

## Report of the Head of Planning, Sport and Green Spaces

**Address** NORTHWOOD GOLF CLUB RICKMANSWORTH ROAD NORTHWOOD  
**Development:** Single storey outbuilding for use as storage of golf buggies  
**LBH Ref Nos:** 7932/APP/2013/667  
**Drawing Nos:** Design and Access Statement  
Location Plan to Scale 1:1250  
northwoodgolfclub/0  
northwoodgolfclub/1  
northwoodgolfclub/6  
northwoodgolfclub/7  
northwoodgolfclub/8

**Date Plans Received:** 18/03/2013                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 20/03/2013

### 1. SUMMARY

The proposed development is for the erection of a single storey building for the storage of golf buggies. The proposed building by virtue of its siting and size would have a minimal impact on the open character of the Green Belt and would facilitate an appropriate use within the Green Belt.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 RES3 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 RES4 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 Location Plan, Design and Access Statement, Northwoodgolfclub/0, Northwoodgolfclub/1, Northwoodgolfclub/6, Northwoodgolfclub/7 and Northwoodgolfclub/8 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: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

#### 3 A7 Screen Planting/Hedges

The screen planting/trees shown on the approved plans shall be permanently retained and any trees or other planting which die, are removed or become seriously damaged or diseased within a period of 5 years from the completion of development, shall be replaced in the next planting season with others of similar size and species.

## REASON

To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the visual amenities of the Green Belt.

## 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders

### **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            I47            Damage to Verge**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

### **5            I59            Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies), then London Plan Policies. On the 8th

November 2012 Hillingdon's Full Council agreed the adoption of the Councils 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.

### **3. CONSIDERATIONS**

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

The application relates to a site located on the south-western side of Rickmansworth Road, and comprises a large area of open land of approximately 30 hectares, in use as a Golf Course with an ancillary Golf Club building. The land falls from the north-east (Rickmansworth Road) to the south-west (the main golf course area).

Adjacent to the club house building on Rickmansworth Road comprises a mixture of land uses including a restaurant and a car sales room. To the north of the application site boundary is the Gravel Pits, a wooded area which was a major source of gravel for mending local roads pre 20th Century. To the western boundary are the rear gardens of properties within the Copsewood Estate Area of Special Local Character. 100m north east of the site is Northwood Town Centre and Green Lane Conservation Area. To the south-west of the site is Copse Wood and to the south-east of the site is Northwood Hills.

The site lies within the Green Belt as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **3.2 Proposed Scheme**

The application is for the erection of a single storey detached building, adjacent to the existing footpath and car parking area. The proposed development would measure 6.5m wide, 6.0m deep and 4.0m high with a pitched roof. The building would have a total floor area of 39 square metres and would be finished in timber cladding and a slate roof.

The applicant seeks to erect the proposed development to facilitate the storage of electric buggies used by disabled members of the golf club.

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

7932/APP/2000/685          Northwood Golf Club Rickmansworth Road Northwood  
DETAILS OF GREY WOOD STAIN IN COMPLIANCE WITH CONDITION 1 OF PLANNING PERMISSION REF.7932M/99/1577 DATED 27/10/99; ERECTION OF A BOUNDARY FENCE (RETROSPECTIVE APPLICATION)

**Decision:** 08-06-2000    Approved

7932/APP/2002/56          Northwood Golf Club Rickmansworth Road Northwood  
INSTALLATION OF A WATER STORAGE TANK AND PUMP STATION IN THE GREEN KEEPERS YARD

**Decision:** 21-02-2002    Approved

7932/APP/2002/663 Northwood Golf Club Rickmansworth Road Northwood  
DETAILS OF LANDSCAPING SCHEME IN COMPLIANCE WITH CONDITION 2 OF  
PLANNING PERMISSION REF.7932/APP/2002/56 DATED 21/02/2002; INSTALLATION OF A  
WATER STORAGE TANK AND PUMP STATION IN THE GREENKEEPERS' YARD

**Decision:** 30-04-2002 Approved

7932/APP/2004/2441 Northwood Golf Club Rickmansworth Road Northwood  
RETENTION OF A TEMPORARY TOILET BLOCK ADJOINING CLUBHOUSE  
(RETROSPECTIVE APPLICATION)

**Decision:** 20-10-2004 ALT

7932/APP/2004/3094 Northwood Golf Club Rickmansworth Road Northwood  
EXTENSION OF REAR TERRACED AREA

**Decision:** 03-02-2005 Approved

7932/APP/2008/399 Northwood Golf Club Rickmansworth Road Northwood  
INSTALLATION OF A GOLF COURSE TOILET FACILITY.

**Decision:** 08-05-2008 Approved

7932/APP/2008/409 Main Carpark, Northwood Golf Club Rickmansworth Road Northwood  
ERECTION OF A SINGLE STOREY SECURITY CABIN AT CAR PARK EXIT.

**Decision:** 08-05-2008 Approved

7932/APP/2009/2555 Northwood Golf Club Rickmansworth Road Northwood  
2 timber framed, open fronted, driving range bays for teaching golf and a halfway house for  
occasional provision of refreshments on the golf course.

**Decision:** 09-03-2010 NFA

7932/D/76/0288 Northwood Golf Club Rickmansworth Road Northwood  
Erection of trolley shed.

**Decision:** 05-07-1976 ALT

7932/F/88/2657 Northwood Golf Club Rickmansworth Road Northwood  
Retention of a 1.8m high chain link fence

**Decision:** 02-06-1989 Approved

7932/K/94/1604 Northwood Golf Club Rickmansworth Road Northwood

Erection of dustbin enclosures and conversion of internal dustbin enclosure to storage

**Decision:** 14-12-1994 Approved

7932/M/99/1577 Northwood Golf Club Rickmansworth Road Northwood  
Erection of a boundary fence (retrospective application)

**Decision:** 27-10-1999 Approved

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

As above.

#### **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

Part 2 Policies:

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL4 Green Belt - replacement or extension of buildings

BE13 New development must harmonise with the existing street scene.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE23 Requires the provision of adequate amenity space.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

BE39 Protection of trees and woodland - tree preservation orders

#### **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

#### **6. Consultations**

##### **External Consultees**

4 neighbours, Northwood Hills and Northwood Residents Association have been consulted. A site notice was also erected. No responses received.

##### **Internal Consultees**

Trees and Landscaping:

This site is within the Green Belt.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): The area of the proposed development is an area of scrub, and grass just off the 1st Fairway without any significant trees or vegetation of merit.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): None that will be affected by this development.

Scope for new planting (yes): There is scope for tree planting to screen the proposed development and this is proposed in the scheme.

Recommendations: This development is within the green belt, but would appear to be associated with open air recreation so would be allowed under saved policy OL1.

Conclusion (in terms of Saved Policy BE38, OL1): Acceptable, subject to confirmation by others that it is acceptable under policy OL1 Note:

## **7. MAIN PLANNING ISSUES**

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

Although the application site is situated within the Green Belt, it is considered that the principle of development is acceptable given that the proposed development would assist in the function of the permitted recreational use as discussed in further detail in Section 7.05

### **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**

Not applicable to this application.

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

National Planning Policy Framework and Policy OL1 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the provision of facilities for outdoor sport and outdoor recreation is considered as appropriate development within the Green Belt. Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that any development is not disproportionate, does not injure the visual amenities of the Greenbelt and does not create a 'built-up appearance'.

The current use of the site is considered appropriate as a Golf Course falls under 'outdoor recreation and sport'. The proposed development would be ancillary to the existing use and would assist in its function and service provided to customers.

The minimal scale of the proposed development would ensure that it would remain inconspicuous and would not harm the visual amenities of the Green Belt. The proposed extension would be sited positioned next to the car parking area and existing footpath within the site, and adjacent to trees. As such, the proposed development would not affect the open character of the main golf course and would be situated within an existing built-up area. Furthermore, the existing trees are proposed to be retained and new trees are proposed which would screen the proposed structure. As such the proposed development would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies OL1, OL4, BE13, and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

The size, design, detailing and materials (notably the timber cladding) would ensure that the proposed development would harmonise with surrounding area. Furthermore, the proposed development would be adequately screened by the existing and proposed planting and would not be unduly prominent from Rickmansworth road due to the existing change in levels. It is therefore considered that the proposed development would not detract from the visual amenities of the street scene and character and appearance of the area in accordance with Policy BE1 of the Hillingdon Local Plan: Part One -Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

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

Policies BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) seek to ensure that the amenities of adjoining occupiers are protected in new developments.

The siting of the proposed development would ensure it would be located away from the adjoining occupiers and would be screened by the existing club house and car parking area. Furthermore there are no residential occupiers in the adjacent buildings. It is considered that the proposed development would not impact on the amenities of the adjoining occupiers in terms of visual intrusion, overlooking, loss of daylight or loss of sunlight in accordance with Policies BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposed extension would not increase the capacity of the golf club or use of the golf course and thus would not impact upon parking provision, traffic or pedestrian safety in accordance with Policy AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

The proposed development would be accessed via the existing level tarmaced pathway which leads from the car parking area to the club house.

#### **7.12 Disabled access**

The proposed building is to enable the provision of a covered facility for golf buggies which are available for disabled users of the golf course. The proposed building would be accessible to disabled users from the existing footpath and is thus acceptable.

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

Not applicable to this application.

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

Existing shrubs would be removed to facilitate the development, however this is considered acceptable by the Council's Tree Officer and the existing trees would be retained. It is also proposed to incorporate new planting to further screen the proposed development which has been conditioned to ensure it is implemented and retained. The proposed development therefore accords with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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



Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

No consultation responses were 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**

None.

**8. Observations of the Borough Solicitor**

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

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

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

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

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

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

Not applicable to this application.

**10. CONCLUSION**

The proposed development is considered to accord with the Policies of the NPPF, London



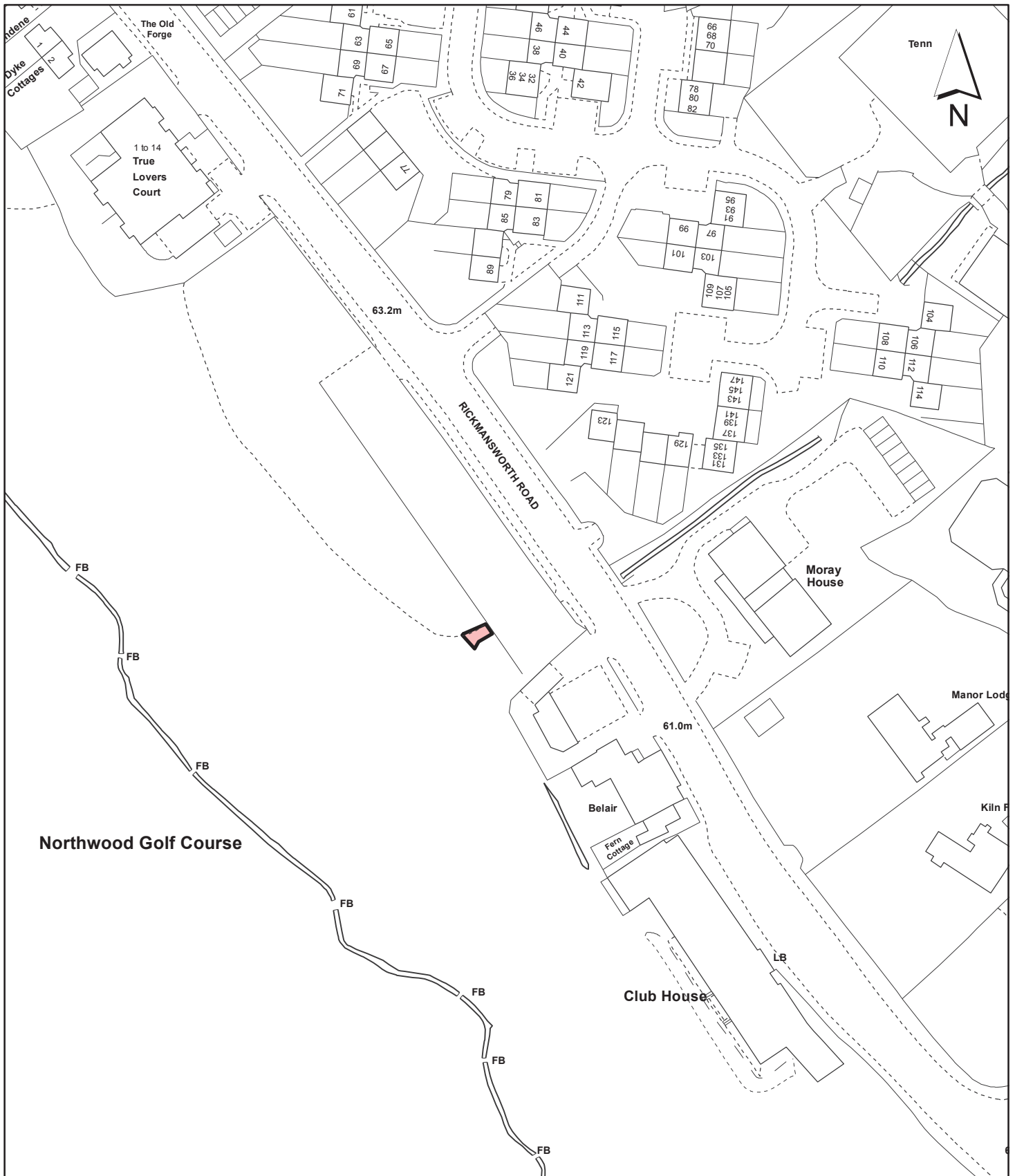
Plan and the Local Plan and is recommended for approval.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan 2011  
National Planning Policy Framework

**Contact Officer:** Henrietta Ashun

**Telephone No:** 01895 250230



**Notes**



Site boundary

For identification purposes only.

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Site Address

**Northwood Golf Club  
Rickmansworth Road  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**7932/APP/2013/667**

Scale

**1:1,250**

Planning Committee

**North**

Date

**May  
2013**



**HILLINGDON**  
LONDON