applied to ensure an environment that is inclusive to all persons:

1. Accessible car-parking bays should be sited within 40m of the entrance. They should be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300.
2. A suitable access route to the building should be provided from the car parking area. Paths forming access routes should be a minimum of 1.2m clear wide, no steeper than 1:20 (unless designed as a suitable ramp), non-slip, well lit and clearly defined using texture and visual contrasts. Paths should include suitably dropped kerbs at key crossing points.
3. Level access and adequate front door width are assumed. If this is not the case, level access should be provided and a minimum door width of 1000mm for a single door or 1800mm for a double door.
4. The principal entrance door should be provided with a glazed panel giving a zone of visibility from a height of 500mm to 1500mm from the finished floor level.
5. The presence of a glass door should be made apparent with permanent strips on the glass (manifestation) within a zone of 1400mm to 1600mm from the floor, contrasting in colour and luminance with the background seen through the glass in all light conditions. The edges of a glass door should also be apparent when the door is open. If a glass door is adjacent to, or is incorporated within a fully glazed wall, the door and wall should be clearly differentiated from one another, with the door more prominent.
6. Internal door widths should provide a minimum clear opening width of 800mm to facilitate adequate access for wheelchair users. Internal doors should also have 300mm unobstructed space to the side of the leading edge.
7. The proposed plan details an accessible toilet facility for use by disabled people. However, its size and layout appear not to comply with the specifications defined in Approved Document M to the Buildings Regulations 2004.
8. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area.

Recommended Informatives

9. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
10. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
11. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

Conclusion: Acceptable, subject to suitable planning conditions, attached to any grant of planning permission, that secure the above accessibility provisions.

Officer Comments: The applicant has provided amended plans which have incorporated the recommendations of the Accessibility Officer. Therefore, the proposed development is considered to comply with the requirements of Policy 7.2 of the London Plan (July 2011) and the Hillingdon Design and Accessibility Statement Accessible Hillingdon.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy EM2 of the Hillingdon Local Plan Part 1 - Strategic Policies (November 2012) states that any proposals for development in Green Belt will be assessed against national and London Plan policies, including the very special circumstances test.

Policy OL1 of the Hillingdon Local Plan Part 2 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

Policy OL2 of the Hillingdon Local Plan Part 2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

London Plan policy 7.16 reaffirms that the strongest protection should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that:

'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. A local Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- i) buildings for agriculture and forestry.
- ii) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries.
- iii) the extension or alteration of a building provided that it does not result in disproportionate additions and above the size of the original dwelling.
- iv) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.'

The NPPF also states that a presumption in favour of sustainable economic development is a golden thread running through all planning determinations, with the three dimensions to sustainable economic development being considered as the economic, environmental and social aspects of any planning proposal.

The key considerations in determining this application are; any harm to the green belt which may arise from the proposal, the economic benefit to the Borough of the expansion of this business, and if the economic benefits from the proposal are considered as very

special circumstance for an increase in the size of the building being proposed.

The application site is in use as a shooting ground, which is considered to be an outdoor sport and open air recreational activity. Therefore, the use of the site is considered an acceptable use in the Green Belt.

The applicant has provided statistical data which clearly demonstrates that the business mix of the shooting club has evolved over the years, with the majority of their business now coming from corporate shooting days. They have also stated that without the corporate hospitality business, the Holland & Holland Shooting Club would struggle to continue to operate.

Outlined within the additional information are the economic benefits provided by the club within the Borough, with 12 full time staff and 30 part time staff at the site. The proposed development would also provide an addition 3 full time positions and 1 part time position. Further to this, at the applicant's best estimates, the benefit to the local economy stands at £400,000, with Holland & Holland bringing 10,000 clients into the surrounding area.

It is important to balance the impact of the proposal on the Green Belt against the benefits of the scheme, in light of the thrust of the Planning for Growth Ministerial Statement, which states, amongst other things, that there is a pressing need to ensure that the planning system does everything it can to help secure a swift return to economic growth. It goes on to say that the Government's top priority is to promote sustainable economic growth and jobs, and that in determining planning applications appropriate weight should be given to the need to support economic recovery. These are matters should be considered in the overall planning balance for this case.

The applicant has applied to develop the new building in order to bring Holland & Holland's corporate offering in line with surrounding shooting clubs, namely EJ Churchill, West London and Royal Berkshire, both of which offer modern facilities such as meeting rooms, fine dining and wi-fi internet connection.

The evidence provided demonstrates that corporate days are now weighed towards the back end of the week, with a reduction in the spread across the week which was seen prior to the recession. The existing building is unsuitable for use by multiple shooting groups and the capacity of the building requires the applicant to hire a marquee on up to 20 occasions a year, in order to meet the capacity requirements of some clients.

The proposed development would result in an almost three fold increase in the external footprint of the building. However, an increase of this size has been justified in the supporting evidence, by clearly establishing the need for 2 x 60 cover dining rooms, a meeting room, lecture theatre and enlarged kitchen all of which are considered to be reasonably required in order for the continued successful operation of the business.

Whilst the increase in the size of the building is considered large, this needs to be taken in context of the site, which consists of 100 plus acres of land. The building itself would be set over 360 metres back from the highway of Ducks Hill Road and is well screened by tree lines to south and east, both of which ensure that the proposed building would not be visible from the public domain. Furthermore, the design of the building has been considered to keep the building to the same height as the existing, ensuring it would not be a prominent addition to the Green Belt when viewed from within the Shooting Club's private grounds.

The applicant takes seriously the maintenance of their land and have embarked on a programme of conservation and improvement over the last 84 years, including creating wildlife ponds, a tree planting programme to improve the feed and shelter available to birds and animals and the creation of wild flower areas. Therefore, they have designed the low level building to best fit in with the rural nature of the site, which is a key characteristic of the shooting club. Furthermore, the materials to be used will be conditioned to ensure the building best blends into the Green Belt surroundings, with natural materials used where possible, and landscaping improvements to further screen the building will also be sought by condition.

The fact the applicant has such a long track record of managing over 100 acres of Green Belt land weighs in favour of allowing a proposal which in part helps secure the continued management of the land for recreational purposes (re appropriate Green Belt use).

In conclusion, the NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits, when linked with the continued management over 100 acres of land for recreational purposes, are considered to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the NPPF.

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 application site is sufficiently located from any airport to ensure the development would cause no harm in terms of airport safeguarding.

7.05 Impact on the green belt

The impact on the Green Belt is discussed under the Principle of the Development section of this report.

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits are considered to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the NPPF.

7.07 Impact on the character & appearance of the area

The existing building is located within the Green Belt, with the surrounding area characterised by open countryside. The replacement building proposed at the site has been design to have a low pitched roof which keeps the building to the same height as the existing, which is currently well screened and not visible from the public domain. Therefore, subject to landscaping and materials conditions, the proposal is considered to have an acceptable impact on the character of the surrounding area, in accordance with

Policies BE13 and BE19 of the Hillingdon Local Plan Part 2.

7.08 Impact on neighbours

The proposed corporate facility is located over 500 metres from the nearest neighbouring building. Therefore, the single storey building is considered to have an acceptable impact on the residential amenity of any neighbouring occupier in terms of loss of light, loss of outlook, sense of dominance or loss of privacy. Therefore, the development is considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan Part 2.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application site has a sizeable car park located off the main driveway to the east of the buildings at the site, with further parking available behind the existing corporate facility. The parking areas provide 40 spaces and 1 disabled space within the site. The Council's Highways Officer considers that the proposed parking would be sufficient to service the proposed enlarged corporate facility and the existing parking requirements for the site. Therefore, the application is considered to comply with Policy AM14 of the Hillingdon Local Plan Part 2.

The applicant has provided no details of a covered and secure cycle store at the site. However, the site could easily accommodate such provision and this can be secured by condition.

7.11 Urban design, access and security

The development is located within an enclosed site within the Green Belt, which would not be visible from the public domain.

7.12 Disabled access

The Accessibility Officer has reviewed the proposal and has noted 11 requirements which the new corporate centre would be required to meet to ensure it would be accessible by all. The points raised have been addressed by the applicant who has submitted amended plans and no objection is raised on accessibility grounds.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

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. The existing building is set within an area of tarmac car park which wraps around the building. Some ornamental shrubs and one or two small trees (to the west of the building) will be lost due to the development. However, no trees of merit, or other significant landscape features will be affected by the proposed footprint of the building. Therefore, subject to conditions relating to landscaping plans at the site, no objection is raised in this matter.

7.15 Sustainable waste management

The waste collection and disposal methods at the site would not be altered from the existing arrangements. Therefore, no objection is raised on waste collection grounds.

7.16 Renewable energy / Sustainability

The applicant has stated that the building would meet Building Regulation Part L, but provides no details of the renewable energy technology or sustainability measures to be included at the site. However, as this is for the development of a new building it is envisaged that these could be included into the scheme by condition. Therefore, subject to a condition requiring an energy efficient report showing how the Mayors Energy

Hierarchy will be integrated into the development, including a full assessment of the site's energy demand and carbon dioxide emissions, measures to reduce this demand and the provision of 10% of the sites energy needs through on site renewable energy generation, no objection is raised in this matter.

7.17 Flooding or Drainage Issues

The application site is outside of Flood Zones 2 and 3 and the proposal is considered not to give rise to any significant flood risk issues in the area.

7.18 Noise or Air Quality Issues

The site is set sufficiently far from neighbours to ensure residential amenity would not be affected.

7.19 Comments on Public Consultations

None 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

No other issues for comment.

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

None received.

10. CONCLUSION

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits, set alongside the applicant's long track record of successfully managing over 100 acres of Green Belt and this management of 100 acres will be on-going, this weighs in favour of allowing a proposal which in part helps secure the continued management of the land for recreational purposes (a use appropriate for Green Belt use).

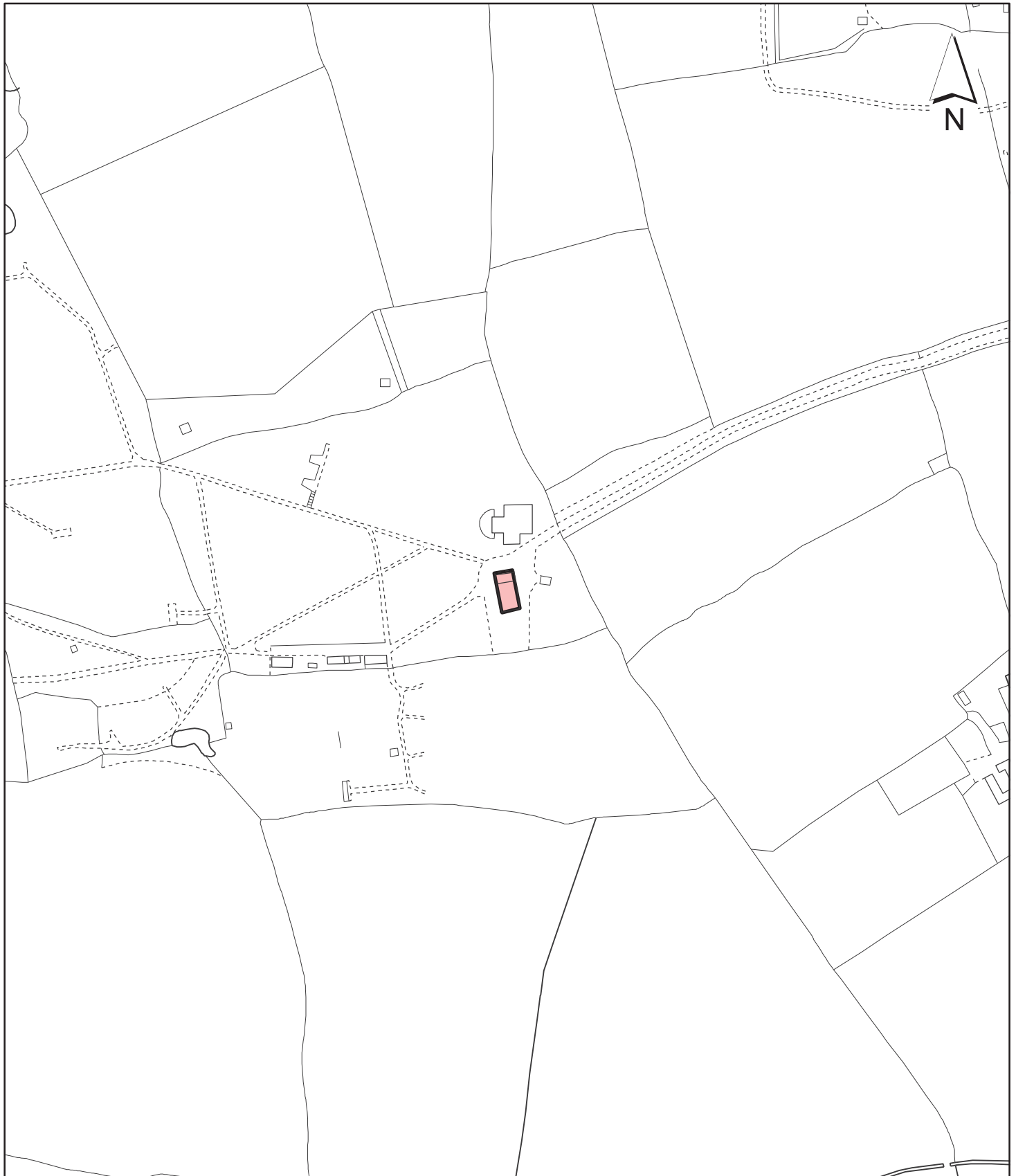
are considered to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the NPPF.


11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (July 2011).
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Alex Smith

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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>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).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2012 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Holland and Holland Shooting Ground Ducks Hill Road Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>16568/APP/2012/1423</p>	<p>Scale</p> <p>1:3,000</p>	
	<p>Planning Committee</p> <p>North</p>	<p>Date</p> <p>November 2012</p>	

