



In 2012, the Council authorised officers to implement the amended Disabilities Commissioning Plan and, as part of that, to develop a new resource centre for people with complex needs at the Queens Walk site and also to decommission Park View and Woodside day centres and use them to develop extra care housing for people with learning disabilities. The new resource centre will be available to those people with a learning disability and other complex needs that live with carers and who's Fair Access to Care Eligibility assessment and support planning process identifies needs that are either wholly or partly best met in a building based service. Service users with varying abilities will be enabled to access the building. Services will include therapies (such as physiotherapy, music and drama), information and advice on employment and training, and outside activities.

It is noted that a portion of the Deansfield Primary School playing field would be lost as a result of the proposals, which Sport England originally raised an objection to. Sport England have been reconsulted on the basis the Council will make a contribution towards sports equipment for Deansfield Primary School, which they consider is sufficient to offset this loss, as such, they have withdrawn their objection.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.18 and UDP policy R10, which seek to encourage the provision of new and/or enhanced educational facilities. It is not considered that the proposed development would result in an unacceptable visual impact on the visual amenities of the site or the surrounding area. The proposal would not have any detrimental impact on the amenities of the occupiers of neighbouring residential units and it is not considered that the development would lead to such a significant increase in traffic that refusal could be justified on highway grounds. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended subject to Sport England formally withdrawing their objection.

## **2. RECOMMENDATION**

**That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to any relevant amendments agreed by the Head of Planning, Sport and Green Spaces, and the following:**

**A) That the Council enters into a Statement of Intent, or other legal mechanism, to secure:**

**i. A contribution of £10,000 to be paid to Deansfield Primary School towards the provision of sports equipment, including (but not limited to) goal posts, line painting, netball hoops, rounders equipment (including posts, bats and balls), training bibs, football, rugby and netball training/coaching kits and the provision of a long jump and sandpit, together with indoor sports equipment.**

**B) Sport England formally withdrawing their objection to the application.**

**C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.**

**D) That subject to the above, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers, subject to the completion the Statement of Intent or other legal mechanism.**

**E) That if the application is approved, the following conditions be imposed subject**

**to any changes negotiated by the Head of Planning, Sport and Green Spaces prior to issuing the decision:**

**1 SP01 Council Application Standard Paragraph**

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

**2 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.

**3 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 2012/D92/01 Rev A; 2012/D92/02 Rev B; 2012/D92/03 Rev D; 2012/D92/04 Rev A; 2012/D92/05 Rev B; 2012/D92/06 Rev A; 2012/D92/07 Rev A; 2012/D92/08 Rev A; 2012/D92/09; 2012/D92/10 Rev A; 2012/D92/11; 2012/D92/12 Rev A; 2012/D92/13 Rev D; 2012/D92/14; 2012/D92/15; 2012/D92/18; 2012/D92/19; 2012/D92/20 Rev A (Car Park); 2012/D92/20 (Side Access); 2012/D92/21 (Car Park); 2012/D92/21 (Side Access); 2012/D92/22; and shall thereafter be 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).

**4 COM5 General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:  
Accessibility Measures (Design and Access Statement V3 (2012/D92 V3))  
Sustainable Design Features (Surface Water Drainage Strategy (518694/C03 Rev A (November 2012) and Mechanical and Electrical Services Planning and Services Strategy Report (611851 (31/10/2012))

Thereafter the development shall be maintained in accordance with these details 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).

**5 COM7 Materials (Submission)**

No development shall take place until details of all materials and external surfaces, , including details of balconies 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).

### **6 COM8 Tree Protection**

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

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

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

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

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

## REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **7 COM9 Landscaping (car parking & refuse/cycle storage)**

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

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points and four disabled parking bays)

- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

### 3. Details of Landscape Maintenance

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

### 4. Schedule for Implementation

#### 5. Other

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

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

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policies 5.11 and 5.17 of the London Plan (July 2011).

### **8 NONSC Secured by Design**

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

#### REASON

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

### **9 NONSC Fire Emergency Plan**

Prior to the first occupation of the development hereby approved a comprehensive fire emergency plan that demonstrates how disabled people will be safeguarded from fire and enabled to evacuate the building shall be submitted to and approved in writing by the Local Planning Authority.

#### REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 3.1, 3.8 and 7.2 of the London Plan (2011).

### **10 NONSC Imported Soils**

All imported soils used for landscaping purposes including soils shall be clean and free of contamination.

REASON

To ensure that the users of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**11 COM20 Air extraction system noise and odour**

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**12 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 policy 5.12 of the London Plan (July 2011).

**13 NONSC PV Installation/Monitoring**

Prior to construction of the building hereby approved, full details of the proposed photovoltaic installation, including measures as to how the energy savings produced will be monitored, shall be submitted to and approved in writing by the Local Planning Authority. The photovoltaic panels shall thereafter be retained, maintained and monitored for the lifetime of the development.

REASON

To ensure a sustainable approach to energy efficiency and carbon reductions is met

across the existing school site, in accordance with Policies 5.2 and 5.3 of the London Plan (2011).

**14 COM12 Use Within Same Use Class**

The premises shall be used for the purposes of a educational and well being facility and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

**REASON**

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking in compliance with policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

**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.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
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
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
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
R6	Ancillary recreational facilities
R8	Loss of facilities which support arts, cultural and entertainment activities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
>>	London Plan (2011) Policies
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.8	(2011) Outer London: Transport
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 3.18	(2011) Education Facilities
LPP 3.19	(2011) Sports Facilities
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.4	(2011) Retrofitting
LPP 5.7	(2011) Renewable energy
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.21	(2011) Contaminated land
LPP 6.1	(2011) Strategic Approach
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 7.13	(2011) Safety, security and resilience to emergency
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy



**3**            11                    **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**            13                    **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**            111                    **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**            113                    **Asbestos Removal**

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

**7**            115                    **Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

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

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

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

**8 118 Storage and Collection of Refuse**

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans. For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

**9 119 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).

**10 134 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](http://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](http://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](http://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](http://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.

## **11 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](mailto:petersale@hillingdontraining.co.uk)

## **12**

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from 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 their facility, particularly in situations where reasonable adjustment can be incorporated with relative ease.

The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

### **3. CONSIDERATIONS**

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

The site is approximately 3700sqm, and lies to the west of Queens Walk, to the west of Deansfield Primary School, to the northern side of the school's playing field. Queensmead School lies further to the south, and the Queensmead Sports Centre ground to the west. The existing building on the site is approximately 1000sqm, and is single storey. The Ruislip Early Years and Children's Centre (EY & CC) is a single storey building and the row houses, to the north, are two storey 2-4 bedroom semi-detached houses.

The site is accessed via a small access road off Queens Walk, which also serves the EY & CC. The Resource Centre site lies to the west of the recently completed EY & CC. To the south lie the playing fields of Deansfield Primary School. To the north lies Long Drive, which is made up of a row of semi-detached houses. The back-gardens of these houses form the northern boundary of the site.

### 3.2 Proposed Scheme

This application seeks full planning permission for the refurbishment of the Hillingdon Training Centre to form a Learning Resource Centre for people with severe learning and physical disabilities, and the construction of a new WREN MENCAP Centre, together with associated external works including the creation of a new sensory garden on the site.

The Queens Walk site currently houses an existing single storey Terrapin building, between 7 and 8 years old. The existing roof covering will need to be wholly or partially replaced subject to a condition survey.

The new resource centre will be available to those people with a learning disability and other complex needs that live with carers and who's Fair Access to Care Eligibility assessment and support planning process identifies needs that are either wholly or partly best met in a building based service.

Service users and carers are involved in the design and development of the new facility. Service users with varying abilities will be enabled to access the building. Services will include therapies (such as physiotherapy, music and drama), information and advice on employment and training, and outside activities. The following facilities will be included:

- Hydrotherapy pool, sensory room and snoozeleum
- A cafe open to the local community and staffed by volunteers
- Accessibility: ramps, doors and space for wheelchairs
- Equipment: hoists, lockers, showers, changing rooms
- Cooking facilities: kitchen, cooker, microwave
- Toileting facilities: changing tables, washing machine and dryer
- Staff: sufficient numbers to manage the centre safely
- Outside area with parking facilities
- A sensory garden to stimulate users through sight, sounds, texture.

To provide the sensory garden of a suitable size and provide adequate external facilities, ideally additional space is required and this can be accessed by squaring off 563 square metres of land forming part of the grounds of Deansfield Primary School. The impact on the school of the loss of the 563 square metres is not detrimental to the school as even after the loss there is still significantly above minimum playing field area provision. In return for the loss of a small portion of playing fields London Borough of Hillingdon will offer Deanesfield Primary School a contribution towards Sports Equipment.

The Wren Centre is a Mencap provided social club for people with learning disabilities. The development includes the construction of a new standalone timber frame single storey building to be sited adjacent to the new resource centre. The Wren Centre will be in use only in the evenings and at weekends. Thus the benefit of siting the building adjacent to the new resource centre is that it can be available for use by other community users during day times and the Wren Centre users can have access to the garden.

### 3.3 Relevant Planning History

12059/APP/2000/97      Deansfield Primary School Queens Walk Ruislip  
ERECTION OF A SINGLE STOREY EXTENSION TO FORM THREE ADDITIONAL  
CLASSROOMS AND EXTENSION TO BOILER HOUSE

**Decision:** 01-03-2000    Approved

12059/APP/2001/855 Deansfield Primary School Queens Walk Ruislip  
ERECTION OF A SINGLE STOREY FLAT ROOF EXTENSION TO FORM TWO FURTHER CLASSROOMS

**Decision:** 11-07-2001 Approved

12059/APP/2003/66 Deansfield Primary School Queens Walk Ruislip  
ERECTION OF A SINGLE STOREY BUILDING TO PROVIDE NEW COMMUNICATION CENTRE

**Decision:** 17-02-2003 Approved

12059/APP/2006/1264 Deansfield Primary School Queens Walk Ruislip  
TWO SMALL INFILL EXTENSIONS TO JUNIOR CLASSROOMS

**Decision:** 23-06-2006 Approved

12059/APP/2007/3504 Deansfield Primary School Queens Walk Ruislip  
ERECTION OF A SINGLE STOREY EXTENSION TO PROVIDE 2 NEW OFFICES.

**Decision:** 25-01-2008 Approved

12059/APP/2010/1908 Deansfield Primary School Queens Walk Ruislip  
Single storey detached building for use as an Early Years/Childrens Centre with associated outdoor play areas, including external works and improvements to existing vehicular access and parking arrangements, involving the demolition of existing buildings on site.

**Decision:** 12-10-2010 Approved

12059/L/79/2192 Deansfield Primary School Yard Queens Walk Ruislip  
Continued use as a Teachers Centre.

**Decision:** 12-05-1980 ADH

12059/M/85/0827 Deansfield Primary School Yard Queens Walk Ruislip  
Retention of permission 12059/79/2192 (P)

**Decision:** 12-06-1985 ALT

12059/N/90/1262 Deansfield Primary School Yard Queens Walk Ruislip  
Continued use of existing buildings as Teachers Centre

**Decision:** 10-10-1990 ADH

12059/T/98/0881 Training Centre, Deansfield Primary Sch Queens Walk Ruislip

Erection of a new single storey education and training centre (involving demolition of 10 existing buildings)

**Decision:** 17-07-1998 ADH

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

The site has an extensive planning history related to the use of the site as a teaching and training centre, as summarised above.

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

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)  
London Plan (July 2011)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document - Accessible Hillingdon  
Hillingdon Supplementary Planning Document - Air Quality  
Hillingdon Supplementary Planning Guidance - Community Safety by Design  
Hillingdon Supplementary Planning Guidance - Noise  
Hillingdon Supplementary Planning Guidance - Land Contamination

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment  
PT1.CI1 (2012) Community Infrastructure Provision  
PT1.EM1 (2012) Climate Change Adaptation and Mitigation  
PT1.EM5 (2012) Sport and Leisure  
PT1.EM6 (2012) Flood Risk Management  
PT1.EM8 (2012) Land, Water, Air and Noise  
PT1.T1 (2012) Accessible Local Destinations

Part 2 Policies:

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity  
AM7 Consideration of traffic generated by proposed developments.  
AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes  
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
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
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
R6	Ancillary recreational facilities
R8	Loss of facilities which support arts, cultural and entertainment activities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
>>	London Plan (2011) Policies
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.8	(2011) Outer London: Transport
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 3.18	(2011) Education Facilities
LPP 3.19	(2011) Sports Facilities
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.4	(2011) Retrofitting

LPP 5.7	(2011) Renewable energy
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.21	(2011) Contaminated land
LPP 6.1	(2011) Strategic Approach
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 7.13	(2011) Safety, security and resilience to emergency
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

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

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

**5.2** Site Notice Expiry Date:- **21st November 2012**

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to 23 local owner/occupiers on 22/10/2012. The application was also advertised by way of site notices. A petition of 111 signatures, together with 29 letters of objection have been received which raise the following concerns:

- i) Plans for fencing are not appropriate
- ii) Loss of egress and emergency access to Deansfield Primary School
- iii) Increased traffic hazards in Queens Walk and increase congestion
- iv) Change of sports field to garden
- v) Impact on property value
- vi) Loss of privacy
- vii) Loss of light
- viii) Noise
- ix) Air pollution
- x) Loss of view
- xi) Loss of trees

SPORT ENGLAND:

Further to the original response sent, Sport England has received further information from the applicant. In light of this additional information, Sport England has reassessed the application.

The proposed sensory garden will still result in the loss of playing field that is capable of



accommodating a pitch. Technically, the proposal would not be entirely consistent with exception E3 of Sport England's Playing Field Policy which states:

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 of 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 the site.

However, in this instance we are mindful of the following characteristics:

- The amount of playing field loss is 563 square metres. When compared to the overall size of the school's playing field of approximately 11, 500 square metres, this represents around 5%.
- This percentage is considerably reduced when considering the neighbouring Queensmead Secondary School and the Goals Soccer Club to approximately 0.8%
- No existing pitches will be affected by the proposal and the school will still retain sufficient playing field to mark out additional pitches.
- A contribution of £10,000 will be made towards the provision of items such as goal posts, line painting, netball hoops, rounders equipment (including posts, bats and balls, training bibs, football, rugby and netball training/coaching kits and the provision of a long jump and sandpit. This money will also be used for the provision of equipment within the indoor sports hall. This will be secured via a Section 106 agreement.

In light of the above characteristics relating to this site, on this occasion, Sport England is satisfied that there will be no harm to sport and recreation provision on the site.

We note that the contribution of £10,000 will be secured by way of a Section 106 agreement. Sport England wishes to maintain its objection to this application on the basis that it will result in the loss of playing field, until a suitable Section 106 agreement, or other legal mechanism is delivered.

Sport England can confirm that once a suitable section 106 agreement or other legal mechanism has been signed, we will withdraw our objection. Sport England would be pleased to discuss the contents of the section 106 agreement or other legal mechanism, with a view to withdrawing the current objection.

Should your Authority be minded to approve the application without an acceptable section 106 agreement or other legal mechanism in place, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, and the DCLG letter of 10 March 2011, the application should be referred to the Department of Communities and Local Government.

MOD SAFEGUARDING:

No safeguarding objection to the proposal.

**Internal Consultees**

ENVIRONMENTAL PROTECTION UNIT:

No objections raised, subject to the imposition of conditions requiring details of an extraction system, and restrictions on imported soils and asbestos removal, and an informative regarding construction nuisance.

HIGHWAYS OFFICER:

No objections.

ACCESS OFFICER:

The proposal has been subject to extensive pre-application discussion with the Council's Access Officer and is considered to be exemplary in terms of access and inclusive design.

The plans submitted are as per agreed at the final pre-application meeting and are acceptable to allow the application to progress.

As such, no objection is raised from an accessibility point of view.

TREE OFFICER:

Tree Preservation Order (TPO)/Conservation Area: There are no tree preservation orders on site and it is not in a conservation area.

Significant trees/other vegetation of merit in terms of Saved Policy BE38: Design changes and engineering solutions have been incorporated into the application to ensure that the high value trees have been retained. Whilst trees are lost this will be mitigated by the planting of new trees and landscaping around the buildings.

Scope for new planting: Yes - Outlined in the landscaping proposals

Conclusion (in terms of Saved Policy BE38): Acceptable

**7. MAIN PLANNING ISSUES**

**7.01 The principle of the development**

Policy R10 of the Council's Unitary Development Plan Saved Policies (September 2007) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.18 which states:

"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged."

The new resource centre will be available to those people with a learning disability and other complex needs that live with carers and who's Fair Access to Care Eligibility assessment and support planning process identifies needs that are either wholly or partly best met in a building based service. The facility will provide services such as therapies (such as physiotherapy, music and drama), information and advice on employment and training, and outside activities. In addition, the provision of a good quality new building, and the improvement of the main building, is considered to be visually desirable and would enhance the overall visual amenities of the site.

It should also be noted that the proposed development would result in loss of a small part of the playing field of Deansfield Primary School to enable the provision of a sensory garden for the centre. In order to make up for this loss of playing field, the Council is

committed to making a contribution to Deansfield Primary School towards sports equipment and facilities, which would be secured by a legal mechanism on any grant of permission. Paragraph 74 of the National Planning Policy Framework states that:

"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shows the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Sport England originally raised an objection based on the loss of the portion of the pitch. However, the contribution to Deanfield Primary School did not form part of the original application. As such, Sport England have been reconsulted on this provision, and following further assessment they have confirmed that the provision contribution and the characteristics relating to this site, on this occasion, they are satisfied that there will be no harm to sport and recreation provision on the site. Accordingly, Sport England has withdrawn their objection to the proposal.

The site has no other specific designations. The proposals are considered to comply with relevant local, regional and national planning policy relating to educational uses and playing fields. Accordingly, no objections are raised to the principle of the development subject to the proposal meeting site specific criteria.

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

No residential units are proposed as part of this application. As such, density is not relevant to the application.

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

The site is not located within a Conservation Area, Area of Special Local Character or Archaeological Priority Area, and there are no Listed Buildings on the site. As such, it is considered that the scheme would not impact in the heritage of the borough.

#### **7.04 Airport safeguarding**

The site is not located within an airport safeguarding area. As such, it would not impact on the safe operation of any airport.

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

The site is not located within or adjacent to the Green Belt. As such, it is considered that the scheme would not impact on the openness of the Green Belt.

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

Due to the location of the proposed building to the rear of the site and adjacent to another school site, very limited views of the proposed development would be available from surrounding roads. In addition, due to the screening provided by existing trees (to be retained) along the site boundaries and within the surrounding area, and by surrounding buildings it is not considered that the building would appear overly prominent in this location. In any views which are available the development would be seen in context with existing buildings surrounding the site and would not be over prominent or out of keeping with the character or appearance of the surrounding area. Accordingly, the proposed development is considered to be visually acceptable in this location.

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

The nearest residential properties are located in Long Drive to the north of the site, with

the remaining sides of the site being adjacent to school uses or playing fields. The nearest part of the proposed building to the boundary of residential properties to the south is 4m, and at this point the building is 25m from the rear wall of the dwelling at numbers 125, 127, 129 and 131 Long Drive. This exceeds guidance on minimum overlooking distances, as set out in the Council's Supplementary Planning Document on Residential Layouts.

Given the distance between the proposed building and the nearest residential properties and screening which would be provided by existing tree planting along the school's boundaries, it is not considered that the proposal would result in an unacceptable loss of outlook, privacy or daylight sufficient to justify refusal.

It should be noted that the layout was revised during determination to move the building further from the boundary with the nearby residential properties. This had the effect of enabling a number of boundary trees to be retained. In effect, the revisions sought to overcome the issues raised in the petition.

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

No residential units are proposed as part of this application. As such, this is not relevant to the application.

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

It is considered that the vehicle trip generation resulting from this proposal is not likely to significantly impact on the capacity of the highways network. The proposal provides 14 car parking spaces, to which the Council's Highway Officer raises no objection. Four of the 14 spaces would be provided as disabled car parking spaces, in accordance with requirements.

The existing access to the site would be used to access the car parking, which is considered to be sufficient. Cycle parking is possible at ground floor level, but no details are provided. However, this could be conditioned if permission were granted.

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

Urban design:

The proposed design is simple with different materials to break up the elevation. The south elevation, which faces the only real street frontage of the site, would be single-storey with a curved entrance which would create a focus on this elevation. The bulk of the building, the two-storey wing, would be set away from the residential street. The long elevation would be broken by large glazed windows and vertical sections of cladding, which is considered to add to the interest of the building.

The size, scale, height and design of the proposed building is considered to be acceptable in this location and would be keeping with the character and appearance of the existing school site and the surrounding area.

Access:

Concerns were raised that the scheme results in the loss of an emergency access serving the rear of the school playing field. Whilst this was not identified on earlier plans, revised plans have been submitted that show the provision of an improved emergency services access between the Resource Centre building and the Early Years centre.

Security:

Given the nature of the proposed development, it is recommended that a condition relating to Secured by Design is added should approval be granted.

#### **7.12 Disabled access**

The scheme would provide for a fully wheelchair accessible building, which the Council's Access Officer considers to be exemplary in terms of access and inclusive design. Level access is provided from the buildings to the external areas and to the car park. Disabled WC facilities will be provided and all new doors and finishes will fully comply with Part M of the Building Regulations. The new building provides for improved access arrangements compared to the existing arrangement and provides the required level of car parking bays designed for wheelchair users.

Accordingly the scheme is considered to be consistent with Policies R16 and AM15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

No residential units are proposed as part of this application. As such, this is not relevant to the application.

#### **7.14 Trees, landscaping and Ecology**

A number of trees in and around the site, including most of those along the site boundaries, which are particularly important to the visual amenity of the site, would be retained. It is necessary to remove a number of trees to enable the development, especially the sensory garden to the south of the building.

The majority of the trees to be retained are those along the boundaries of the site. These trees will assist in the screening of the building from the wider area and from the residential properties to the north of the site. The proposed tree planting across the site would be along the southern boundary of the site, which would serve to screen the sensory garden from the playing field and vice versa.

Conditions are recommended to ensure that the tree protection and new landscaping is carried out.

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

The plans indicate that shared refuse storage facilities will be provided adjacent to the existing Early Years and Children's Centre. The proposed facilities are considered to be acceptable in this instance.

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

Policy 5.2 of the London Plan (July 2011) requires development proposals to make the fullest contribution possible to reducing carbon emissions. In accordance with this policy the applicant has submitted an Energy Statement and a Sustainability Checklist to demonstrate how the London Plan objectives will be met. In addition to energy efficient building measures such as ensuring the building is well insulated, use of under floor heating, energy efficient lighting, energy efficient boiler and similar, photovoltaic panels would be provided on the roof of the building to provide a portion of the site's energy needs through the use of a renewable energy. These measures would achieve Part L of the Building Regulations.

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

A small portion of the site falls within Flood Zone 2, however, no buildings are proposed on this area of the site, and no buildings currently exist on this portion of the site. As such, no issues relating to flooding have been identified.

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. A condition is recommended to ensure such a system is put in place, which would also serve to reduce any potential flooding impacts on the small portion of the site identified within Flood Zone 2.

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

Noise:

It is not considered that the proposed development would result in any increased noise levels over and above the existing use of the site. Notably, officers in the Council's Environmental Protection Unit have raised no objections in this respect.

Air Quality:

Officers in the Council's Environmental Protection Unit have confirmed that no objections are raised on air quality grounds.

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

The concerns raised by objectors have been addressed in the report, with the exception of the affect on property values and loss of views, which are not material planning considerations. With respect to point (ii) of the petition, revised plans were submitted which are considered to address the issue of egress and emergency access to Deansfield Primary School.

#### **7.20 Planning obligations**

The Council has agreed that a contribution of £10,000 would be to be paid to Deansfield Primary School for the loss of playing field. This contribution would go towards the provision of sports equipment, including (but not limited to) goal posts, line painting, netball hoops, rounder s equipment (including posts, bats and balls), training bibs, football, rugby and netball training/coaching kits and the provision of a long jump and sandpit, together with indoor sports equipment. This would be secured via a Statement of Intent, or other legal mechanism.

As the development is for educational use it would not necessitate a contribution towards the Mayoral Community Infrastructure Levy.

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

No enforcement action is applicable in this instance.

#### **7.22 Other Issues**

Contamination:

Although it does not appear as though the site has had a contaminative use before the school was built, officers in the Council's Environmental Protection Unit have advised that any asbestos in the existing building is required to be removed in accordance with the correct guidelines. In addition, it is considered that a condition should be imposed ensuring any imported soils are free from contamination.

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

None.

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

None.

#### **10. CONCLUSION**

The proposed development is considered to fully comply with local, regional and national planning policies relating to the provision of new and/or enhanced educational facilities. No objections are raised to the small loss of playing field space which would occur as a result of the proposal, subject to a contribution to sports equipment being paid to Deansfield Primary School.

The proposed development is considered to be in keeping with the character and appearance of the school site would not have any significant detrimental impact on the visual amenities of the surrounding area. It would not have any significant detrimental impact on the amenity of the nearest residential occupants and would not result in such an increase in traffic or parking demand such that it would have an unacceptable impact on the surrounding road network sufficient to justify refusal.

The applicant has demonstrated that the proposal will achieve high levels of accessibility and London Plan standards relating to sustainability and carbon reductions have been achieved.

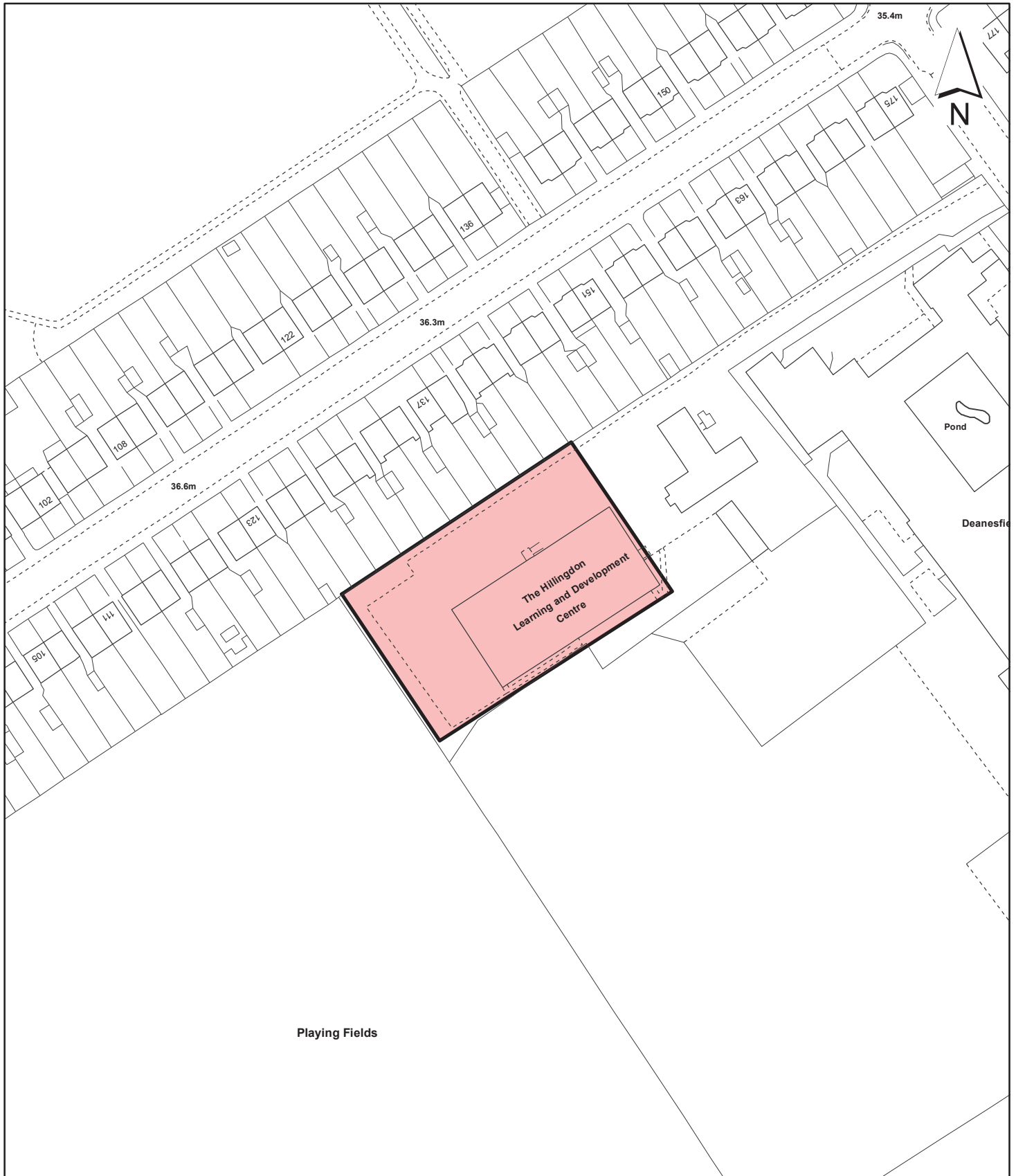
In view of the above, the proposal is considered to comply with relevant national, regional and local planning policy and, as such, approval is recommended, subject to referral of the application to the National Planning Casework Unit and to the Mayor of London.

## **11. Reference Documents**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)  
London Plan (July 2011)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document - Accessible Hillingdon  
Hillingdon Supplementary Planning Document - Air Quality  
Hillingdon Supplementary Planning Guidance - Community Safety by Design  
Hillingdon Supplementary Planning Guidance - Noise  
Hillingdon Supplementary Planning Guidance - Land Contamination

**Contact Officer:** Adam Flynn

**Telephone No:** 01895 250230



Playing Fields

**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**Queens Walk Resource Centre  
 Queens Walk  
 Ruislip**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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

Planning Application Ref:  
**12059/APP/2012/2570**

Scale  
**1:1,250**

Planning Committee  
**Major Applications**

Date  
**May  
 2013**



**HILLINGDON**  
 LONDON