

Report of the Head of Planning, Sport and Green Spaces

Address PIELD HEATH HOUSE R C SCHOOL PIELD HEATH ROAD HILLINGDON

Development: Construction of cycle track

LBH Ref Nos: 5383/APP/2014/350

Drawing Nos: E/AO/2597/P/01 (Site Location Plan)
E/AO/2597/P/02 Rev.A (General Arrangement)
E/AO/2597/P/03 (Topographical Survey)
Design and Access Statement prepared by London Borough of Hillingdon dated 30/01/14
Extended Phase 1 Habitat Survey prepared by SES dated January 2014
Transport Statement prepared by London Borough of Hillingdon dated 29/01/14
Report on the Impact on Trees prepared by John Cormar's Arboricultural Company Ltd dated 30/01/14

Date Plans Received: 03/02/2014 **Date(s) of Amendment(s):** 03/02/2014
Date Application Valid: 03/02/2014

1. SUMMARY

This application seeks full planning permission for the construction of a cycle track at Pield Heath House Roman Catholic (RC) School in Hillingdon.

The track would be used by school pupils with Special Educational Needs (SEN) to assist them in learning to ride a bike and learning to use specialised mobility equipment in a safe and secure environment. The track would also be used to teach those pupils skills to travel independently by various modes of transport, including walking. Pield Heath House RC School would make the facility available, through a controlled booking system, to other SEN and mainstream schools in the borough who wished to use it.

No objections are raised to the principle of the development in this location and it is not considered that the facility would have any significant detrimental impact on the openness of the Green Belt or on the character or appearance of the surrounding area.

The proposal is considered to comply with relevant London Plan and Local Plan policies and, accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

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

2 COM3 Time Limit

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

REASON

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

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers E/AO/2597/P/01, E/AO/2597/P02 Rev.A & E/AO/2597/P/03, 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).

4 COM5 General compliance with supporting documentation

The development hereby permitted shall be carried out in accordance with the recommendations of the specified supporting plans and/or documents:

Extended Phase 1 Habitat Survey prepared by SES dated January 2014

Transport Statement prepared by London Borough of Hillingdon dated 29/01/14

Report on the Impact on Trees prepared by John Cromar's Arboricultural Company Ltd dated 30/01/14

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 policy EM7 of the Hillingdon Local Plan: Part One Strategic Policies, policies BE38, OE1, AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

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

Within one month of the date of this 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

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 Hard Surfacing Materials

2.e External Lighting

2.f 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 NONSC Ecology

Prior to the commencement of development, a detailed plan showing the extent of potential reptile habitat should be submitted to the Local Planning Authority. The plan must also show an appropriate zone for the relocation of reptiles should this be necessary. On submission and written agreement of the plan, no works can take place within the potential reptile habitat area or the relocation zone. Works can only take place outside of these areas subject to a suitable method statement being submitted and approved to ensure construction works will not impact on reptiles.

No work can commence within the potential reptile habitat and relocation zone until a full reptile survey has been completed by a qualified professional, at the right time of year and in accordance with best practice. On completion of the survey, all reports and findings, together with a mitigation and enhancement strategy for the protection of reptiles and other flora and fauna, including bat and bird boxes and the location of log piles shall be submitted to and approved in writing by the Local Planning Authority. All works must proceed in accordance with the submitted material.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 of the Hillingdon Local Plan: Part One Strategic Policies and Policy 7.28 of the London Plan.

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
OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.

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 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).

5 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.

6 I14 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

7 I15 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.

8 134 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.

9

Japanese Knotweed is listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) and designated as an invasive non-native species by the Environment Agency. It is a structurally damaging plant able to penetrate a range of hard man-made surfaces and structures. All Japanese Knotweed identified on site should be accurately plotted on plan and the contaminated areas sealed off. No site clearance or development should be undertaken until Japanese Knotweed remediation works have been completed, and disposed of, by a specialist licensed contractor, in accordance with Environment Agency guidelines.

10

To ensure that there is no adverse impact on the local highway network the school is encouraged to avoid bookings for the cycle track which would result in travel during peak school start and finish times.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.9 hectare broadly rectangular shaped plot located to the rear of Pield Heath House Roman Catholic Primary School's main buildings and to the west of their existing playing fields. It currently comprises an area of scrubland.

The site is bounded to the north by allotment gardens; to the east by a garden area belonging to the school, beyond which is their playing fields; to the south by the school buildings; and to the west by a garden centre and privately owned open land.

Vehicular access to the site is via a shared access way, off Pield Heath Road, to the west of the school.

The entire application site and all adjoining land falls within the Green Belt as designated in the Hillingdon Local Plan. Pield Heath Road is designated as a Local Distributor Road. The school convent building fronting Pield Heath Road is locally listed.

3.2 Proposed Scheme

This application seeks full planning permission for the construction of a cycle track at Pield Heath House RC School.

The proposed facility would be used by the school to teach its pupils, all of whom it is understood have Special Educational Needs (SEN), how to ride a bike and road safety

issues related to use of different modes of transport, including walking. The track would be made available to other SEN and mainstream schools during the school day through a controlled booking system and it is understood that in the long-term it would also be made available to other groups at weekends.

The cycle track would include kerbs, road markings and areas of tactile paving to assist in the teaching of road safety and structures, including a bus stop, signage and benches, would also be provided.

Shallow swales would be provided within the site to catch surface water.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site has an extensive planning history associated with its use as a school and convent but there is none directly relevant to this proposal.

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

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.CI2 (2012) Leisure and Recreation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM5 (2012) Sport and Leisure
- PT1.EM7 (2012) Biodiversity and Geological Conservation

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL5 Development proposals adjacent to the Green Belt
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- 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
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **27th February 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to eight local owner/occupiers and the St.Laurence (Cowley) Residents' Association. Site notices were also posted. To date, no responses have been received.

Internal Consultees

CONSERVATION/URBAN DESIGN OFFICER

The works are to the rear of the Locally Listed Convent building and are not considered to have any impact on setting of this building, or any other nearby historic assets.

FLOOD WATER MANAGEMENT SPECIALIST

No objections.

The proposed site plan contains details of the proposed drainage to control surface water on the site. This is a sustainable drainage proposal with water draining straight off the cycle track and directly into a slightly dished area, where it will be held.

ENVIRONMENTAL PROTECTION UNIT

No objection.

HIGHWAY ENGINEER

It is noted that the above proposals will also be used for road safety and independent travel training, including learning how to use public transport. As this will require large buses to visit the site, their frequency should be confirmed.

In addition, it is noted that the track will be made available for use by other schools and groups, such as Cubs and Brownie's. Therefore, confirmation is needed that outside schools and clubs will arrive by coach or by mini bus.

Finally, the maximum number of users (cycling and travel training) at the track at any one time should be confirmed.

TREES/LANDSCAPING OFFICER

The site is occupied by tall ruderal and semi-improved grassland to the rear of the primary school, to the north of Pield Heath Road. Situated on the west side of the school grounds, the land is currently unused by the school and as such is unmaintained.

The plot of land lies to the north of a service yard / car park which is accessible via a side road which is shared with the adjacent Pield Heath (horticultural) Nursery. There is a mixed native hedge (off-site) which lines the boundary fence. On the east side of the plot the land rises slightly and there is a line of Lime trees which creates a strong landscape feature on a north-south axis. To the north of this plot there are allotments beyond which is the campus of Brunel University.

While the Limes create a significant landscape feature within the site, they are not protected by TPO or Conservation Area designation. The school and surrounding area lie within designated Green Belt.

This application has been subject to pre-application discussions, regarding trees and the landscape.

Proposal:

The proposal is to construct a cycle track.

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.

Saved policies OL1-OL5 seek to protect the visual amenity of the Green Belt, expect comprehensive landscape improvements and prevent conspicuous development which might harm the visual amenity of the Green Belt by reason of siting, materials or design.

- The application is supported by a Tree Report, to BS5837:2012, by John Cromar. The report assesses the condition and value of 22No. individual trees, on the east boundary and centre of the site, and the mixed hedge on the west boundary.
- There are no grade 'A' (good), or 'B' (moderate) trees on the site. All are graded 'C2' which acknowledges that, while the trees may not be the best specimens individually, they have collective value within the landscape.
- The report concludes (clause 05.13) that the proposed construction will not adversely affect trees with any significant amenity value on site, subject to adherence to the tree protection recommendations, specified in section 6.0.
- Additionally, the report recommends the re-pollarding of T1-T13 and T15 and T16 (Limes) and the removal of T14 (Lime) and T18-T22 (Willows) in the interests of health and safety. While this work is not essential to facilitate the development, the specified work will improve the health and vitality of the trees and is recommended to limit the risk posed by the anticipated increase in human activity close to the trees.
- The design team and school have been alerted to the presence of two outbreaks of Japanese Knotweed on the site. The Tree Report notes (clause 05.06) that no stump grinding should be carried, in order to minimise the possible spread of the Knotweed.
- An Extended Phase 1 Habitat Survey, by SES summarises its conclusions in section 6.0. At 6.2 it notes the need for a specialist contractor to prepare a management plan to remove the Japanese Knotweed.
- The Design & Access Statement describes the landscape objectives in section 6.0 and notes the intention to retain much of the existing vegetation as part of the scheme. Swales are proposed within the centre of the grassland to assist with surface water attenuation and natural drainage.
- This proposal is not considered to have any adverse impact on trees or other landscape features of merit.
- 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.

Recommendations:

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

SUSTAINABILITY OFFICER

The ecology reports revealed that the site could support reptiles, including protected species. As a consequence a full reptile survey should support a decision. However, given the timings of the decision and the associated funding, it is not possible to undertake surveys to support a decision. Surveys can be conditioned in exceptional circumstances which given the funding implications, this

is considered to be. Given the amount of retained vegetation and suitable surrounding habitat, the loss of reptile habitat on the site is unlikely to result in negative impacts to the species. However, a clear mitigation and enhancement plan is required as well as a full survey.

The following condition is recommended:

Condition

Prior to the commencement of development, a detailed plan showing the extent of potential reptile habitat should be submitted to the Local Planning Authority. The plan must also show an appropriate zone for the relocation of reptiles should this be necessary. On submission and written agreement of the plan, no works can take place within the potential reptile habitat area or the relocation zone. Works can only take place outside of these areas subject to a suitable method statement being submitted and approved to ensure construction works will not impact on reptiles.

No work can commence within the potential reptile habitat and relocation zone until a full reptile survey has been completed by a qualified professional, at the right time of year and in accordance with best practice. On completion of the survey, all reports and findings, together with a mitigation and enhancement strategy for the protection of reptiles and other flora and fauna, including bat and bird boxes and the location of log piles shall be submitted to and approved in writing by the Local Planning Authority. All works must proceed in accordance with the submitted material.

Reason

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site falls within the Green Belt as designated in the Hillingdon Local Plan. Policy OL1 of the Local Plan Part 2 states that:

"Within the Green Belt, as defined on the proposals map, the following predominantly open land uses will be acceptable:

- (i) Agriculture, horticulture, forestry and nature conservation;
- (ii) Open air recreational facilities;
- (iii) cemeteries

The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenities of the Green Belt."

London Plan policy 7.16 confirms that the strongest protection should be given to London's Green Belt in accordance with national guidance. Paragraph 89 of the National Planning Policy Framework (NPPF) confirms that "the provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries" can be regarded as appropriate development in the Green Belt "as long as it preserves the openness of the Green Belt."

Whilst the educational value of the cycle track appears to be the key driver for its delivery, it would nevertheless encourage people to be active and healthy through encouraging cycling and would, arguably, be as much a benefit to sport and recreation as it would for education. It is therefore considered to be an acceptable Green Belt use. Furthermore, it would not impact on the openness of the Green Belt in this location and would enhance the visual amenities of this currently unmanaged part of the school's grounds.

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

7.02 Density of the proposed development

Not applicable to this type of development.

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

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

One of the existing school buildings, fronting Pield Heath Road, is locally listed. However, the proposal would have no impact on its setting due to screening provided by other buildings on site. Notably, the Council's Conservation/Urban Design Officer has confirmed that no objections are raised in this respect.

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

The application site currently comprises an area of unkempt grassland and vegetation located to the rear of the school. It is not considered that the proposed cycle track would have any significant detrimental impact on the openness of the green belt in this location and better management of the area concerned and landscaping improvements would enhance the visual amenities of the school site and surrounding area.

7.07 Impact on the character & appearance of the area

Very limited views, if any, would be available from outside the application site. The impact of the development on the green belt is discussed above and considered to be acceptable. Accordingly, it is not considered that the proposal would have any significant detrimental impact on the visual amenities of the school site or surrounding area.

7.08 Impact on neighbours

The nearest residential properties are located over 130m away to the south, on the opposite side of Pield Heath Road and, as such, given this distance, it is not considered that the proposed development would have any detrimental impact on residential amenity.

It is not considered that the proposal would have any significant detrimental impact on the adjoining commercial premises.

7.09 Living conditions for future occupiers

Not applicable to this type of application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

A Transport Statement has been submitted in support of the application. This confirms that the majority of school's existing 67 pupils travel to school by bus or car share and it is noted that some have term time accommodation on site. The school employs 63 full time and four part time staff and, whilst the majority of staff travel by car, a not insignificant number travel by more sustainable modes of transport. The school has 50 staff parking spaces, 10 visitor parking spaces and 5 disability standard spaces and, as such, has ample existing parking on site.

The primary use of the facility would be by Pield Heath House RC School pupils and there would therefore be no increase in vehicular trips to/from the site associated with this use. However, it is understood that the facility would also be made available to six other SEN schools in the borough, and in the longer term potentially to other schools. There is also

an aspiration to make it available to other groups, such as cubs and brownies, at weekends.

The Transport Statement confirms that Pield Heath House School would take on the responsibility of booking the cycle track out for use by other schools and that bookings and use of the cycle track by other schools would be during school time only, in the first instance. Groups of children would be bussed to the site to use the facilities.

There is space within the school's existing grounds or in the car park close to the proposed cycle track (although it is acknowledged that this is in private ownership) for a minibus to load and unload pupils and for the minibus to park whilst pupils are using the facility. A turning head is provided on the school's site to enable a bus to pull up the the gates and turn around.

There would be a store of bikes at the school for use so bikes would not require transportation to the site with pupils. The store of bikes would include some adults bikes if required by adults accompanying pupils.

The school has advised that if the facility was made available for use by groups at weekends, a booking system would be put in place and managed by them. Notably, the school has won awards for its work towards promoting sustainable travel and would be encouraging any people using the facility to use such modes of transport.

The school's car park would be made available for any groups using the facility at weekends and weekend use would only be allowed if use during a school weekday was not possible.

Notably the Council's Highway Engineer has questioned the number of pupils likely to be using the facility at any one time, the frequency in which the facility would be used and how pupils from other schools would travel to the site.

The Transport Statement confirms that pupils would be bussed from other schools. The applicant has been unable to confirm precise details relating to likely pupil numbers and frequency of use as, at this stage, they are unclear as to how popular the facility will be with other organisations. However, it is considered unlikely that the track would be used by more than one group at any one time or that class sizes would be relatively small.

Given the relatively low pupil numbers at the school (67) and that most travel to school by bus or car share, in addition to the fact that some board at the school during term time, congestion associated with school start and finish times is likely to be relatively low. Most staff tend to arrive and depart outside key pupil arrival and departure times and, as such, will have limited impact on congestion at peak school start and finish times. Nevertheless, it is recommended that an informative is attached to encourage use of the site by outside organisations outside peak school drop-off and pick-up times to ensure there is no adverse impact on the local highway network.

The Transport Statement also confirms that a bus would be parked within the school site, along the access way to the cycle track, on occasion, to be used as a realistic learning aid for pupils when learning how to cross the road and travel independently. The plans show that a turning area is provided for the bus to enable it to depart the site in forward gear. There is ample space along the access road from Pield Heath Road for two HGVs to pass and so this should create no conflict of interest with the adjoining garden centre. Bus movements associated with this use are likely to be limited and, as such, no objections

are raised to this.

It is not considered that the proposal would lead to a significant increase in traffic to/from the site during peak times which would have an adverse impact on the local highway network. There is sufficient capacity within the school's existing site to cater for buses and vehicles bringing children from other organisations for use by weekend users. Accordingly, it is not considered that any reasons for refusal could be justified on highway grounds.

7.11 Urban design, access and security

- Urban Design

The layout, size, siting and design of the proposed cycle track is considered to be acceptable in this location and would have no significant detrimental impact on the visual amenities of the school site or surrounding area.

- Security

Given the nature of the proposed development and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case.

7.12 Disabled access

The applicant's Design and Access Statement confirms that level access will be provided to the site. Given the nature of the facility there are not considered to be any other disabled access issues.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

-Trees/Landscaping

There are no protected trees on site. However, just off-site there is a mixed native hedge which lines the boundary fence and on the east side of the plot there is a line of Lime trees which creates a strong landscape feature.

The proposed construction will not adversely affect trees with any significant amenity value on site and much of the existing vegetation would be retained as part of the scheme. The proposal is not considered to have any adverse impact on trees or other landscape features of merit. Notably, the Council's Trees/Landscape Officer has raised no objections subject to a landscaping condition and an informative regarding the presence of Japanese Knotweed at the site.

- Ecology

The applicant has submitted an Extended Phase 1 Habitat Survey in support of the application. The survey concludes that the habitats on site have the potential to be of value to reptiles, which are a protected species. Accordingly, it recommends that further investigations are undertaken to determine the presence or absence of such species.

The survey also notes the presence of Japanese Knotweed at the site and advises that this should be eradicated. Furthermore, it recommends that site clearance is undertaken outside of the bird nesting season and that lighting on site is kept to a minimum so as to minimise disturbance to any species, including bats, which may be present in surrounding tree lines or hedgerows.

The Council's Sustainability Officer has raised no objections subject to a condition requiring that further surveys are undertaken in accordance with the recommendations in

the submitted Habitat Survey.

7.15 Sustainable waste management

It is not considered that the proposed facility would give rise to any significant increase in waste and, as such, it is assumed that the school's existing facilities will be used.

7.16 Renewable energy / Sustainability

Not applicable to this type of development.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone. Swales are proposed within the centre of the grassland to assist with surface water attenuation and natural drainage. The Council's Flood Water Management Specialist has raised no objections to this approach.

7.18 Noise or Air Quality Issues

It is not considered that the proposed development would give rise to any significant increase in noise or pollution, over and above the existing use of the site as a school. Notably, no objections have been raised on these grounds by officers in the Council's Environmental Protection Unit.

7.19 Comments on Public Consultations

None received at the time of writing this report.

7.20 Planning obligations

Not applicable to this type of development.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other

opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

No objections are raised to the principle of the development in this location and it is not considered that the proposal would have any detrimental impact on the openness of the Green Belt or on the visual amenities of the school site or surrounding area. Furthermore, the development would have no detrimental impact on residential amenity and it is not considered that it would give rise to such a significant increase in traffic to/from the site that refusal could be justified.

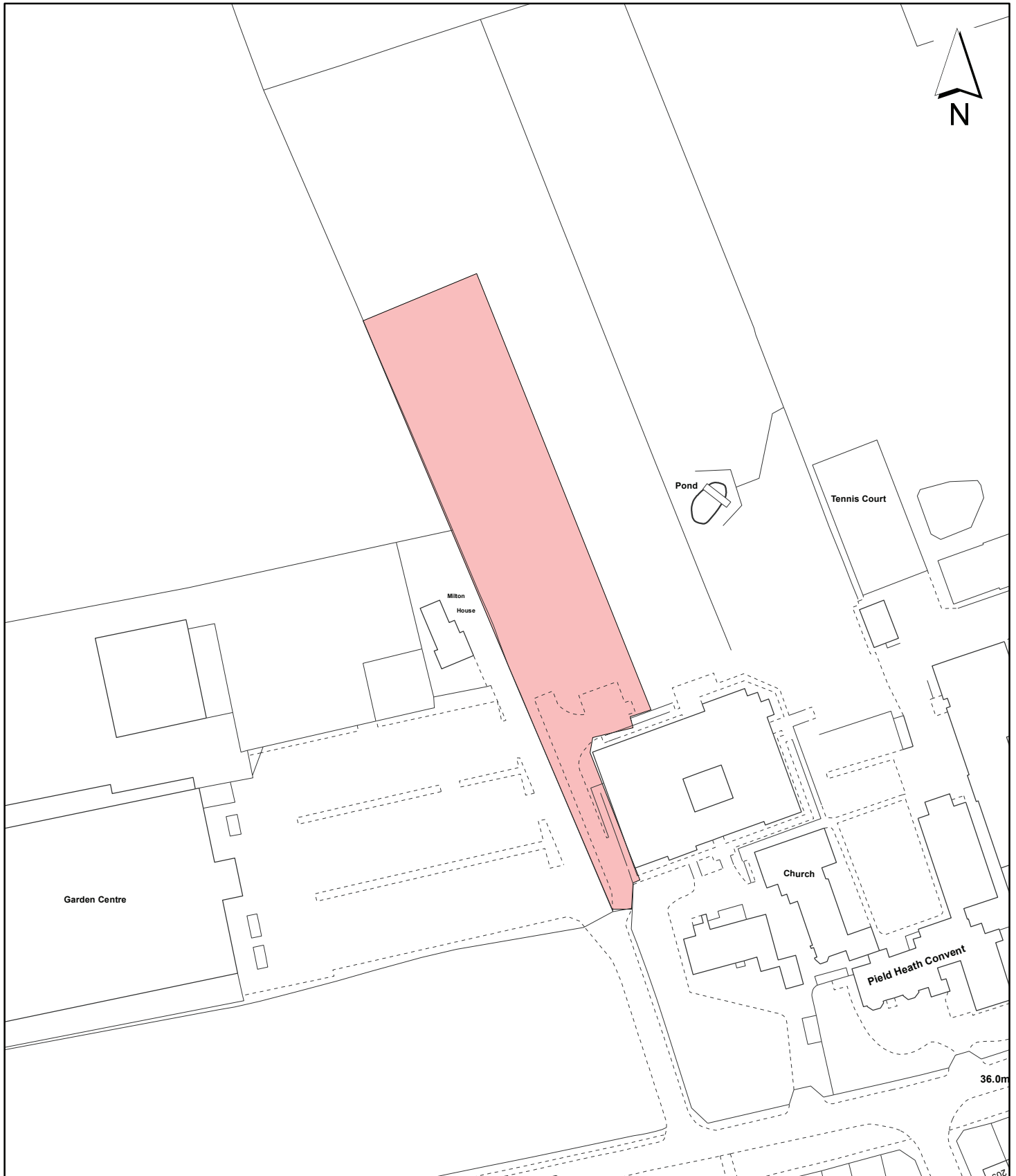
The proposal is considered to comply with relevant national, London Plan and Local Plan policies and, accordingly, approval is recommended.

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

Contact Officer: Johanna Hart

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Notes

 Site boundary

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Site Address

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**LONDON BOROUGH
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 Telephone No.: Uxbridge 250111

Planning Application Ref:
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Scale
1:1,250

Planning Committee
Major Application

Date
March 2014



HILLINGDON
 LONDON