

Report of the Head of Planning & Enforcement Services

Address HAREFIELD ACADEMY NORTHWOOD WAY HAREFIELD

Development: Erection of building to house a swimming pool and hydrotherapy pool and associated landscaping and access arrangements.

LBH Ref Nos: 17709/APP/2010/2844

Drawing Nos: 1094 (0-) 03 Rev. A
1094 (0-) 01
1094 (0-) 02
1094 (0-) 04
1094 (0-) 05
1094 (0-) 06
Design and Access Statement including Policy Statement
Energy Statement
Chemical use sheet
Transport Statement
Lighting manufacturer's specification sheets
1094 (0-) 07 Rev. B
Agent's covering email dated 13/12/12
Agent's covering email dated 19/10/12

Date Plans Received:	08/12/2010	Date(s) of Amendment(s):	08/12/2010
Date Application Valid:	10/08/2012		13/12/2012
			19/10/2012
			13/08/2012

1. SUMMARY

This application seeks permission for a new detached single storey building to house a swimming pool and hydrotherapy pool on the Harefield Academy site which is located within the Green Belt. The pools would also be made available for use by the wider community.

Although the proposal does represent inappropriate development, it is considered that 'very special circumstances' have been demonstrated to justify the development.

The proposed building would be sited on the built-up part of the site, close to other buildings. The building is acceptable on design grounds and being mainly cedar clad, it would harmonise with the materials of other modern buildings on site whilst integrating with its more rural surroundings. The building is sufficiently remote from neighbouring residential properties so that their amenities would not be adversely affected. The scheme makes adequate provision for the protection and enhancement of existing landscaping. The highway impacts of the development are also acceptable, subject to an acceptable community use scheme. Energy efficiency and a sustainable urban drainage system would be secured by conditions.

Although the application has been referred to the Mayor, the GLA consider that the application does not raise any strategic issues and it does not need to be referred back to them. The application does need to be referred to the Secretary of State.

On this basis, the application is recommended for approval.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:

1. That the application be referred to the Secretary of State as a departure from the provisions of the Development Plan, in accordance with the Town and Country Planning (Consultation) (England) Direction 2009.

2. That should the Secretary of State not call in the application, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers.

3. That if the application is approved, the following conditions be attached:

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, numbers 1094 (0-) 03 Rev. A, 1094 (0-) 01, 1094 (0-) 02, 1094 (0-) 04, 1094 (0-) 05, 1094 (0-) 06 and 1094 (0-) 07 Rev. B and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) 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 Two Saved UDP Policies (November 2012).

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 Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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. No site clearance works or development shall be commenced until the fencing has been erected in accordance with the approved details. 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 policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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 Landscape Maintenance
 - 1.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 1.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
2. Schedule for Implementation
3. Other
 - 3.a Existing and proposed functional services above and below ground
 - 3.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 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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 Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 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 Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

9 NONSC Non Standard Condition

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include:

1. The calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately:-
2. Proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services,
3. Proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP),
4. Proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies (clearly shown on plans and elevations where appropriate).

The assessment shall demonstrate that the measures proposed to meet steps 2 -3 above will reduce the CO2 emissions by a minimum of 25% from the baseline (step 1). The development shall then proceed in accordance with the approved assessment.

Reason

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of the London Plan (July 2011).

10 NONSC Non Standard Condition

The site's car parks shall be accessible to members of the community using the swimming pool outside of school hours.

Reason

To ensure adequate on site car parking in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 NONSC Non Standard Condition

Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access to the swimming pool, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of the use of the development.

REASON

To ensure that the development accords with the terms of the application to ensure that the swimming and hydrotherapy pools are made available for use by the wider community and adequate off-street parking would be provided in accordance with Policies AM14 and R10 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

12 NONSC Non Standard Condition

Notwithstanding the details shown on Drw. Nos. 1094 (0-) 01 and 03 Rev. A, the changing facilities for use by disabled people shall be designed and built in accordance with 'Changing Places' specifications as detailed in BS 8300: 2009.

REASON:

To ensure that adequate facilities are provided to ensure an inclusive environment in accordance with Policy 7.2 of the London Plan (July 2011).

13 COM17 Control of site noise rating level

The rating level of the noise emitted from the site shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the boundary of the nearest noise sensitive premises. The measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

14 OM19 Construction Management Plan

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

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

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

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

15 SUS6 Green Travel Plan

Prior to the commencement of the development hereby permitted a revised Travel Plan shall be submitted to and approved in writing by the Local Planning Authority which shall also encompass the use of the swimming pool. The Travel Plan, as submitted shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

- (1) targets for sustainable travel arrangements [insert desired for target(s)];
- (2) effective measures for the ongoing monitoring of the Travel Plan;
- (3) a commitment to delivering the Travel Plan objectives; and
- (4) effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan (July 2011) Policies 6.1 and 6.3.

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.

NPPF1

NPPF4

NPPF7

NPPF8

NPPF9

NPPF10

NPPF11

LPP 3.1 (2011) Ensuring equal life chances for all

LPP 3.2 (2011) Improving health and addressing health inequalities

LPP 3.16 (2011) Protection and enhancement of social infrastructure

LPP 3.18 (2011) Education Facilities

LPP 3.19 (2011) Sports Facilities

LPP 5.2 (2011) Minimising Carbon Dioxide Emissions

LPP 5.3 (2011) Sustainable design and construction

LPP 5.7 (2011) Renewable energy

LPP 5.11 (2011) Green roofs and development site environs

LPP 5.12 (2011) Flood risk management

LPP 5.13 (2011) Sustainable drainage

LPP 5.15 (2011) Water use and supplies

LPP 6.3 (2011) Assessing effects of development on transport capacity

LPP 6.9 (2011) Cycling

LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
R3	Indoor sports, leisure and entertainment facilities
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.

AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

6 I12 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

7 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.

8 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

9 134 Building Regulations 'Access to and use of buildings'

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

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

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

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

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

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

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of

building and spaces, 2004. Available to download from www.drc-gb.org.

· Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.

· Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

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

10 I58 Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

11 I60 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

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The applicant is advised that in order to discharge condition 11, the community use scheme should be supported by highway and/or parking surveys that demonstrate that the level and timings for community use of the swimming pool would not be detrimental to highway safety.

3. CONSIDERATIONS

3.1 Site and Locality

Harefield Academy is located on the north eastern edge of Harefield village and forms a 9.75 hectare rectangular site extending from Northwood Road in the east to Rickmansworth Road in the west. The academy caters for upto 1,000 pupils from ages 11 - 18 and provides a standard curriculum whilst offering specialisms in sports, sport sciences and health on the site of the former John Penrose school. The Academy is open from 7:30 - 20:00 Mondays to Fridays and on Saturdays from 09:00 to 12:00. The main academy buildings, hardsurfacing and car parking are located towards the eastern end of the site, with the main entrance and access taken from Northwood Way to the south. Playing fields comprise the western part of the site.

Whilst the academy is visually part of the built up area of the village, surrounded

predominantly by residential development to the south and east, it is located within the Green Belt. Adjoining the site to the west and north is essentially open land, with the land to the north forming part of a Countryside Conservation Area.

The site to which this application relates forms an area to the rear (north east) of the main academy building, currently in use to provide a school mini bus parking compound, container storage and a small goal/penalty practice area. To the north west, the site is adjoined by the academy's dry training building (indoor sports building) whereas to the south east is a multi-use games area (MUGA). To the north east, this section of the academy's northern boundary is marked by mature trees and shrubs and adjoined by the extensive grounds of Roundwood House and Bluebell Cottage, with open fields beyond.

3.2 Proposed Scheme

This scheme is for a new detached single storey 'L'-shaped building which would have an overall length of 51.4m and width of 35.1m with the two limbs of the building having gently sloping mono-pitched roofs which fall from maximum roof heights of 5.3m and 4.9m on the south eastern and north western elevations respectively, to form a valley where the limbs of the building join. The building would be cedar clad between white painted rendered columns. A glazed entrance with a glass canopy would be sited on the front (south western) elevation and two cedar framed windows would be installed on the rear elevation and rooflights providing natural light.

The building would house a 25m long, 6 lane swimming pool and a separate 8.0m x 5.0m hydrotherapy pool. Separate changing, staff and plant facilities would be provided for each of the pools with seating for around 150 spectators for the main pool.

The pool would be available to the wider public outside of school hours and the hydrotherapy pool would be available for use by patient referrals from hospitals and doctor's surgeries. Access to the pool by the public would be through membership, daily charges or letting, with prices set in line with LEA prices to ensure parity. Capacity of the facility is assumed to be 20 adults at any one time. The swimming pool would be generally open between 07:00 to 22:00, with anticipated term time usage as follows:-

Pre-academy	Early swim lessons for the academy and community;
08:00 to 16:00	Academy use along with local partner schools;
16:00 to 18:00	Community use;
18:00 to 22:00	Club use

Additional staff required would comprise 1 manager, 6 to 8 pool attendants/life guards working on a shift/needs basis and 2 swimming teachers. Car and cycle parking provision would be provided by the existing academy car park and cycle parking facilities. Hardstanding and the rear access would be altered to re-provide mini-bus parking at the rear of the new building and landscaping would be re-configured.

The application is supported by the following documents:-

Design and Access Statement, including Policy Statement:

This provides the background to the proposals advising that a pool on this site formed part of the original proposals but had to be put on hold due to funding issues at the time. The site is then described and the location of other pools described. The report advises that due to poor accessibility, there is demand for a pool in Harefield. The pool will fulfill curricular obligations of the school and meet the needs of the wider community. The

hydrotherapy pool would be opened to the the community on a referral basis from hospitals and doctors surgeries. The report then goes on to describe the site selection process. The proposals and accessibility issues are described and relevant planning policies assessed. The demand and benefits of the proposed pool are assessed.

Transport Statement:

This provides an introduction to the study and describes the site and its access. Car parking usage of the site was surveyed in November 2011 and figures are presented. The proposal and the existing highway situation are then described and accident records assessed. Walking, cycling, public transport and traffic/parking impacts are assessed. The report concludes that the pool will mainly be used by the academy during school times and that the minimal additional traffic during the peak periods will not have a material impact on the local highway network. The existing car park provided at the site will be sufficient to accommodate the public use of the pool which will only occur outside academy opening times when parking demand from academy staff is significantly reduced and capacity exists.

Energy Statement:

This assesses the various energy requirements for the building and proposes the use of a number of technologies to maximise energy efficiencies.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site has been redeveloped in accordance with planning permission granted on 16/06/06 (17709/APP/2006/825) to provide a modern sports academy with educational facilities for 1,000 pupils. Community use of some of the facilities was an integral part of the planning permission.

An earlier scheme for the redevelopment of the site to provide a sports academy for 1,000 pupils, approved on 6/7/05 (17709/APP/2004/1914) was very similar to the later implemented permission in terms of the overall layout of the site, buildings and facilities proposed, but this earlier scheme also included a creche and a 723 sqm swimming pool adjoining the south-western corner of the main building. These elements were omitted from the later scheme and a sports hall originally sited to the north of the swimming pool on the western side of the main building was re-sited in place of the pool.

Following the grant of the original permission, other buildings granted permission on site include retrospective approval for 2 temporary classroom blocks, 2 temporary changing rooms and storage container on 25/08/05 (17709/APP/2005/983), a single storey detached building for use as changing rooms together with a bike shed and landscaping on 24/07/07 (17709/APP/2007/472) and a three storey building to provide accommodation for 50 boarders and 4 staff with ancillary amenity space, landscaping, car parking and biomass boiler enclosure on 18/09/09 (17709/APP/2009/624).

Permission was refused for two outdoor tennis courts with flood lights and removable dome on the open playing fields, away from the existing buildings on 30/6/10 (17709/APP/2009/2486), due to concerns over the likely permanence and impact of the dome and flood lighting on the green belt.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area. Replaced by PT1.EM2 (2012)
- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.CI2 (2012) Leisure and Recreation
- PT1.CI3 (2012) Culture
- PT1.E5 (2012) Town and Local Centres
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.

Part 2 Policies:

- NPPF1
- NPPF4
- NPPF7
- NPPF8
- NPPF9
- NPPF10
- NPPF11
- LPP 3.1 (2011) Ensuring equal life chances for all
- LPP 3.2 (2011) Improving health and addressing health inequalities
- LPP 3.16 (2011) Protection and enhancement of social infrastructure
- LPP 3.18 (2011) Education Facilities
- LPP 3.19 (2011) Sports Facilities
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.7 (2011) Renewable energy
- LPP 5.11 (2011) Green roofs and development site environs
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.15 (2011) Water use and supplies
- LPP 6.3 (2011) Assessing effects of development on transport capacity
- LPP 6.9 (2011) Cycling
- LPP 6.10 (2011) Walking

LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
R3	Indoor sports, leisure and entertainment facilities
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th September 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

49 neighbouring properties have been consulted, two notices have been displayed on site and the application has been advertised in the local press. 1 objection has been received from a neighbouring property, which also states that the occupiers of Bluebell Cottage, an independent dwelling on site also fully endorse the concerns raised. These are:-

- (i) Plans accompanying application do not show neighbouring properties,
- (ii) Neither adjoining occupiers, the two who are arguably the most affected by the proposals were informed of Residents' Association meeting on 18/3/10 so applicant's claim in para. 6.4 of D & A Statement that there is 'overwhelming support for the scheme' is questionable,
- (iii) As this site is Green Belt, and appears there are no plans to remove site from this designation, presumption against development must be applied,
- (iv) Since 2006, significant changes have occurred on site, predicated upon its educational requirements, with substantial new buildings and facilities have been granted permission,
- (v) Current proposal yet another substantial building in the Green Belt which is not necessary to ongoing functioning of the school,
- (vi) Other swimming pools exist within reasonable distance of school and not unusual for schools to use public facilities elsewhere,
- (vii) Latest policy guidance offers strongest possible protection to Green Belts and 'very special circumstances' need to be established. Applicants rely upon social, educational and health benefits, sporting strategy of the academy, lack of alternative sites, sustainability and transport benefits. Only educational aspect could possibly constitute 'very special circumstance' and this does not justify why the facility has to be erected on the Green Belt. Very special circumstances have not been demonstrated and application should be refused,
- (viii) There are 6 pools in Hillingdon, including the recently refurbished lido pool and a 50m, 8 lane pool at the Hillingdon Sports and Leisure complex just over 4 miles from the school which is hardly a considerable distance to travel,
- (ix) The D & A Statement ignores presence of adjoining properties and garden and has no regard to the vulnerability of the north-eastern boundary which already has a hard edge which will be consolidated by the pool building, creating a physical barrier which would damage Green Belt,
- (x) Proposal will result in further loss of visual amenity from neighbouring properties as this additional building will be located very close to joint boundary
- (xi) 'Landscaping' adjacent to boundary is nothing more than overgrown scrub and weeds with a few trees that does not create a visual barrier. Previously promised evergreen screening has not been implemented,
- (xii) Building has been designed with large windows overlooking neighbouring property, reducing

privacy,

(xiii) Light spillage over neighbouring site and rural area beyond,

(xiv) Noise and activity will be exacerbated by new building. Clarification sought that windows and rooflights should be fixed shut. No information about noise from plant and machinery. Operation from 7 to 22:00 could be seven days a week throughout the year and residential amenity should be protected from any unsociable noise,

(xv) Surface water from development should not exacerbate existing flooding problems of neighbouring land associated with the school,

(xvi) Various revisions and conditions are suggested,

GLA:

The erection of a building to house a swimming pool and hydrotherapy pool, associated landscaping and access arrangements does not raise any strategic issues as the proposed built development remains within the developed portion of the site.

The Mayor of London does not need to be consulted further on this application.

TfL:

Site and Surrounding

The Harefield Academy site is bounded to the east by Northwood Road and to the south by Northwood Way. The north and west boundaries abut open land. The nearest section of Transport for London Road Network (TLRN) is the A40 Western Avenue, which lies 5.2km to the south of the site. The nearest section of the Strategic Road Network (SRN) is the A404 Rickmansworth Road located approximately 2.3km to the east of the site.

Bus route 331 operates between Ruislip Station and Belmont Road, Uxbridge, and can be accessed on Northwood Road. The nearest London Underground Station to the site is Northwood (Metropolitan Line), which is some 3.4km east of the site. The Harefield Academy site is estimated to have a poor Public Transport Accessibility Level (PTAL) of 1a, on a scale of 1-6 where 6 is most accessible.

Car Parking

The development does not propose any additional parking spaces. Users of the sports facility will use the Academy's existing car park (145 spaces) on site, which includes 6 blue badge bays. The parking proposals are therefore considered in line with the London Plan policy 6.13 'parking'.

Cycle Parking

Harefield Academy currently provides 100 cycle parking spaces on site and the applicant has committed to providing additional facilities in accordance with the draft alterations to London Plan policy 6.9 'Cycling'. For swimming pools, these require 1 cycle parking space per 10 staff and 1 per 10 visitors. The applicant considers that this equates to only 1 additional space, which is accepted by TfL, in addition to the existing provision of 100 spaces.

Buses

Given the ancillary nature of the proposed development TfL considers that any impact on the bus network will be negligible and that no mitigation is required in this respect.

Travel Plans

TfL welcomes the proposed swimming pool integration into Harefield School's existing Travel Plan. Arrangements for delivery, servicing and construction activities should be agreed between the applicant and Hillingdon Council, and secured through condition if necessary.

Community Infrastructure Levy

From the information submitted with the planning application TfL consider a CIL contribution is required from the development. Whilst TfL understand that this is an educational development, the facility will also be open to the public and therefore falls within the CIL criteria.

Summary

Overall, TfL has no objections to the proposed development.

Environment Agency:

The Environment Agency did not need to be consulted on this application.

The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere.

Surface water management good practice advice should be used to ensure sustainable surface water management is achieved as part of the development.

Sport England:

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that is allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The policy states that:

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies.

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

The proposed building is located such that it is considered to accords with the following:

E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance and adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facilities on site.

This being the case, Sport England does not wish to raise an objection to this application.

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grant funding.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

English Heritage (Archaeology):

The present proposals are not considered to have an affect on any significant heritage assets of archaeological interest. The playing fields adjacent the Academy were subject to an archaeological evaluation in 2005 and no remains of significance were observed.

Any requirement for archaeological assessment of this site in respect to the current application could be waived.

HAREFIELD VILLAGE CONSERVATION AREA ADVISORY PANEL:

The Panel welcomed the proposal which was subordinate to but well related to the existing Academy building and overall layout of the campus.

In addition to being an important addition to the school, it would also be very much appreciated as it would also be available to the community.

Internal Consultees

Policy and Environmental Planning

The existing planning permission allowed for a pool in a Green Belt location.

In terms of the current application, the impact on the Green Belt is not so significantly greater than the existing planning permission to warrant a refusal.

Conservation/Design Officer:

No objections are raised on conservation or design grounds to this application.

Highway Engineer:

The applicant has submitted that out of the 145 car parking spaces available on site (incl. 32 spaces within the 6 mini bus spaces, but no layout is provided of the suggested 32 spaces), there is an average spare capacity of 28 spaces at the time of peak parking demand i.e. 6pm. No parking survey information is submitted to validate the applicant's submission. The academy's opening times are 7:30am to 8pm Monday to Friday, and 9am to 12pm on Saturdays. It is reported that on street parking takes place during the academy opening/finishing times, but no information is submitted in relation to this.

The swimming pool is proposed to be open between 7am and 10pm, with the anticipated term time usage as follows:

Pre-academy Early swim lessons for the academy and community;
8am to 4pm Academy use along with local partner schools;
4pm to 6pm Community use;
6pm to 10pm Club use

In the absence of information, it is recommended that details of the hours of community use be secured by condition to minimise highway impacts.

Tree/Landscape Officer:

There are several mature trees in the belt of landscaping containing immature shrubs and trees on the strip of land along the northern boundary of the site, which is divided (by a weld mesh fence) from the rest of the site. There is also a line of immature trees within the site, which was planted as part of the approved landscaping scheme for the development of the site.

The revised scheme makes provision for the retention and protection of the mature trees and immature trees and shrubs and for supplementary tree and shrub planting in the belt of landscaping. It also involves the transplanting or replacement of the line of immature trees to facilitate the proposed development.

Subject to conditions COM8 (modified to require the implementation of the approved tree protection measures), COM9 (modified to require the implementation and maintenance of the approved landscaping scheme) and COM10, the revised application is acceptable in terms of Saved Policy BE38 and the relevant Green Belt Policy (landscaping).

Access Officer:

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

As the proposal seeks to construct a new building to house a swimming pool and hydrotherapy pool with associated changing facilities for use by the Academy and external hirers (including hospitals and organisations supporting disabled people), the enlarged changing facility shown on plan for use by disabled people should be designed to accord with 'Changing Places' specifications as detailed in BS 8300: 2009.

Conclusion:

Acceptable, subject to a suitable planning condition attached to any grant of planning permission.

SUSTAINABILITY OFFICER:

I have no objections to the proposed development subject to the following comments and conditions:

Energy

The submitted energy assessment does not show:

1. An adequate baseline describing the total energy demand (kWhr) and CO2 emissions

(KgCO₂) from a 2010 Building Regulations compliant development.

2. How the efficiency measures impact on the total KWhr and KgCO₂.
3. How the development will use renewable energy to complete the required 25% reduction in CO₂ emissions.
4. Plans showing the incorporation of renewable energy on the final scheme.

The following condition is therefore necessary:

Condition

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include:

1. The calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately.
2. Proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services,
3. Proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP),
4. Proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies (clearly shown on plans and elevations where appropriate).

The assessment shall demonstrate that the measures proposed to meet steps 2 -3 above will reduce the CO₂ emissions by a minimum of 25% from the baseline (step 1). The development shall then proceed in accordance with the approved assessment.

Reason

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of the London Plan.

Sustainability

The site is in a severely water stressed area. The development is likely to have a high potable water demand through the extensive use of showers and wash basins. It is therefore necessary to reduce the pressure on existing water demands through the following condition:

A condition to reduce water consumption should also be imposed.

Environmental Protection Officer:

The application has been examined and we have no comments to make.

S106 Officer:

I have taken a look at the following proposal and do not consider there to be any planning obligation requirements at this time. This is however dependent upon assessments by other specialists feeding into this proposal.

Please note that they may have to meet a Mayoral CIL liability however this is to be determined when assessing against criteria they may be exempt.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Green Belt Policy

The main policy issue in relation to this development is the principle of additional development within the Green Belt and its impact upon its openness.

The application site forms part of the Green Belt. The NPPF advises that the essential characteristics of Green Belts are their openness and permanence. Paragraph 87 advises that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 advises that "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.' At paragraph 89, the NPPF goes on to advise that the construction of new buildings should be regarded as inappropriate. Exceptions to this include appropriate facilities for outdoor sport and recreation, but not indoor facilities.

Policy 7.16 of the London Plan seeks to maintain the protection of London's Green Belt and seeks to ensure that inappropriate development in the Green Belt should not be approved except in very special circumstances.

Policies in the adopted Hillingdon Local Plan (November 2012) endorse national and regional guidance, in particular, policies OL1 and OL4 which assess new buildings in the Green Belt. Furthermore, the application site is not identified in the Local Plan as a 'Major Developed Site'; is not a site suitable for deletion from the Green Belt; and is not a damaged, derelict or degraded land site. The proposal therefore represents inappropriate development and 'very special circumstances' therefore need to be demonstrated.

Very Special Circumstances

The swimming pool was included as part of the original proposals on this site for the academy buildings (17709/APP/2004/1914), albeit with a different siting, contained within the projecting limb on the western corner of the main academy building. Although this part of the building has been constructed, it now houses a sports hall, which has been re-located from the originally proposed siting at the north western end of the building, an area which is now mainly laid to lawn. This proposal therefore does not significantly alter the overall footprint of the originally approved scheme, which was justified in terms of 'very special circumstances' as the proposed academy buildings replaced the former John Penrose School buildings on site, offered visual improvements in terms of design and landscaping and afforded significant educational benefits. Although other buildings have been added to the site since, these buildings, including their Green Belt justification, were considered on their own individual merits.

In respect of the current proposal, the applicants argue that the proposed pool was an integral part of the original permission and its provision will complete a further phase of the academy's vision and complement existing facilities at the school, fulfilling its curricular obligations, whilst satisfying the needs of the wider community and a previous community commitment on this site. Although there are public pools available, the nearest being Highgrove Pool in Ruislip, some 7.5km away and at the Hillingdon Sports and Leisure Complex at Uxbridge, some 8km away, given the lack of good quality public transport and the inconvenience of travelling, there is demand for a pool in Harefield. In support of this, the applicants refer to the GLAs 'The provision of public swimming pools and diving facilities in London', October 2008 which identifies Hillingdon as one of the worst London boroughs in terms of accessibility to swimming pools, with 68% of its residents residing over a mile or a 20 minute walk from a public swimming pool. This is compounded by the fact that many of these residents also live in areas of poor public transport accessibility, such as is the case in Harefield. The report also goes on to highlight the general demand

for additional swimming pools which are accessible to the public in the London area and that school pools are seen as a vital resource in tackling some of the demand deficit. As such, a clear case can be made for the demand for the proposal.

The applicants advise that water based sports are currently taught off site and on site provision will have benefits in the level of teaching that can be provided and efficiencies in the timetable. The facility would significantly reduce the amount of travelling by students and the wider community in visiting other swimming venues thereby enhancing sustainability benefits and credentials of the academy.

The applicants then advise that alternative non-green belt sites within Harefield were assessed, but their availability is restricted. A total of 5 sites were investigated, but these were discounted as either being too close to residential areas and more readily suited to future housing supply or were already in use to provide allotment and sports facilities. 3 sites were then considered within the academy site but the current site represents the most suitable in terms of minimising its impact on the openness of the Green Belt, reducing impacts on the site perimeter and benefiting from existing services.

The proposed pool building would be located within the built-up eastern part of the academy site. The site has minimal amenity value, mainly providing hardstanding, in use as a mini-bus compound and a penalty practice area with the more important landscaping on site being re-provided/retained. Being single storey, the proposed building would be well screened by the adjoining taller academy buildings to the south east and north west. The MUGA and its fencing to the south east would also provide more limited screening from the established residential areas to the east. To the north, this part of the northern site boundary is reasonably well landscaped, with a landscaping belt. A condition will ensure that any significant gaps in this landscaped strip are filled. Furthermore, the proposed building would be mainly timber clad, which would allow the building to harmonise with existing buildings on site and assimilate with its rural surroundings.

It is therefore considered that as the provision of a swimming pool was previously justified in terms of very special circumstances and this scheme does not significantly alter the built-up appearance of the site, the pool would afford additional education and community benefits, reduce the need to travel, whilst its impact upon the openness of the Green Belt and the adjoining Countryside Conservation Area would not be significant. It is considered that the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is outweighed by these other considerations and very special circumstances have been demonstrated.

This view is supported by the Mayor, as the GLA's letter dated 4/10/12 states that the application 'does not raise any strategic planning issues as this proposed built development remains within the developed portion of the site'. On this basis, the GLA advise that the LPA may determine the application without further referral to the GLA.

Land use and loss of recreational space

The proposal also needs to be considered in the context of Hillingdon Local Plan Policies R4, R10 and R16. Policy R4 seeks to resist the loss of recreational open space particularly if there is (or would result in) a local deficiency, while Policy R10 regards proposals for new meeting halls, buildings for education, social, community and health services as acceptable in principle subject to other policies of the Plan. Policy R16 requires proposals for facilities open to the public to have inclusive access.

The proposed building would be sited on an area of land between existing buildings which does not form part of the formally laid out sports provision on the site and would not affect the quality or usability of the existing open space. Furthermore, Sport England raise no objections to the proposal. Policy R10 is generally supportive of new education, community and health buildings and Policy R16 is considered to have been satisfied (see Section 7.12).

7.02 Density of the proposed development

Not applicable to this scheme.

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

Policy BE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) seeks to protect remains of archaeological importance. English Heritage (Archaeology) advise that as the playing fields adjacent to the Academy were subject to an archaeological evaluation in 2005 when no remains of significance were observed, any requirement for archaeological assessment of this site in respect of the current application can be waived.

The application site does not form part of or is sited close to a conservation area or an area of special local character and there are no listed or locally listed buildings nearby that would be affected by this proposal.

The Council's Urban Design/Conservation Officer raises no objections to the proposal.

7.04 Airport safeguarding

The proposal does not raise any airport safeguarding issues.

7.05 Impact on the green belt

This has been dealt with in Section 7.05.

7.07 Impact on the character & appearance of the area

The proposed building would be sited well away from the road frontages to the site, largely screened by existing buildings, structures and landscaping. The bulk and scale of the building is considered acceptable and the design and choice of materials is considered appropriate in the context of the modern buildings on site. On this basis, the Council's Urban Design/Conservation Officer raises no objections to the proposal.

The impact of the proposal upon the Green Belt is considered in Section 7.05 of this report.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) seek to ensure that the design and layout of new buildings do not result in a significant loss of residential amenity due to overdominance, loss of light or loss of privacy.

The nearest residential properties to the proposed pool building would be Roundwood House and Bluebell Cottage, immediately adjoining the Harefield Academy site to the north and the residential properties on the southern side of Northwood Road, opposite the site. Although the pool building would adjoin the residential curtilage of Roundwood House/Bluebell Cottage, the proposed building would be sited towards the rear of its extensive grounds, with the nearest part of the residential building being separated from the proposed pool building by a distance of some 130m and 115m from the nearest properties opposite. These separation distances greatly exceed the 21m distance required to ensure privacy recommended by the Council's design guidance and coupled with the single storey height of the proposal, the tree and shrub belt on the northern boundary of the site and windows in the pool building being kept to a minimum and well away (over

20m) from the boundary, the proposal would have no material impact on the amenities of surrounding residential occupiers by reason of dominance, loss of sunlight or privacy.

Similarly, adjoining residential properties are sufficiently remote from the proposed building to ensure that light spillage would not affect neighbouring properties. It is also noted that the number of windows has been kept to a minimum and would be positioned away from the site boundaries. Noise issues are considered in section 7.18 of this report.

Overall, it is not considered that the proposed development would have any adverse impacts on the amenity of nearby residential occupiers.

7.09 Living conditions for future occupiers

Not applicable to this proposal.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Saved Policies UDP states that planning permission will not normally be granted for developments whose traffic generation is likely to have a detrimental impact on the free flow of traffic, pedestrian or highway safety. Policies AM14 and AM15 also apply adopted car parking standards.

The submitted Transport Statement advises that the public would utilise existing car parking facilities on site, totalling 145 spaces (including 7 accessible spaces). The Council's Highway Engineer does not raise any objection to the proposal, being satisfied that adequate spare capacity for parking would be available at the times of public use, but recommends that details of the community use and timings need to be agreed. This has been conditioned.

TfL have also commented on the application. They raise no objections to the proposal and are supportive of the pool being included within a revised travel plan which has been conditioned. Any need for additional cycle parking could also be assessed as part of this process.

7.11 Urban design, access and security

Relevant planning considerations have been addressed elsewhere within this report.

7.12 Disabled access

The Council's Access Officer has examined the proposals and advises that the scheme is generally acceptable, but that the enlarged changing facility shown on plan for use by disabled people should be designed to accord with 'Changing Places' specifications as detailed in BS 8300: 2009. This would be controlled by a recommended condition.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided when necessary.

The Council's Tree and Landscape Officer advises that there are several mature trees in the belt of landscaping containing immature shrubs and trees on the strip of land along the northern boundary of the site, which is divided (by a weld mesh fence) from the rest of the site. There is also a line of immature trees within the site, which was planted as part of the approved landscaping scheme for the development of the site.

The revised scheme makes provision for the retention and protection of the mature trees and immature trees and shrubs and for supplementary tree and shrub planting in the belt

of landscaping. It also involves the transplanting or replacement of the line of immature trees to facilitate the proposed development.

The officer advises, that subject to conditions, the scheme is acceptable.

7.15 Sustainable waste management

Not applicable to this development.

7.16 Renewable energy / Sustainability

The Council's Sustainability Officer has examined the proposals and raises no objections, although conditions are recommended to deal with energy and water usage.

7.17 Flooding or Drainage Issues

The application site is not located within a flood risk area. Surface water run-off would be managed by use of a sustainable urban drainage scheme which has been conditioned.

7.18 Noise or Air Quality Issues

The proposed swimming pool building would be sited over 100m from neighbouring properties and any noise from users of the pools would largely be contained within the building. No additional car parking is proposed with the existing parking facilities on site serving the pool which are located at the front of the site. Also, the proposed mini-bus parking at the rear of the pool building would replace an existing parking compound. As such, the proposal would be unlikely to give rise to any significant additional noise or general disturbance.

Similarly, the proposal is unlikely to give rise to any material air quality issues.

The Council's Environmental Protection Officer has examined the application and advises that it is acceptable. A condition has been added to control noise levels.

7.19 Comments on Public Consultations

In terms of the comments raised by the neighbouring occupiers, points (i) and (ii) are noted, but in as regards point (i), the relationship of neighbouring properties is described in the officer's report and impacts are fully considered. As regards points (iii) - (viii), Green Belt issues are considered in the officer's report as have points (ix) - (xiv) raising residential amenity issues. As regards point (xv), flooding of neighbouring land would be mitigated by a sustainable urban drainage system, the provision of which is controlled by condition. As regards point (xvi), all material planning issues have been considered in the report and all necessary and appropriate conditions are recommended.

7.20 Planning Obligations

Given the nature of the proposed development, the scheme does not give rise to the need for any planning obligations.

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application.

7.22 Other Issues

The application does not raise any other planning issues.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The proposal does represent inappropriate development, but it is considered that 'very special circumstances' have been demonstrated to justify the development.

The proposed building would be sited on the built-up part of the site, close to other buildings. The building is acceptable on design grounds and being mainly cedar clad, it would harmonise with the materials of other modern buildings on site whilst integrating with its more rural surroundings. The building is sufficiently remote from neighbouring residential properties so that their amenities would not be adversely affected. The scheme makes adequate provision for the protection and enhancement of existing landscaping. The highway impacts of the development are also acceptable. Energy efficiencies and a sustainable urban drainage system would be secured by conditions.

Although the application has been referred to the Mayor, the GLA consider that the application does not raise any strategic issues and it does not need to be referred back to them. The application does need to be referred to the Secretary of State.

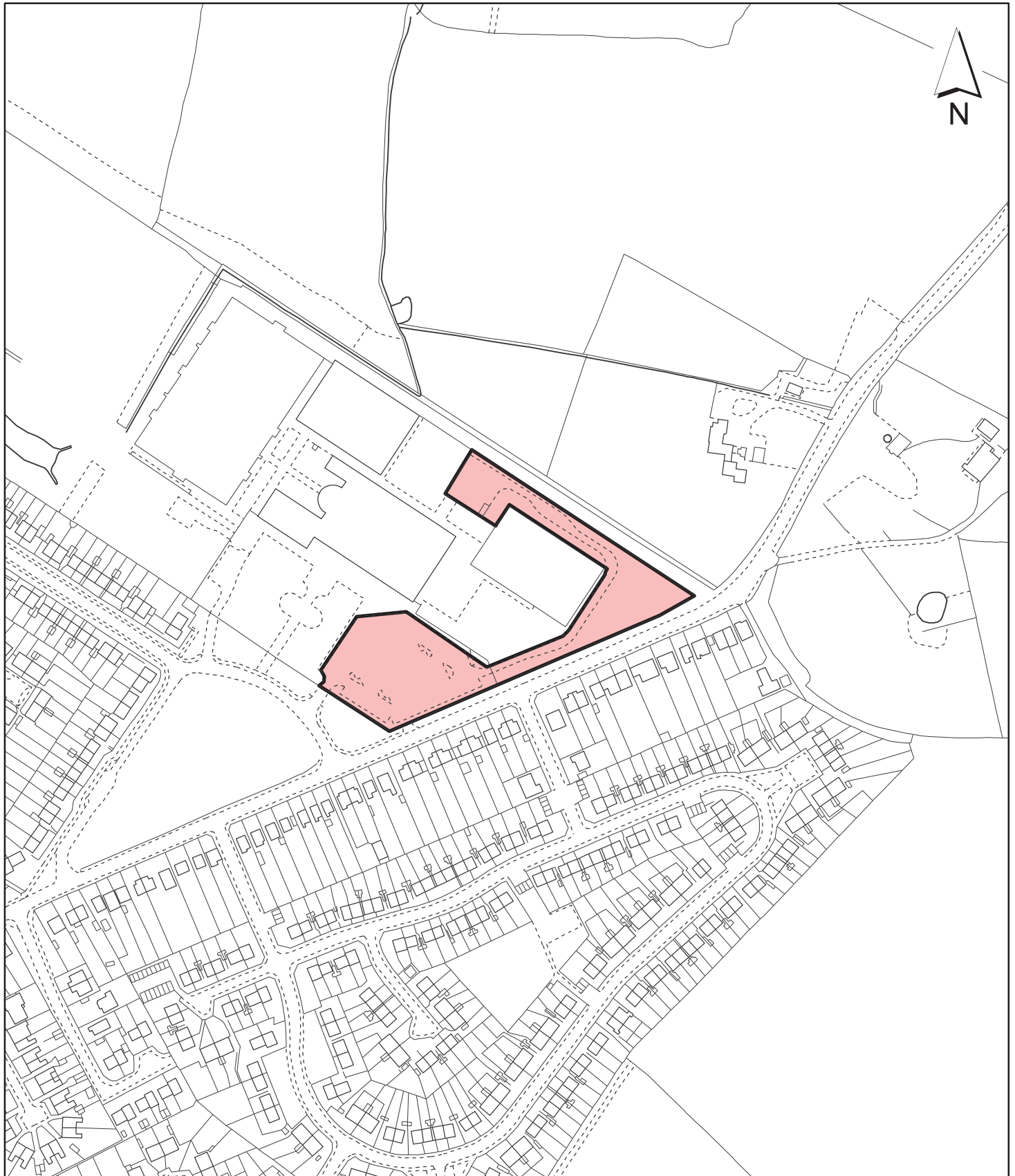
The application is recommended for approval.



11. Reference Documents

National Planning Policy Framework (March 2012)
London Plan (July 2011)
Hillingdon Local Plan (November 2012)
HDAS: 'Accessible Hillingdon'
Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



<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). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">Harefield Academy Northwood Way Harefield</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 align="center">17709/APP/2010/2844</p>	<p>Scale</p> <p align="center">1:3,000</p>	
	<p>Planning Committee</p> <p align="center">North</p>	<p>Date</p> <p align="center">March 2013</p>	