

Report of the Head of Planning, Sport and Green Spaces

Address STOCKLEY PARK GOLF CLUBHOUSE, STOCKLEY ROAD WEST
DRAYTON

Development: Provision of a hardstanding area on which to erect a marquee at Stockley Golf Course.

LBH Ref Nos: 37850/APP/2012/2743

Drawing Nos: Design and Access Statement - September 2012
Transport Statement - October 2012 ref. 12/068
Flood Risk Assessment - December 2010
Reptile Survey - October 2012
Phase 1 Habitat Survey - September 2012
Certificate of Analysis - 07/01/2010
Environmental Assessment - February 2007
Environmental Briefing Note - 29/07/2010
Preliminary Contaminated Land Report - April 2005
Environmental Site Investigation Report - March 2010
194-001 Rev P
194-002 Rev P1
194-003 Rev P1
194-004 Rev P1
194-005 Rev P1
163-001
194-101 Rev P1
194-102
194-103 Rev P1
194-104 Rev P1
194-105 Rev P1

Date Plans Received: 06/11/2012

Date(s) of Amendment(s):

Date Application Valid: 06/06/2013

1. SUMMARY

The application seeks planning permission for the installation of a hardstanding area, for the provision of erecting a marquee, at Stockley Golf Course. It should be noted that permission is only required for the hardstanding, as the marquee is envisioned to be a temporary structure which could be erected on 28 days throughout the year without requiring planning permission.

For the reasons outlined below, the proposal is considered to comply with the policies of the adopted Hillingdon Local Plan (2012), as such this application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 **Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 163-001; 194-001 Rev P; 194-002 Rev P1; 194-003 Rev P1; 194-004 Rev P1; 194-005 Rev P1; 194-101 Rev P1; 194-102; 194-103 Rev P1; 194-104 Rev P1; 194-105 Rev P1, 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 occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Design and Access Statement - September 2012
Transport Statement - October 2012 ref. 12/068
Flood Risk Assessment - December 2010
Reptile Survey - October 2012
Phase 1 Habitat Survey - September 2012
Environmental Assessment - February 2007
Environmental Briefing Note - 29/07/2010
Preliminary Contaminated Land Report - April 2005
Environmental Site Investigation Report - March 2010

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

4 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 Hard Surfacing Materials

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

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

REASON

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

5 COM8 Tree Protection

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

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

2. 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).

6 NONSC Piling

No piling or any other foundation design/ / investigation boreholes using penetrative methods shall be permitted, unless approved in writing by the Local Planning Authority. Approval for which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON

To ensure that risks from groundwater contamination are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012). The site is underlain by the Lynch Hill Gravel formation, classed as a Principal Aquifer, in addition to historic landfill. Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

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
BE13	New development must harmonise with the existing street scene.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
OE7	Development in areas likely to flooding - requirement for flood protection 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
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL19	Access to and use of the countryside by all sections of the community
OL26	Protection and enhancement of trees, woodland and landscape features
>>	London Plan (2011) Policies
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage

LPP 5.18	(2011) Construction, excavation and demolition waste
LPP 5.21	(2011) Contaminated land
LPP 6.1	(2011) Strategic Approach
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 7.13	(2011) Safety, security and resilience to emergency
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.16	(2011) Green Belt
LPP 7.18	(2011) Protecting local open space and addressing local deficiency
LPP 7.19	(2011) Biodiversity and access to nature

3 115 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.

4 160 Cranes

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

5

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.

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Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact Natural England (Tel: 020 7831 6922) if you require further information.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is an established golf course located between Hillingdon Town Centre and the M4. The majority of the site lies between Stockley Road (A408) and Harlington Road (A437), with part of the site lying to the west of Stockley Road. The site is accessed from Bennetsfield Road to the south.

The site is typical of a golf course, in that it consists of a modified landscape with strategically placed topographical features and planting. A two-storey clubhouse, small putting green and car park are located to the south. A larger practice ground and driving range is located to the west of the clubhouse.

The site is located within the Green Belt, but there are no listed buildings in the vicinity of the site and the site is not located within a Conservation Area.

3.2 Proposed Scheme

The application seeks planning permission for the provision of a hardstanding area on which to erect a marquee, at Stockley Golf Course, which would be located to the east of the existing clubhouse building.

The proposed hardstanding would be 880sqm in area, with the provision to house a 25m x 20m marquee. The hardstanding would be made up of bound gravel. The installation of the hardstanding is envisioned to provide a location for the erection of a marquee for temporary events on the site.

It should be noted that permission is only required for the hardstanding, as the marquee would be a temporary structure which could be erected up to 28 days throughout the year without requiring planning permission.

3.3 Relevant Planning History

Comment on Relevant Planning History

Outline planning permission was first granted for the Stockley Park Golf Club in December 1984 (ref: 27951B/81/1955). The approval required the laying out of 250 acres of public open space including the golf course. Construction began in 1985 and was substantially completed around June 1993.

Planning permission reference 37850/APP/2006/2820 was approved in December 2006 for the remodelling of the golf course to create a new practice ground, to relocate the first hole, to realign a footpath and carry out alterations to the lake. This permission was to carry out works to the central portion of the course, which is the area covered by this application.

The works approved included earthworks (both cut and fill) and landscaping. As part of the works carried out with regard to this permission, additional material was imported to the site, creating landforms on the site which were in excess of the heights agreed as part of the permission. This resulted in higher landforms around the practice ground, and around the 10th and 18th holes, which was regularised as part of planning permission ref. 37850/APP/2011/46, granted 27/01/2012, for the Landscaping of existing golf course including planting, remodelling of landforms, and the enhancement and alteration of paths, greens, practice ground and fairways.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Guidance - Community Safety by Design
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.CI2 (2012) Leisure and Recreation
PT1.EM1 (2012) Climate Change Adaptation and Mitigation
PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM4 (2012) Open Space and Informal Recreation
PT1.EM5 (2012) Sport and Leisure
PT1.EM6 (2012) Flood Risk Management
PT1.EM7 (2012) Biodiversity and Geological Conservation
PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
BE13 New development must harmonise with the existing street scene.
BE21 Siting, bulk and proximity of new buildings/extensions.
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

OE7	Development in areas likely to flooding - requirement for flood protection measures
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LPP 7.19	(2011) Biodiversity and access to nature

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th July 2013**

5.2 Site Notice Expiry Date:- **24th July 2013**

6. Consultations

External Consultees

The application was advertised by way of site and press notices on 003/07/2013. No objections have been received.

ENVIRONMENT AGENCY:

As the proposals do not involve any works which would create a pathway through the landfill to the groundwater supply we consider that the risk to controlled waters from the proposed development is low and therefore have no objections to this application. We recommend that a condition is included to ensure that piling is restricted.

Condition

Piling or any other foundation designs / investigation boreholes using penetrative methods shall not

be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

Piling or any other foundation designs / investigation boreholes using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

The National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution.

Note to LPA:

Please note that any future applications involving penetrative works through the landfill at this site we would expect an assessment comprising the following to be submitted as part of the planning application, prior to determination:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

This information would be required to protect groundwater as any works that penetrate the landfill cap may introduce preferential pathways for increased infiltration and remobilise contaminants and increase leachate levels

NATURAL ENGLAND:

Statutory nature conservation sites - no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Protected species

It is noted that a survey for European Protected Species has been undertaken in support of this proposal. Natural England does not object to the proposed development. On the basis of the information available to us, our advice is that the proposed development would be unlikely to affect any European Protected Species.

For clarity, this advice is based on the information currently available to us and is subject to any material changes in circumstances, including changes to the proposals or further information on the impacts to protected species.

We have not assessed the survey for badgers, barn owls and breeding birds or widespread reptiles. These are all species protected by domestic legislation and you should use our protected species standing advice to assess the adequacy of any surveys, the impacts that may results and the appropriateness of any mitigation measures.

Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site, and the importance of this in relation to development plan policies, before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

BAA SAFEGUARDING:

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We therefore have no objection to this proposal, subject to an informative regarding cranes.

NATS SAFEGUARDING:

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Limited has no safeguarding objections to this proposal.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT:

No objection to the planning application, subject to an informative regarding construction nuisance.

TREES AND LANDSCAPING:

Context:

The site is a raised plateau of level land (formerly outing green) to the east of Stockley Park Golf Clubhouse. There is a group of trees (a Lime and two Birch) in the northwest corner of the site, close to the corner of the clubhouse and a group of Birch trees in the north-east corner which extends down the eastern slope of the site. The faint outline of these trees is indicated on Meld Architecture's drawing No. 194-102. These trees were planted as part of the approved landscape scheme for Stockley Park, in accordance with the landscape masterplan.

Proposal:

The proposal is described as providing a hard-standing area on which to erect a marquee at Stockley Golf Course.

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 application states (Q.15) that there are trees on site which will be removed as part of the proposed development. The trees influence the developed area and are an important part of the local landscape character - yet no tree survey has been submitted and no reference is made effect of the development on the existing trees or proposals to remove /retain them on site.
- According to drawing No. 194-102 most of the plateau (880sqm) will be surfaced in Addastone Bound Gravel. This will be used to accommodate a marquee of 500sqm (25m x 20m). Details of the product and gravel colour are required.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area - notably replacement tree planting will be required - possibly along the embankments to the east and south of the hard-standing.
- According to the Design & Access Statement, dated September 2012, the application is for a number of interlinked works including a golf driving range enclosure building, an adventure golf mini course, remodelling of the 10th green and fairways between the 9th and 10th greens. Drawing No. 194-102 indicates new timber decking in front of the northern elevation of the clubhouse. Please note that no detailed information has been submitted and no assessment made of them in these comments.

Recommendation:

No objection to the proposed hard-standing subject to the above observations and conditions COM9 (parts 1, 2, 4 and 5).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal involves the construction of an area of hardstanding on a portion of the golf course site which has not had a specific use, other than the occasional parking of golf buggies. As no buildings are involved, it is not considered that the development would impact on the openness of the Green Belt. The application does not include the erection of a marquee, as this could be erected and used as of right for up to 28 days in a year for temporary events without requiring planning permission. The impact of the proposal on the Green Belt is addressed later in the report.

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

BAA and NATS Safeguarding have reviewed the application and raise no objection to the application from an airport safeguarding perspective. As such, it is considered that the proposal would not impact on the safe operation of any airport.

7.05 Impact on the green belt

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Policy OL1 of the Hillingdon UDP specifies that there is a presumption against inappropriate development. Policy OL1 states that agriculture, horticulture, nature conservation, open-

air recreation and cemeteries are the only uses that are acceptable within the Green Belt, and that new buildings are only acceptable if they are essential for the open land use.

Any development which is contrary to OL1 is considered 'inappropriate' development. The NPPF states that 'inappropriate development' is, by definition, harmful to the Green Belt. Such development should not be approved, except in very special circumstances.

The NPPF states that 'a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.'

The National Planning Policy Framework states 'when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt'.

While the development will introduce new development into this setting, which has the potential to detract from the visual amenity and openness of the Green Belt, the proposal directly relates to the use of the site for outdoor recreation, which is not considered to be inappropriate development. In addition, special circumstances exist in that it would improve the facilities of the site, and allow for further income generating facilities on the site, which will improve the viability of the entire golf course site which is currently struggling economically.

The proposal was the subject of a pre-application which identified that:

- (i) the site was by far the least harmful location for an area of hardstanding due to its location next to the existing clubhouse, topography of the site and its surroundings and taking into account existing landscaping.
- (ii) with regard to possible schemes to generate further revenue at the golf course the provision of an area of hardstanding would be relatively in-obtrusive.

The application is for the installation of an area of hardstanding. As such, no actual buildings are involved, and the development would therefore not impact on the openness of the Green Belt. The site is not readily accessible for vehicles, so will not be able to be used for car parking. It is considered that the view from public areas within the Green Belt would largely remain unchanged, given the position of existing buildings and landscaping on the site. Furthermore, the proposal is relatively small compared to the built backdrop that it would be seen against and its effect on the perceived openness of the Green Belt would be marginal.

A condition will seek the provision of additional landscaping which will both enhance and maintain these landscape and visual amenity values. It is acknowledged that the openness of the Green Belt has been somewhat diminished on the site, however there would be no loss of openness as a result of this proposal, and the amenity of the site would be improved with the provision of landscape treatments.

Green Belt land has a positive role to play in fulfilling the objective of providing opportunities for outdoor sport and recreation near urban areas. However, the purposes of including land in the Green Belt take precedence over this land use objective. The nature of the proposal (hardstanding) and additional landscaping are considered to mitigate the impacts of the scheme, and is considered to overcome the presumption against inappropriate development in the Green Belt.

7.07 Impact on the character & appearance of the area

The NPPF makes it clear that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design.

The proposed works would be located towards the south of the golf course, near the existing built development, and would be screened from Stockley Road and the Stockley Business Park by existing landscaping. Additionally, any loss of the openness will be offset through the provision of further landscape treatment, to be secured via a condition on any permission. As such, it is considered that the proposal would not impact on the character or appearance of the wider area.

7.08 Impact on neighbours

The proposed works are of a small scale when viewed in conjunction with the entire golf course site, and the development is not likely to result in the site being used more intensively, as it would only be used on a small number of temporary occasions. In addition, the nearest residential properties are located over 100 metres from the northern boundary of the site. As such, it is considered that the scheme would not result in any impacts on the neighbouring properties.

7.09 Living conditions for future occupiers

No residential units are proposed as part of this development. As such, there will be no future occupiers to take into consideration.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposal is not considered to create a significant amount of additional traffic to the site once it is complete, as the development would not result in the intensification of the use. Traffic will be generated while the works are carried out, however, trip numbers are likely to be negligible. As no change of use is proposed and only minor intensification of the use of the site on temporary occasions is proposed, it is not considered that any change to car parking provision is required.

7.11 Urban design, access and security

It is considered that there are no urban design or security issues arising from the proposal. Access is considered in other sections of the report.

7.12 Disabled access

Given the minor nature of the building works proposed, and that the proposal will have a level access, as it would be at ground level, there are not considered to be any access issues relating to the proposal.

7.13 Provision of affordable & special needs housing

No residential units are proposed as part of this application. As such, affordable housing

is not relevant to the application.

7.14 Trees, landscaping and Ecology

The application site does not contain any individual trees of outstanding merit, and none are protected by Tree Preservation Order or Conservation Area designation. However, it is considered that the collective value of the established boundary hedges, trees and shrubs contribute the verdant quality and visual amenity of the area.

Some trees are required to be removed in order to facilitate the works. As such, it is recommended that replacement tree planting be ensured via condition, and that additional conditions are also recommended to ensure future landscaping arrangements are acceptable. Subject to these conditions, it is considered that the proposal which would achieve appropriate outcomes in terms of policy BE38.

7.15 Sustainable waste management

No additional waste is to be generated from the site, as a result of the building proposed, and as such refuse would be dealt with by the existing site servicing

7.16 Renewable energy / Sustainability

Given the small scale of the works, and that any building would be a temporary lightweight structure, it is considered that this issue is not relevant to the application.

7.17 Flooding or Drainage Issues

Whilst the application site is in an area of low risk (Flood Zone 1), a Flood Risk Assessment (FRA) was submitted as part of the application. The assessment demonstrated that the proposal would not have an adverse impact to neighbouring properties as it will not increase flood risk through increased surface runoff.

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

No public comments have been received.

7.20 Planning obligations

It is considered that there is no requirement for any obligations as part of this application.

7.21 Expediency of enforcement action

No Enforcement action is required in this instance.

7.22 Other Issues

CONTAMINATION

The existing golf course has been constructed on an area of landfill. Due to the previous use of the site, a number of reports have been submitted regarding the potential for contamination on the site. The proposal and submitted information has been assessed by the Council's Environmental Protection Unit and the Environment Agency, who recommend a condition be imposed on any permission that no piling or foundation design using penetrative methods shall be used on the site, to ensure that there is no contamination of groundwater.

As such, it is recommended that the conditions recommended by the Environment Agency

are imposed on any grant of planning permission to ensure that the proposal poses an acceptable risk to ground waters and to ensure that any human health issues are addressed.

8. Observations of the Borough Solicitor

None.

9. Observations of the Director of Finance

None.

10. CONCLUSION

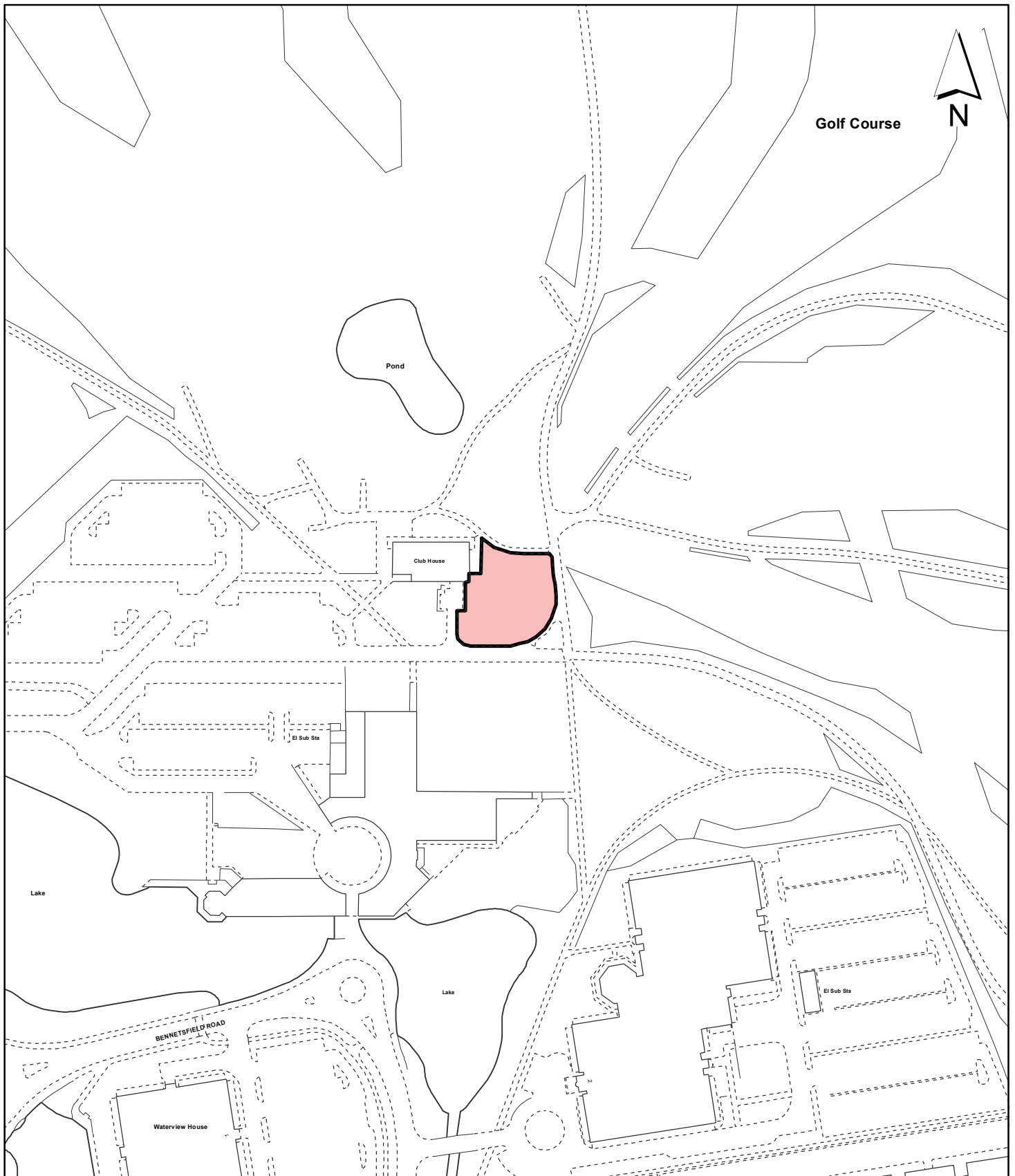
For the reasons provided throughout this report, the application is considered to be appropriate and acceptable and to comply with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.


11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Land Contamination

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<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>Stockley Park Golf Clubhouse Stockley Road West Drayton</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>37850/APP/2012/2743</p>	<p>Scale</p> <p>1:2,000</p>
	<p>Planning Committee</p> <p>Major Applications</p>	<p>Date</p> <p>September 2013</p>
		