

REQUEST THAT CONSULTATION BE UNDERTAKEN WITH LOCAL RESIDENTS MOST AFFECTED BY THE DEVELOPMENT OF THE BOARDING ACCOMMODATION AT THE HAREFIELD ACADEMY

ITEM 5

Cabinet Member	Councillor Keith Burrows
Cabinet Portfolio	Planning and Transportation
Report Author	James Rodger, Planning and Community Services
Papers with report	Appendices A & B

HEADLINE INFORMATION

Purpose of report	To inform the Cabinet Member that a petition has been received from Borough residents requesting that further consultation be undertaken by the Council, with local residents most affected by the development of the boarding accommodation at the Harefield Academy.
Contribution to our plans and strategies	N/A.
Financial Cost	There are none directly associated with the recommendations to this report.
Relevant Policy Overview Committee	Residents' and Environmental Services
Ward(s) affected	Harefield

RECOMMENDATION

That the Cabinet Member:

1. Meets and discusses with petitioners their concerns regarding the consultation process
2. Does not request that further consultations be carried out on the planning application.
3. Confirms the decision made by the North Planning Committee at its meeting of the 23rd June in respect of the application for the erection of a three storey building to provide accommodation for 50 boarders and 4 staff with ancillary amenity space, landscaping, car parking and biomass boiler enclosure at Harefield Academy, Northwood Way, Harefield (Ref: 17709/APP/2009/624).

INFORMATION

Reasons for recommendation

It is considered that adequate public consultations have been carried out over and above statutory requirements in connection with this application. Local residents have been given an opportunity, and have taken the opportunity, to express their views regarding this proposal and their interests have not been prejudiced. The North Planning Committee has considered the views of residents in determining the application.

Alternative options considered

The chief petitioner has requested that the Council undertake a further formal consultation process. In practice this would serve no useful purpose, as extensive consultations have already been carried out and the views of local residents have been received by way of 5 letters of objection and a petition with 62 signatures. The North Planning Committee has considered the views of residents, by way of the report to the Committee, the addendum report and the presentation of the petitioner, in determining the application.

Comments of Policy Overview Committee(s)

None at this stage.

Supporting Information

1. On 23 June 2009 the North Planning Committee resolved to grant Planning permission for a 3-storey building at Harefield Academy, Northwood Way, Harefield to provide accommodation for fifty boarders and four staff, subject to conditions and the following:
 1. That the application be referred to the Mayor under Article 5 of the Town and Country Planning (Mayor of London) Order 2008 (Stage 2 referral).
 2. That the application be referred to the Secretary of State as a departure from the provisions of the Development Plan.
 3. That subject to the Secretary of State not calling in the application and the Mayor (i) not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or (ii) not issuing a direction under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, the application be deferred for determination by the Director of Planning and Community Services under delegated powers.
2. The Secretary of State has decided not to 'call in' the application and has agreed that the application should be determined by Hillingdon Borough Council. In addition, the Mayor of London is also content to allow Hillingdon Council to determine the case itself and does not wish to direct refusal.
3. In terms of the scope of the public consultations, the statutory requirement for publicity for applications for planning permission for development which does not accord with the provisions of the Development Plan in force in the area is

- (a) by site display in at least one place on or near the land to which the application relates for not less than 21 days.
- (b) by local advertisement.
4. The application was advertised in the local press on April 29, 2009, as a development not in accordance with the provisions of the Development Plan.
 5. A site notice was posted at the entrance to the site on 23rd April 2009.
 6. In addition to the above mentioned statutory requirements, 51 surrounding residents were consulted individually by letter on 22 April 2009. The road opposite the boarding accommodation proposal is Northwood Road. The actual site frontage of the part of the Academy outlined in red for the proposed building is from 126 -142 Northwood Road. The whole school frontage (including the access road up Newdigate Road East), runs from 104-152 Northwood Road.
 7. According to Council records, the following properties were consulted, in connection with the planning application (Ref: 17709/APP/2009/624):
92 - 156 Northwood Road (evens), Harefield, UB9 6PS
93 Northwood Way, Harefield, UB9 6ET
95 - 125 Newdigate Road East, Harefield, UB9 6ET
Roundwood House Northwood Road, Harefield, UB9 6TP
Harefield Tenants and Residents Association (UB9 6LJ)
Ickenham Residents Associations (Green Belt issues).
Bickerton's Aerodromes Ltd.
 8. The correct post codes were used and to date, there has been no return mail.
 9. Of all the properties within the vicinity of the proposed development, only 138A Northwood Road was not consulted, due to an administrative error. However, a detailed letter of objection was received from the occupiers of that property, and the comments contained in that letter were reported to Committee.
 10. There is written confirmation that the organiser of the petition (the occupier of Roundwood House) did receive a consultation letter. A letter dated 11 May 2009, written by Godfrey Chapples, on behalf of Mr. and Mrs Levy (of Roundwood House), Northwood Road, states,
"On behalf of Mr. and Mrs. Peter Levy, we write to formally acknowledge receipt of your letter dated 22 April 2009."
 11. Responses were also received from Bickerton's Aerodromes Ltd on 14 May 2009 and Harefield Residents Association on 30 May 2009.
 12. At a meeting between the case officer and Mr. and Mrs. Levy, held at Roundwood House on 18 June 2009, it was confirmed by Mrs Levy, that in the course of canvassing her neighbours to object to the scheme, she was informed by at least one resident of Northwood Road that they had received their consultation letter, but had not bothered to reply.
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PART 1 – MEMBERS, PUBLIC AND PRESS

13. Subsequently, letters of objection were received by the Council from the following properties: 110, 124, 128, 138A Northwood Road and 15 Ash Grove, Harefield. In addition, a petition with 62 signatures was received on 19 June 2009, objecting to the proposal. These letters of objection and petition were reported to and considered by Committee.

14. In addition to the public consultation exercise carried out by the Council, the Academy did a comprehensive public consultation event prior to submission, including a public exhibition, which was well advertised to local residents.

Financial Implications

There are none associated with recommendations to this report.

EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

What will be the effect of the recommendation?

To allow the Cabinet Member to discuss in detail the concerns of petitioners.

Consultation Carried Out or Required

No consultation is required.

CORPORATE IMPLICATIONS

Corporate Finance

N/A.

Legal

The Council has carried out its statutory duties with respect to public consultations.

BACKGROUND PAPERS

Report to the North Planning Committee dated 23 June 2009.
Minutes of the North Planning Committee of the 23rd June 2009