

Report of the Head of Planning, Sport and Green Spaces

Address UNIT 3,THE ARENA,STOCKLEY PARK STOCKLEY ROAD WEST
DRAYTON MIDDLESEX

Development: Installation of 2 retractable awnings to entrance

LBH Ref Nos: 68933/APP/2013/3242

Drawing Nos: AV01
AL01
Location Plan to Scale 1:1250
Photographs
42912/1B

Date Plans Received: 01/11/2013

Date(s) of Amendment(s):

Date Application Valid: 25/11/2013

1. SUMMARY

The application seeks planning permission for the provision of two awnings to the front of Unit 3, The Arena. The site is located within an Industrial and Business Area and is known as the Stockley Park estate. There are several awnings to the adjacent units, of a similar design to that proposed.

The siting, design and appearance of the two awnings are considered acceptable and there are no highway objections to the proposal. As such, the scheme is recommended for approval subject to appropriate conditions.

It is considered that the proposed development would not result in an unacceptable impact on the visual amenities of the site or on the openness of the Green Belt. The development proposals accord with the Hillingdon Local Plan: Part Two Saved UDP Policies (2012), the Local Plan Part 1 Policies, the London Plan and the NPPF and is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 AV01, AL01 and 42912/1B 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).

INFORMATIVES

1 152 **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).

2 153 **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.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE28	Shop fronts - design and materials
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
OL4	Green Belt - replacement or extension of buildings

3 159 **Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 147 **Damage to Verge**

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The Arena within Stockley Park to which the application relates to, comprises of a small group of retail/commercial units that serve the wider employment area of Stockley Park, a low density business park set within landscaped grounds. There are no residential properties within the area, and with Stockley Park being gated and generally within a controlled environment, the retail/commercial units tend to serve just the employees and visitors of the business park. The building itself comprises 6 commercial units set around a partly enclosed, circular courtyard, which affords the provision of enclosed and outside seating areas. The commercial units occupy the ground floor, whilst the first floor contains office accommodation, a gym and swimming pool. The application property is occupied by 'The White House', part of the Wetherspoon group, and is used as a cafe/bar.

There is a dedicated car park for The Arena to the north of the site, beyond which is Stockley Park Golf Club.

It is to be noted that the majority of the other units on the ground floor of The Arena have awnings similar to those proposed as part of the application already installed. It is further to be noted that the awnings at the site, forming this proposal have already been installed.

The site is located within the Green Belt and the Hayes/West Drayton Corridor. Stockley Park is also identified as an Industrial and Business Area (IBA) within the Hillingdon Local Plan: Part Two Saved UDP Policies (2012).

3.2 Proposed Scheme

The proposal is for two retractable awnings to the frontage of Unit 3 The Arena. It is to be noted that these have been installed.

The awnings would have a width of 3.2m and would project 1.5m in a perpendicular dimension from the external wall they would be affixed to. The maximum height would be 3.15m, with a lower height of 2.35m.

They would be of a blue colour, with the white coloured text 'the white house' and 'wetherspoon'.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no history specific to the application site. Stockley Park as a whole was granted planning permission in 1984.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
BE28 Shop fronts - design and materials
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
OL4 Green Belt - replacement or extension of buildings

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Four neighbouring occupiers were consulted on 26/11/2013 and an additional four neighbours were consulted on 02/04/2014. A site notice was erected on 10/12/2013. No response received.

Internal Consultees

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed works will not consist of any additional floorspace within the Park, the works relate to the provision of two awnings, similar to those at adjacent units. As such, the proposal would not alter the character of the uses on the site.

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 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'.

It is considered that the proposed awnings to Unit 3 The Arena Stockley Park would not impact on the openness or visual amenities of the Green Belt. Officers are satisfied that the scale of the proposed work is appropriate to the setting of the site and the surrounding area. There is no change to the car parking and access arrangements at the site, therefore ensuring that there would be no change to the existing traffic situation as a result of the works.

It is considered that the proposals would not harm the openness of the Green Belt.

7.02 Density of the proposed development

Not Applicable to this application.

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

Within the Stockley Park estate lie a number of locally listed buildings, The Arena being one of them. It is considered that the proposed works would not materially impact on these Heritage assets, given the small scale and sympathetically designed nature of the awnings. There are no statutorily listed buildings within the vicinity of the site.

The site does not fall within an Archaeological Priority Area, Conservation Area or Area of Special Character.

7.04 Airport safeguarding

The proposal does not conflict with aircraft safeguarding criteria as the proposed height of the awning installations is lower than the height of the existing building.

7.05 Impact on the green belt

As discussed in Section 7.01 (Principle of Development) there is no material impact on the setting of the Green Belt.

7.07 Impact on the character & appearance of the area

Saved policy BE25 of the Local Plan: Part Two seeks to ensure the modernisation and improvement of Industrial and Business Areas through careful attention to the design and landscaping of buildings and external spaces. Where appropriate, the policy seeks to improve vehicular and pedestrian access and circulation routes through the area and environmental improvements.

The two awnings would result in virtually all the Units within The Arena having awnings. Prior to Unit 3 having awnings, it was the only Unit without any awnings to its entrance openings. Hence, the proposal, considering its minimalist nature, sympathetic, lightweight design, would be in keeping with the character and appearance of the immediate area.

The proposed design is considered to be an improvement to the entrances to The Arena. The proposed external finishing materials are considered appropriate for the site and in the context of the surrounding area.

The proposal would be in keeping with Policies BE13 and BE25 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012).

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012) seeks to ensure that new buildings protect the privacy of residential neighbours and do not have a detrimental impact on local residential amenity including, loss of light and dominance.

There are no residential properties within the vicinity of the site and therefore the proposals do not impact on residential amenity such as loss of light, overlooking and over-dominance.

7.09 Living conditions for future occupiers

Not Applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

CAR PARKING and TRAFFIC IMPACT

The proposals result in no changes to the existing car parking arrangements at the Stockley Park estate.

CYCLE PARKING

The proposals result in no changes to the existing cycle parking arrangements at Stockley Park estate.

7.11 Urban design, access and security

URBAN DESIGN

This issue is addressed in Section 7.07 of the report.

ACCESS

There are no alterations to the existing access into and out of the site.

SECURITY

There are no issues relating to security arising from the proposal.

7.12 Disabled access

Not Applicable to this application.

7.14 Trees, landscaping and Ecology

Not Applicable to this application.

7.15 Sustainable waste management

Not Applicable to this application.

7.16 Renewable energy / Sustainability

Not Applicable to this application.

7.17 Flooding or Drainage Issues

Not Applicable to this application.

7.18 Noise or Air Quality Issues

Not Applicable to this application.

7.19 Comments on Public Consultations

No letters of comment have been received in relation to this application.

7.20 Planning obligations

Not Applicable to this application.

7.21 Expediency of enforcement action

Not Applicable to this application.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not Applicable to this application.

10. CONCLUSION

The site is located within an Industrial and Business Area and has an acceptable impact on the appearance of the area and the openness of the Green Belt. The development is therefore acceptable in principle.

The siting, design and appearance of the two awnings are considered acceptable and there are no highway objections to the proposal. As such, the scheme is recommended for approval subject to appropriate conditions.

11. Reference Documents

Hillingdon Local Plan: Part One (November 2012)

Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

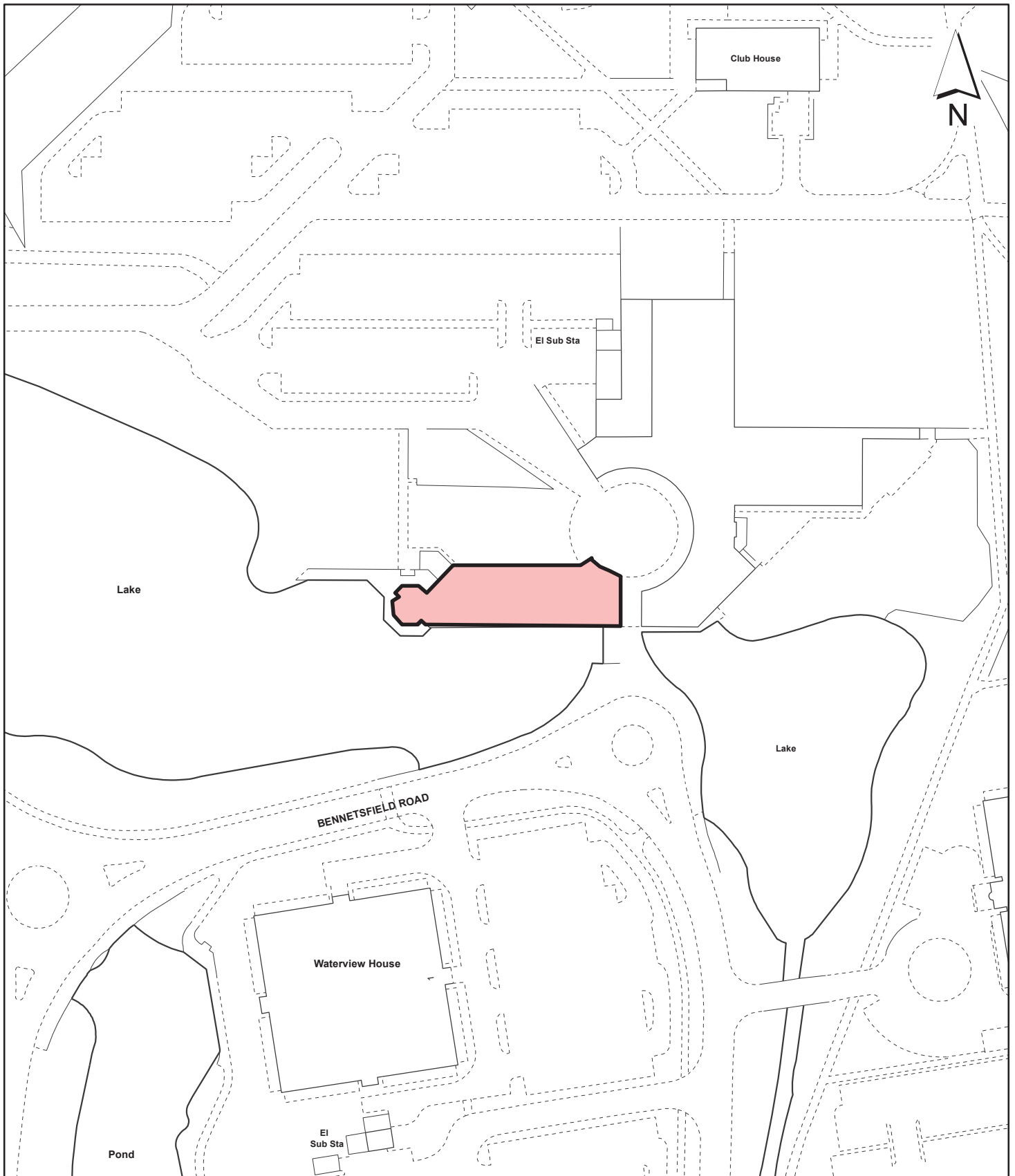
London Borough of Hillingdon's HDAS 'Accessible Hillingdon' Supplementary Planning Document (May 2013)



London Plan (July 2011)

National Planning Policy Framework (March 2012)

Contact Officer: Jazz Ghandial

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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).</p> <p>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 style="text-align: center;">Unit 3, The Arena Stockley Park Stockley Road</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 style="text-align: center;">68933/APP/2013/3242</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 HILLINGDON <small>LONDON</small>
	<p>Planning Committee</p> <p style="text-align: center;">Central and South</p>	<p>Date</p> <p style="text-align: center;">April 2014</p>	