

Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJOINING GURU NANAK SIKH ACADEMY BEACONSFIELD ROAD
HAYES MIDDLESEX

Development: Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development (Amended Plan).

LBH Ref Nos: 4450/APP/2013/1227

Drawing Nos: Email from Bluesky Architects dated 13/06/13
Tree Survey (revision V02) prepared by Ecus dated May 2013
Transport Assessment prepared by Intermodal Transportation dated May 2013
Preliminary Travel Plan dated May 2013
P01315-P650 Rev.A (Site Location Plan)
P01315-P651 Rev.C (Proposed Site Plan)
P01315-P105 Rev.A (Classroom 1 - Plans & Elevations)
P01315-P106 Rev.B (Pffices - Plans & Elevations)
P01315-P107 (Classroom 2 - Plans & Elevations)
P01315-P108 (Existing & Proposed Gate Elevations)
P01315-P109 (Sub-Station Plan & Elevations)
L4121/02 (Tree Protection Plan)
Design and Access Statement

Date Plans Received:	13/05/2013	Date(s) of Amendment(s):	13/06/2013
Date Application Valid:	28/05/2013		21/05/2013
			28/06/2013
			28/05/2013

1. SUMMARY

This application seeks planning permission for the erection of two temporary double classroom units, one temporary office unit and ancillary development on land currently forming a vehicular pick up/drop off area and playing field at Guru Nanak Sikh Academy in Hayes.

The proposed temporary units are required to accommodate up to 120 primary school pupils from September 2013 whilst proposals for a new permanent primary school, which would be associated with the existing Guru Nanak Sikh Academy, are progressed. It is anticipated that an application for the development of a permanent primary school will be submitted within the next few months.

The Education Act 1996 states that Local Authorities have a duty to educate children within their administrative area. The Hillingdon Primary Capital Schools Programme is part of the Council's legal requirement to meet the educational needs of the borough. In recent years the borough has seen a continued rise in birth rates. This growth in the birth rate, combined with net in-migration and new large scale housing developments in the borough has meant that there is now a significant need for additional primary school classrooms across the borough.

As part of the Hillingdon Primary Capital Schools Programme the Council has already

secured planning permission for the extension and/or redevelopment of numerous schools across the borough, in addition to the development of two new primary schools. However, notwithstanding this, there is still significant pressure within the Hayes area. The provision of new primary accommodation at Guru Nanak Sikh Academy would compliment the Council's own primary school expansion programme and would assist the Council in meeting demand for school places within this part of the borough.

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 considered that the applicant has demonstrated very special circumstances sufficient to justify an exception to Green Belt policy and, whilst some area of playing field would be lost as a result of the proposals, Sport England have confirmed that this is acceptable on a temporary basis.

It is not considered that the proposal would result in an unacceptable impact on the visual amenities of the school site or on the openness of the Green Belt in this location. Furthermore, it is not considered that it 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.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T4 Temporary Building - Removal and Reinstatement

The building hereby permitted shall be removed and the land restored to its former condition on or before 31/08/14.

REASON

To reflect the end of the academic year and because the building, by reason of its temporary design and its location in the Green Belt is not considered suitable for permanent retention in compliance with Policies OL1, OL2, BE13 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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 P01315-P650 Rev.A, P01315-P651 Rev.C, P01315-P105 Rev.A, P01315-P106 Rev.B, P01315-P107, P01315-P108, P01315-P109 and L4121/02 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be carried out except in accordance with the following specified supporting plans and/or documents:

Tree Survey (revision V02) prepared by Ecus dated May 2013;

Transport Assessment prepared by Internmodal Transportation dated May 2013;

Preliminary Travel Plan dated May 2013.

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of Policies . Specify Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those shown on drawing nos. P01315-P105 Rev.A, P01315-P106 Rev.B, P01315-P107 and P01315-P109 and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 COM8 Tree Protection

Fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be erected prior to the commencement of development. The fencing shall be retained in position until development is completed.

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

- 1.a There shall be no changes in ground levels;
- 1.b No materials or plant shall be stored;
- 1.c No buildings or temporary buildings shall be erected or stationed.
- 1.d No materials or waste shall be burnt; and.
- 1.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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 COM9 Landscaping (car parking & refuse/cycle storage)

Within one month of the date of consent a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping (this should include replacement planting for any trees removed),
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)

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

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 surfacing/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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

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 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 SUS6 Green Travel Plan

Prior to the occupation of the development hereby permitted, details of mitigation measures, identified within the Transport Assessment and Preliminary Travel Plan, including staggering of the school start/end times, implementation of car sharing initiatives and the promotion of walking and cycling initiatives, and also to include details of appropriate traffic management measures for the pick-up/drop-off point (including marshalling, identification of appropriate waiting periods in the proposed drop off bays and appropriate signage) and the identification of a park and stride point, shall be submitted to and approved by the Local Planning Authority as part of the school's revised Travel Plan. The mitigation measures identified shall be implemented for the duration of the development.

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

9 NONSC Non Standard Condition

Prior to the commencement of development full details of the proposed drop-off/pick-up facility shall be provided to include a rationale as to why it is proposed to change the direction of access/egress, how this will be managed to ensure the safety of children, and visibility splays, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of highway safety in accordance with policy AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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
OL2	Green Belt -landscaping improvements
BE13	New development must harmonise with the existing street scene.
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
R4	Proposals that would involve the loss of recreational open space
R10	Proposals for new meeting halls and buildings for education, social,

R16	community and health services Accessibility for elderly people, people with disabilities, women and children
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

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.

7 115 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 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

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).

11

You are advised that the Council's Access Officer has provided the following advice:

a) 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 the structure of their building, 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.

b) Fixtures, fittings and furnishings, particularly hard materials should be selected to

ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, including appropriate colour to ensure that doors and door furniture can be easily located by people with reduced vision.

d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

12

You are advised that the proposed pedestrian access gate to the east of the site and close to the Oak tree falls outside the red line application site and, as such, has not been approved planning permission as part of the determination of this application.

13

You are advised that prior to the submission of an application for permanent development at this site, or at any other site along Beaconsfield Road and/or Springfield Road, that any Transport Assessment submitted in support of that application must include the following:

- Use of speed data to establish the appropriate visibility splay provision at any proposed site access junctions.
- The analysis of speed survey data to determine if traffic calming measures/formal crossings of Springfield Road are necessary for the proposal.
- Consideration of appropriate traffic management measures at the proposal, such as: the appropriate waiting period in the proposed drop off bays, marshalling of pupil drop-off/pick-up areas to assist in achieving a quick turn around of vehicles, and the identification of a park and stride point.
- Reassessment of the A4020/Springfield Road signal junction using revised design flows as those used within the current assessment are inappropriate/inaccurate. These flows should be 2018 design flows that are based upon the March 2011 traffic survey and include all relevant committed developments.

3. CONSIDERATIONS

3.1 Site and Locality

Guru Nanak Sikh Academy occupies an approximately 5 hectare irregularly shaped plot located on the southern side of Beaconsfield Road in Hayes. The main school buildings, which vary in height from single-storey to three-storeys, are located towards the north west of the site. A Multi-Use Games Area and playgrounds are located towards the south of the site and to the east of the main school building. Parking is provided along the

western boundary. A drop off/pick up point for parents, accessed via Beaconsfield Road, and the school playing field occupy the eastern part of the site.

The school site is bounded to the north by Beaconsfield Road, beyond which are industrial buildings; to the east by Yeading Football Club; and to the south and west by Minet Country Park.

The application site, which forms a part of the wider school site, comprises an area of approximately 1,642m², which currently accommodates the drop-off/pick-up area and a small part of the playing field.

The entire application site falls within the Green Belt as designated in the Hillingdon Local Plan. Adjoining land to the east, west and south, including that of the main Guru Nanak Sikh Academy site, also falls within the Green Belt. Beaconsfield Road and the area beyond falls within the Springfield Road Industrial and Business Area. The site and surrounding area also falls within the Hayes and West Drayton Corridor.

3.2 Proposed Scheme

This application seeks planning permission for the erection of temporary accommodation and associated development to provide a new school, to be known as Nanaksar Free School, on land adjacent to Guru Nanak Sikh Academy, whilst proposals for a permanent new primary school are developed and, subject to planning permission, during construction of the permanent buildings. This would enable up to 120 pupils to attend the school from September 2013.

The applicant has advised that the proposed accommodation is required for a temporary period of one year. Accordingly, should approval be granted a condition would be attached to ensure the removal on the building by the end of the 2014 academic year.

The accommodation to be provided would comprise two modular classroom units and an associated administration unit. The classroom units, which would measure approximately 16.7m by 8.6m by 3.7m high, would each accommodate two classrooms, WC facilities, store rooms and lobby/cloakroom area. The main access to the units would be via an external ramp, although each classroom would also be served by stepped emergency access points.

The administration unit would measure approximately 9.4m by 8.6m by 3.2m high and would accommodate a staff room, administration office, headteachers office, group room, store room and WC. Access would be via an external ramp or steps.

The plans indicate that the buildings would be finished in 'mushroom' coloured steel cladding with black fascia panels, white UPVC window and door frames and dark grey doors.

In addition to the above a substation, which would be enclosed within a dark grey approximately 3m by 2.5m by 2.5m high glass reinforced plastic (GRP) enclosure, would be provided to the east of the site.

The vehicular access point to the existing drop-off and pick-up area would be retained for potential future construction access only. As such, a new vehicular crossover would be provided off Beaconsfield Road to ensure a drop-off/pick up area is retained, albeit that it would be reduced in size. The existing egress point would be retained, although it is intended to reverse the flow of vehicles through the facility so that this would become the

new access point. New fencing and gates would be provided to ensure a secure site can be provided.

Two car parking spaces, including one disability standard space, and cycle parking facilities for up to 14 bikes would be provided. Refuse storage facilities would be provided adjacent to the proposed substation.

3.3 Relevant Planning History

4450/APP/2001/2229 Guru Nanak Sikh Secondary V A School Springfield Road Hayes
IMPROVEMENTS TO EXISTING SCHOOL ACCESS TO PROVIDE SEPARATE ENTRANCE AND EXIT ROUTES WITH NEW VEHICULAR CROSSOVER AT THE POSITION OF EXISTING FIELD GATE

Decision: 14-12-2001 Withdrawn

4450/APP/2002/1286 Guru Nanak Sikh Secondary V A School Springfield Road Hayes
ERECTION OF A THREE STOREY EXTENSION TO SECONDARY SCHOOL; PLUS NEW SPORTS HALL WITH CHANGING AND ANCILLARY ACCOMMODATION. ERECTION OF TWO STOREY AND SINGLE STOREY EXTENSIONS FOR THE PRIMARY SCHOOL (INCLUDING CARETAKERS' ACCOMMODATION) ALONG WITH ASSOCIATED PLAY AREAS. EXTENSION OF EXISTING CAR PARK AND CREATION OF NEW ACCESS. LAYING OUT OF SPORTS PITCHES/ OPEN SPACE (REMOVAL OF TEMPORARY ACCOMMODATION AND DEMOLITION TO FACILITATE PRIMARY SCHOOL EXTENSION)

Decision: 11-03-2004 Approved

4450/APP/2004/792 Guru Nanak Sikh Secondary And Primary Va Schools Springfield Ro
RESERVED MATTERS (DETAILS OF DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) IN COMPLIANCE WITH CONDITION 1 (a) (b) & (c) OF OUTLINE PLANNING PERMISSION REF: 4450/APP/2002/1286 DATED 11/03/2004 'ERECTION OF EXTENSIONS TO SECONDARY AND PRIMARY SCHOOLS, NEW SPORTS HALL WITH CHANGING FACILITIES, CARETAKERS ACCOMMODATION, PLAY AREAS, EXTENSION OF CAR PARK , NEW ACCESS AND LAYING OUT OF SPORTS PITCHES/OPEN SPACE'

Decision: 29-04-2004 Approved

4450/APP/2009/620 Guru Nanak Sikh Secondary V A School Springfield Road Hayes
REPLACEMENT SECONDARY SCHOOL HARD PLAY AREA.

Decision: 18-06-2009 Approved

4450/APP/2009/622 Guru Nanak Sikh Secondary V A School Springfield Road Hayes
Demolition of existing school buildings. Erection of 3 storey teaching block incorporating an extension to the existing school dining room, new trust kitchen/servery and Gurdwara; two storey library/ resource centre; single storey vocational block; new staff car park for 10 cars; 40 secure cycle storage spaces.

Decision: 09-11-2009 Approved

Comment on Relevant Planning History

Guru Nanak Sikh Academy has an extensive planning history. That most relevant to this scheme is summarised above.

4. Planning Policies and Standards

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 Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality
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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- BE13 New development must harmonise with the existing street scene.
- 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
- R4 Proposals that would involve the loss of recreational open space
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R16 Accessibility for elderly people, people with disabilities, women and children
- 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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th June 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 14 local owner/occupiers, The Friends of Minet Country Park and A Rocha. Site notices were also posted. One response has been received, which raises the following points:

*Unable to download some documents

*The tree identification numbers observed in the Tree Survey Report and on the Tree Protection Plan are inconsistent (the map on p8 does not have a T2).

Planning Officer comment: The Council's ICT department have checked using Council and external computers, and all documents can be accessed. The case officer tested the web site via an internet cafe and all documents could be accessed. Notwithstanding this, hard copies of the documents were sent to the objector. The issue raised in relation to the tree plan was considered by the Council's Tree officer and ultimately no objection has been made.

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 application proposed the installation of 3 no. temporary buildings to the school. The development is considered to comply 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 of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site."

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

However, the submitted plans, whilst not seeking permission for a new primary school building, do show its intended location. This is on playing field land and would likely be opposed by Sport England. We would encourage the applicant to consult Sport England on these plans before submitting a formal application.

EDF ENERGY

No response received.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

No objections are raised to the application.

However the land is on a known landfill buffer. Although the land itself may not be contaminated it would be worth attaching the following condition to the planning permission:

"The applicant shall carry out a landfill gas survey in the ground at the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of new buildings. If landfill gas is found to be a hazard then the applicant shall install remediation measures to prevent gas ingress to any buildings on the development site to the satisfaction of the Local Planning Authority.

Reason

There is a closed landfill site within 250 metres of the site at Minet Park. This landfill was recorded as under some school land to the east of the site. The condition is required to clarify whether or not there is any hazard due to gas migration from this filled ground to the new buildings, and if there is a hazard to ensure any necessary gas remediation work is completed. Advice on this condition can be obtained from the Environmental Protection Unit on 01895 277440.

The standard construction informative should also be attached should consent be granted.

ACCESS OFFICER

The proposed building would feature ramped access from a new pedestrian gate and route leading from Beaconsfield Road. It is noted from the Design & Access Statement that the proposed buildings would be accessible internally.

The proposed buildings do not feature a wheelchair accessible toilet cubicle. To meet building regulations compliance, accessible toilet facilities, designed in accordance with Approved Document M to the Building Regulations 2004, should be incorporated into the design of the temporary classroom units.

Conclusion: Revised plans should be requested as prerequisite to any planning approval, or a suitable planning condition attached to any grant of permission.

Informatives relating to equality and accessibility should be attached should approval be granted.

Officer comment: Amended plans have been received to address this issue, which is discussed in more detail in part 7.12 of the report.

TREES/LANDSCAPING OFFICER

Landscape character/context:

The site is occupied by an existing drop-off / car park area in the north-east corner of the Guru Nanak School grounds. The site is bounded to the north by Beaconsfield Road and to the east by Hayes and Yeading Football Club. The south and west boundaries are within the main school campus, with school playing fields to the south.

There is a landscape buffer of young trees and shrubs along the north boundary, recently planted in accordance with previous planning consents. These fall within the red line of the application. There are also some mature tree specimens along the east boundary and the west boundary which are situated within the school grounds, albeit outside the red line of the application site. Trees on the site are not afforded protection by Tree Preservation Order or Conservation Area designation. However, they have been retained or planted by conditions attached to previous applications. A tree report has been submitted in support of the application.

Trees on, and close to, the site should be safeguarded where their quality, value and useful life expectancy merit retention.

Proposal:

The proposal is to provide three temporary modular classroom / administration units, a sub-station, car/ cycle parking, new access arrangements and ancillary development.

Landscape considerations:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- The current application includes a Tree Survey of trees on, and close to, the site and an Arboricultural Impact Assessment, in accordance with BS5837:2012.
- The survey (section 3.0) has not assessed the recently planted young trees along the site frontage. A total of six individual (off-site) trees has been assessed. The most significant trees are T5 (Oak), a 'B' grade tree, in the north-east corner of the site. There is also a fine Red Oak (T6, 'B' grade) immediately to the south of the Oak. A group of pollarded Poplars (TG1, 'C' grade) in the neighbouring car park of the football club are also visually significant within the landscape.
- T1, a young Red Oak, is rated 'U' but will not be affected by the development, with all other trees graded 'C' in terms of quality and value. There is no objection to the survey findings.
- The arboricultural impact assessment (section 4.0) confirms that the Oak (T5) will be retained as part of the development but will require protection during the construction phase.
- The Red Oak (T6) and Cherry (T7) will be removed in order to facilitate the development. The loss of a 'B' grade tree (T6) is regrettable, the more so to facilitate a temporary building. However, it is close to the Oak (T5, also 'B' grade) which ultimately will fill the space.
- Ecus drawing No. L4121/02 indicates the tree retention and removal strategy with tree protection specified for the Oak, T5. The alignment of the proposed fencing is unnecessarily close to the tree and should be extended towards the existing kerb line, to prevent damage by construction traffic.
- A Design & Access Statement, by Blue Sky Architects, includes reference to topography, Landscape and Ecology. This refers to the removal of three trees. Two trees are identified 'for removal' in the tree survey, with a third tree to be removed from the front boundary to provide temporary access - as identified on Blue Sky drawing No. P01315-P651. It is not clear why this tree needs to be removed. Could the temporary footpath be located between the existing line of trees?
- The above drawing also indicates some proposed pedestrian gate to the east of the existing vehicle access. The new gate will be of limited use without an associated footpath link - the

excavation of which could adversely affect the nearby retained Oak tree (T4). This gate / pedestrian link should be omitted or re-sited away from the tree.

- The D&AS concludes (5.4) that landscape works are not proposed as part of this application, pending the submission of a new permanent school building. There is an inherent risk that the proposal for a permanent building may not follow quickly and that the 'temporary' facility remains in use for longer than anticipated. Besides which, some hard (and soft) landscape details (access, footpaths, fencing?) are likely to be required in association with the temporary structures.
- Landscape conditions will be necessary to preserve and enhance the visual amenities of the locality and to ensure that adequate facilities are provided.

Recommendations:

No objection, subject to the above observations and conditions COM9 (pts 1,2,4,5,6) and COM10.

Officer comment: Amended documents have been received which seek to address the above comments. This is discussed in more detail in part 7.14 of the report.

HIGHWAY ENGINEER

The submitted Transport Assessment has a number of shortcomings, however this is an application for temporary permission, and as such impact would only be temporary.

Subject to a robust Travel Plan, and alterations to the design of the access and pickup/drop off area (to be secured by condition) no objection is raised to this temporary proposal.

However, it is understood that an application for permanent approval is being prepared and this must be accompanied by a robust Transport Assessment. The Council's Highways officers are liaising directly with the applicant to ensure this occurs.

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."

Furthermore, on 15/08/11 the DCLG published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which

include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

Paragraph 72 of the NPPF reiterates the objectives set out in the DCLG Policy Statement on Planning for Schools Development. It clearly confirms that the Government attaches great importance to ensuring that a sufficient choice of school places are available to meet existing and future demand.

Notwithstanding the above mentioned policies, which seek to encourage new and enhanced educational development, it should be noted that the proposed development falls within the Green Belt.

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

London Plan (2011) policy 7.16 and the NPPF (2012) confirm that the strongest protection should be given to the Green Belt and that inappropriate development should be refused, except in very special circumstances. Accordingly, it is necessary to demonstrate that the benefits of the development outweigh the harm to the Green Belt.

The applicant's supporting information seeks to justify the need for the development in this location. It confirms that the school is required to help contribute towards meeting the borough's educational needs and that the scheme is fully supported by the Department for Education. It confirms that within the Townfield and Hayes and Harlington areas, the local catchment area for the school, there is very limited choice of 'good' schools as defined by Ofsted.

Furthermore, it confirms that both the London Borough of Hillingdon and the adjoining London Borough of Ealing have reported a shortage in primary school places due to an increasing birth rate. It refers to Cabinet reports and other publications published by the London Borough of Hillingdon, which clearly demonstrate that there is an urgent need for school places within the borough, particularly within the Hayes area.

This is supported by data submitted in support of the recent raft of applications the Council has granted planning permission for relating to primary school expansions, redevelopments and new schools.

The applicant has advised that consideration has been given to use of brownfield sites within the locality but that these have been dismissed due to practical/functional issues. Whilst details of these sites has not been provided it is acknowledged that given the temporary nature of the accommodation, which would be provided whilst a more permanent solution is sought, and the need to share facilities with the existing Guru Nanak Sikh Academy, an adjoining site is desirable for practical and operational reasons. Notably, officers have been unable to identify any obvious sites outside the Green Belt, or without other significant planning constraints, within the immediate locality, which would be better suited for the provision of the school.

The applicant also contends that the proposed location of the development, the larger part of which would occupy an existing area of hardstanding, which forms part of the existing school site, minimises its impact on the openness of the Green Belt. It is argued that it would not undermine the purpose of the Green Belt, would not result in urban sprawl, as the site is already bounded by the existing school and Hayes Football Club, and would not have a detrimental impact on the visual amenities of the Green Belt in this location. Given the temporary nature of the proposal, it is considered that this argument is valid.

It is considered that the educational need for the proposal, the lack of availability of alternative non-Green Belt sites, which would meet the specific needs of the school, and the limited visual impact of the proposed development amounts to a case of very special circumstances sufficient to justify an exception to Green Belt policy in this instance.

It should be noted that the proposed development would result in loss of part of a small part of the playing field, albeit on a temporary basis. UDP policy R4, paragraph 74 of the National Planning Policy Framework (NPPF) and Sport England policies seek to protect existing playing fields and supporting facilities. Sport England have been consulted on the application and have confirmed that the area of playing field which would be lost could not be regarded as being capable of forming, or forming part of, a playing pitch. Accordingly, no objections have been raised in this respect.

The need for the proposed development in this location, the strong policy support for new and enhanced educational facilities and the lack of availability of alternative, non Green Belt, sites are considered to amount to a case of very special circumstances sufficient to justify an exception to Green Policy in this instance. Furthermore, Sport England have confirmed that no objections are raised to the small loss of playing field which would occur as a result of the development. Accordingly, there is no objection to the principle of the proposed development, providing site specific issues can be satisfactorily addressed.

7.02 Density of the proposed development

Not applicable to this type of development.

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

Not applicable. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, Areas of Special Local Character or Listed Buildings within the vicinity.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

This issue has been partly addressed in part 7.01 of the report.

Guru Nanak Sikh Academy currently comprises school buildings, which range in height from one to three-storeys, playgrounds, car parking, playing fields and ancillary development. It is bounded to the north by Beaconsfield Road, beyond which are large scale industrial buildings, and to the east by Yeading Football Club and its associated stands and clubhouse. The proposed temporary accommodation would largely be located within an existing developed part of the site, comprising hardstanding, and located close to the eastern elevation of the main school building. Accordingly, it would be seen in context with the wider school site and surrounding large scale buildings.

Minet Country Park bounds the wider school site to the south. Large bunds within that park, which bound the school site, limit views of the school from the wider Green Belt. Any limited views of the proposed units which could be seen from Minet Country Park would be in long distance views across the school playing field where the proposed development would be seen in context with adjoining developments and the built up industrial area beyond. Accordingly, the size, scale and height of the proposed buildings are not considered to be obtrusive in this location and, given the temporary nature of the development, it is not considered that it would have any significant adverse impact on the long-term openness of the Green Belt or the visual amenities of the surrounding area.

7.07 Impact on the character & appearance of the area

The proposed development would be clearly visible from Beaconsfield Road. However, Beaconsfield Road is predominantly characterised by industrial development to the north, and the Guru Nanak Sikh Academy and Hayes Football Club to the south. The proposed development would be viewed in context with the existing school site and surrounding large scale developments and, as such, would not be visually obtrusive in this location. For these reasons, and those discussed in part 7.05 of the report, it is not considered that the proposal would have an unacceptable impact on the visual amenities of the Beaconsfield Road street scene or the surrounding area.

7.08 Impact on neighbours

There are no residential properties within the vicinity of the site. It is not considered that the development would have any impact on neighbouring commercial and industrial properties over and above the existing school site.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The applicant has submitted a Transport Assessment in support of the application. The Council's Highway Engineer has analysed this and identified several areas of concern.

In particular there is concern over the proposed design of the access and drop off/pick up area. A condition is recommended to ensure this is redesigned to be safe and functional.

Whilst the proposal would result in an increase in short term parking demand, it would not result in any significant impact on nearby junction capacity and it is also considered that the impact of the expansion on the local highway network could be mitigated against through the implementation of a school Travel Plan. A condition is recommended to secure the Travel Plan.

Congestion associated with schools only typically occurs for relatively short periods of time during peak drop-off and pick-up times for the school and traffic disperses relatively

quickly. Accordingly, it is not considered that the scheme would result in such a significant impact on the surrounding highway network that refusal could be justified.

In terms of car parking, two parking spaces, including one disability standard space, would be provided for staff on site. Whilst the proposed parking provision would appear to be relatively low, the objective to encourage use of alternative modes of transport to the private car is encouraged. Given the temporary nature of the proposed scheme this is therefore considered to be acceptable in this instance.

In terms of cycle parking it is proposed to provide facilities for the storage of up to 14 bicycles. This complies with Transport for London's Cycle Parking standards which require 1 space to be provided per 10 staff or pupils. Full details of cycle storage would be required by way of condition should approval be granted.

Subject to the implementation of a school Travel Plan, and other appropriate conditions, and given the temporary nature of the proposals, on balance, it is not considered that the proposed development would have such a detrimental impact on the local highway network that refusal could be justified.

Notably the Council's Highway Engineer has raised no objections subject to conditions.

7.11 Urban design, access and security

Urban design

The size, scale, height and design of the proposed buildings is considered to be acceptable in this location on a temporary basis and it is not considered that it would have any significant detrimental impact on the character and appearance of the surrounding area. However, given the temporary nature of the buildings and the site's Green Belt location, its long term retention in this location is visually undesirable.

Security

It is recommended that the standard Secure by Design condition is attached, should approval be granted.

7.12 Disabled access

Access to the buildings would be via ramps and level thresholds would be provided internally. Amended plans have been received which show that a fully accessible WC facility would be provided within the administration building for use by staff, visitors and pupils. The school has confirmed that there would only be one wheelchair user during the first year of occupation and that by the second year they would hope to have a new permanent school, which could accommodate larger numbers of disabled pupils. Furthermore, any pupils who are wheelchair users would be fully supervised and assisted by staff at all times. Given the temporary nature of the accommodation and that this could be managed by staff, this is considered to be acceptable in this instance.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

The majority of trees on and surrounding the application site would be retained. However, two trees, a Grade B Red Oak and a Grade C Cherry tree, would be removed. No objections are raised to the loss of the cherry tree. Whilst the loss of the Red Oak is undesirable, this would ultimately provide space for the continuing healthy growth of the adjacent Oak, which is to be retained and, as such, is considered to be acceptable in this instance.

Existing relatively young tree planting along the site frontage is not indicated within the Tree Survey. However, all but one of these trees would be retained. The tree to be lost would make way for the new vehicular access/egress point. The maximisation of space for pupil drop-off/pick-up is considered to outweigh the benefits of retaining this tree, particularly given its relatively young age. However, replacement tree planting would be required by way of condition.

It should be noted that an amended Tree Survey has been received which addresses inconsistencies between the plans. Furthermore, amended plans have been provided which seek to address the comments made by the Trees/Landscape Officer. The applicant has confirmed that fencing around the Oak would be relocated as recommended and that existing soft landscaping beneath the tree would now be retained. Furthermore, the applicant has acknowledged that the area around the tree would need to be a hand dig only area, should any future works take place in this area.

With regard to the proposed pedestrian access gate, to the east of the existing vehicle access point, it is acknowledged that the applicant has provided amended plans which show a reduction in the width and marginal relocation of the gates, to limit any potential impact they could have on the Oak tree to be retained. However, as these fall outside the red line application site and do not appear to be directly related to the currently proposed scheme, it is considered that they should be subject to a separate application.

It is considered that all relevant trees and landscaping related issues have been addressed and, notably, the Council's Trees/Landscape Officer has raised no objections to the proposals, subject to standard conditions.

7.15 Sustainable waste management

The submitted plans indicate that a refuse storage area would be provided within the site, although no details are provided at this stage. Should approval be granted additional information would be required by way of condition. However, notably, the school ultimately has discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Given the minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy.

7.17 Flooding or Drainage Issues

The site is not located within a flood plain and no issues regarding flooding have been identified. However, building control regulations on this matter would need to be complied with.

7.18 Noise or Air Quality Issues

It is not considered that the proposal would result in any significant increase in pollution or noise over and above that of the existing school and the School Travel Plan would help to reduce vehicle trips. Notably, no objections have been raised by officers in the Council's Environmental Protection Unit on noise or air quality grounds.

7.19 Comments on Public Consultations

Point (i) suggests that various documents on the Council's website cannot be opened. Officers have attempted to open the documents from a range of computers (internally and remotely) successfully and have been unable to identify any issues with the opening of any documents.

Point (ii) raises concerns regarding inconsistencies between the Tree Survey and Tree Protection Plan. Amended plans have been requested prior to Committee to address this.

7.20 Planning obligations

Not applicable to this development. 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

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

No objections are raised to the principle of the development in this location, which it is considered would have limited impact on the openness of the wider Green Belt and complies with current policy objectives to enhance educational facilities.

Sport England have raised no objections to the small loss of playing field which would occur as a result of the proposals and it is not considered that the proposal would have any significant detrimental impact on the character or appearance of the surrounding area. Furthermore, it is not considered that the proposals would result in such an increase in traffic that they would have an unacceptable impact on the surrounding highway network sufficient to justify refusal.

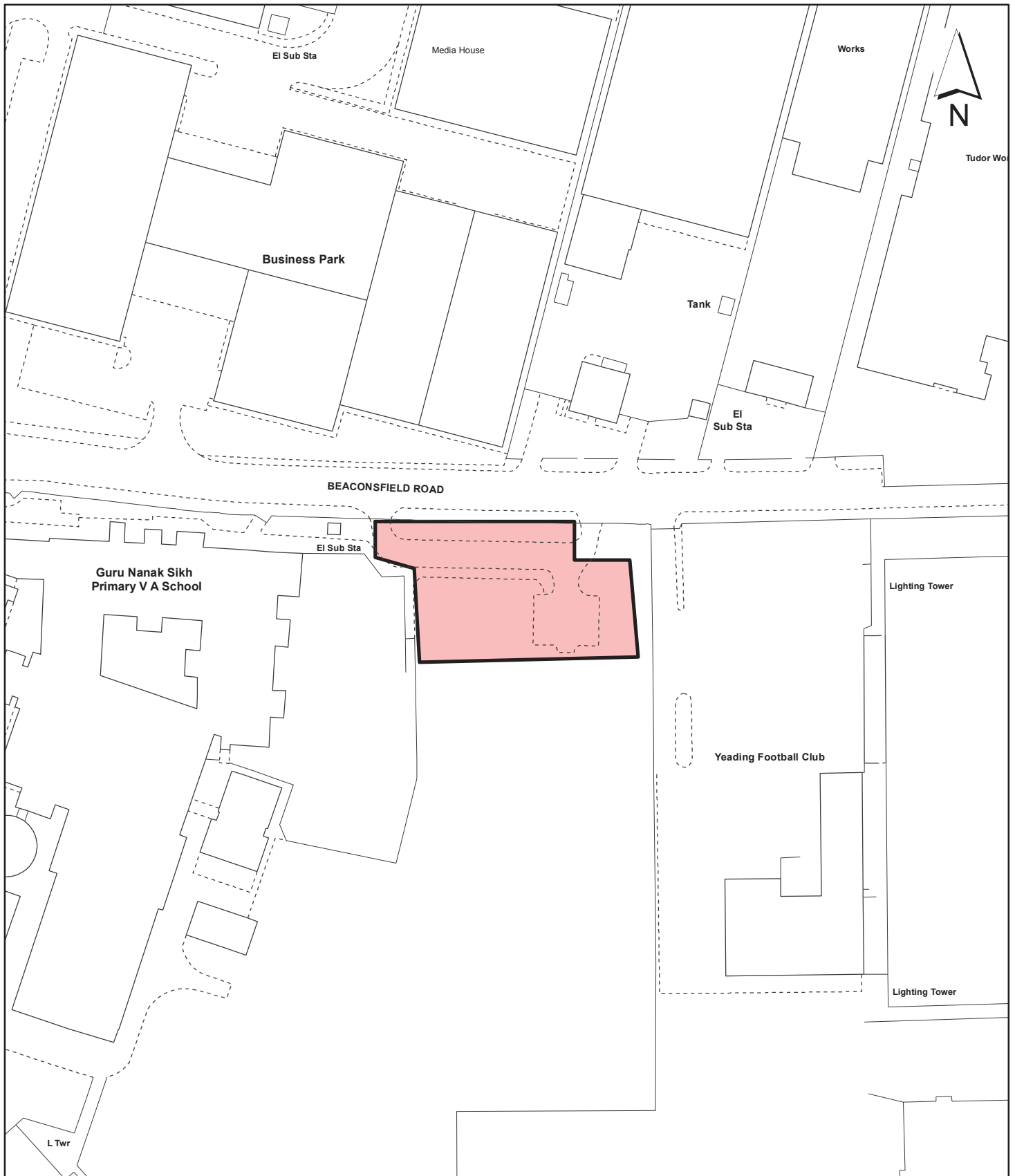
The proposal is considered to comply with relevant planning policy and, accordingly, approval is recommended.



11. Reference Documents

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 Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Guidance - Land Contamination

Contact Officer: Johanna Hart

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>Land adjoining Guru Nanak Sikh Academy, Beaconsfield Road, Hayes</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>4450/APP/2013/1227</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>Major Applications</p>	<p>Date</p> <p>June 2013</p>	