

Report of the Head of Planning, Sport and Green Spaces

Address THE BATTLE OF BRITAIN BUNKER, RAF UXBRIDGE HILLINGDON ROAD
UXBRIDGE

Development: Erection of a temporary modular building with associated works and installation of a temporary road

LBH Ref Nos: 585/APP/2014/3739

Drawing Nos: Reptile Presence/Likely Absence Survey October 2014
LBH/UXB-BBB/AMS/01a Arboricultural Method Statement October 2014
Bat Survey September 2014
Extended Phase 1 Habitat Survey September 2014
Design & Access Statement
1308 PL 001 Rev 00 Site Location Plan
1308 PL 011 Rev 00 Temporary Services
1308 PL 003 Rev 01 Proposed Site Plan - Enabling Works
1308 PL 010 Rev 00 Temporary Accommodation
1308 PL 002 Rev 00 Existing Site Plan

Date Plans Received:	20/10/2014	Date(s) of Amendment(s):	20/10/2014
Date Application Valid:	27/10/2014		29/10/2014
			27/10/2014

1. SUMMARY

This application seeks consent for the erection of a temporary visitor building and access road to the demolition site.

No objections are raised to the principle of the development in this location, which is considered to have a limited impact on the openness of the wider adjacent Green Belt. Given the temporary nature of the scheme, the proposal is not considered to have a detrimental impact on the character, appearance and setting of the adjacent statutory and locally listed buildings and structures and surrounding area in general. The scheme would not have a detrimental impact on the local highways network or existing parking provision.

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

2. RECOMMENDATION

APPROVAL subject to the following:

1 T4 Temporary Building - Removal and Reinstatement

The building and any ancillary structures/hardstanding hereby permitted shall be removed and the land restored to its former condition on or before 10/01/18.

REASON

The building, by reason of its temporary design and its location adjacent to the Green Belt and listed buildings is not considered suitable for permanent retention in compliance with Policy OE1, OL5, BE10 and BE13 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

2 T6 Temporary Use - Discontinuance

The use hereby permitted shall be discontinued on or before 10/12/17 and the temporary building and ancillary associated structures and hardstanding removed from the site.

REASON

It is not considered appropriate to grant a permanent permission for the use until its effect on the amenities of the locality has been assessed in compliance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

3 RES6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 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 1308 PL 001 Rev 00; 1308 PL 002 Rev 00; 1308 PL 003 Rev 01; 1308 PL 010 Rev 00; 1308 PL 011 Rev 00 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).

5 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:
Arboricultural Report reference LBH/UXB-BBB/AMS/01a
Extended Phase 1 Habitat Survey

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

6 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size

and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 RES8 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

8 RES9 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 External Lighting
 - 2.b Other structures
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation
5. Other
 - 5.a Existing and proposed functional services above and below ground

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

REASON

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

INFORMATIVES

1

Care should be taken to ensure that the services between the grade I listed bunker and Stand by Set House (its emergency generating plant) are not disrupted

2 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).

3 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.

4 115 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.

5 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

6 134 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.

7 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).

8 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 (November 2012) 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.

- | | |
|------|--|
| AM13 | AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - <ul style="list-style-type: none">(i) Dial-a-ride and mobility bus services(ii) Shopmobility schemes(iii) Convenient parking spaces(iv) Design of road, footway, parking and pedestrian and street furniture schemes |
| AM7 | Consideration of traffic generated by proposed developments. |

BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 7.16	(2011) Green Belt
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area
OL5	Development proposals adjacent to the Green Belt

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located adjacent to the Stand by Set House and directly opposite the existing AUS building. The boundary to the Green Belt runs to the west of the application site and the Grade I listed Battle of Britain Bunker and other locally listed structures are located to the south west of the application site.

3.2 Proposed Scheme

This application seeks consent for the erection of a temporary modular building adjacent to the Stand By Set House and directly opposite the existing AUS Building (due to be demolished). The temporary building is required to provide visitor and office facilities for the Battle of Britain Bunker, that will be lost when the AUS Building is demolished to make way for the proposed new Visitors Centre.

Included in this application also is the erection of a temporary road on the site of the existing Uniter Bunker to permit the demolition and construction of the new visitor centre.

Consent is sought for the building and road on the site for a three year period, after which time both will be removed and land restored to its former condition.

3.3 Relevant Planning History

585/APP/2014/3723 The Battle Of Britain Bunker, Raf Uxbridge Hillingdon Road Uxbridge
 Application for prior notification of proposed demolition for the former AUS Building (No 76) located on the RAF Uxbridge site (made under the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2 Part 31)

Decision: 17-11-2014 PRN

Comment on Relevant Planning History

There is an extensive planning history for this site and the most relevant planning

applications are referred to above.

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
- PT1.CI3 (2012) Culture
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM7 Consideration of traffic generated by proposed developments.
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.15 (2011) Water use and supplies
- LPP 7.16 (2011) Green Belt
- LPP 7.4 (2011) Local character
- LPP 7.6 (2011) Architecture
- LPP 7.8 (2011) Heritage assets and archaeology
- NPPF National Planning Policy Framework
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OL5 Development proposals adjacent to the Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 21 local owners/occupiers and a site notice was displayed. No responses have been received.

ENGLISH HERITAGE:

English Heritage Advice

The description of these works does not state a time period for the temporary permission, although three years is requested in the design and access statement. We recommend that this time period is specified in the consent, and that a condition is attached to ensure that the temporary building and access road are removed as soon as the permanent visitor centre is complete.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

UXBRIDGE LOCAL HISTORY AND ARCHIVE SOCIETY:

No comments received to date.

Internal Consultees

CONSERVATION OFFICER:

There are no objections in principle to these works, provided the temporary class room is removed when the works are complete, or within an agreed timescale. Care should be taken to ensure that the services between the grade I listed bunker and Stand by Set House (its emergency generating plant) are not disrupted. Could we have further some details on the proposed levels across the site as this is unclear at present, this could be requested via condition.

ENVIRONMENTAL PROTECTION UNIT:

No objection

OFFICER COMMENT: Given the temporary nature of the scheme, its location and that it incorporates permeable paving where hardstanding is proposed, this condition was not considered necessary for the application.

HIGHWAYS:

The temporary building is to provide visitor and office space for the Battle of Britain Bunker while the existing building that provides these facilities is being demolished. There are no additional traffic implications arising from the use of the temporary building.

There are no objections on the temporary road required to enable demolition of the existing building. As the existing permanent road and car parking are at a much higher level and this provides the only suitable location for a construction route to the building.

TREES/LANDSCAPE OFFICER:

Tree Preservation Order (TPO)/Conservation Area: N/A Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): There are numerous trees adjacent to the site; the majority of these form part of a group/woodland to the sides. A tree survey has been carried out and a report submitted. I am happy with the proposed tree protection. Recommendations: Some tree planting/landscaping may be required but this matter can be dealt with by condition. Conclusion (in

terms of Saved Policy BE38): Acceptable, subject to condition RES8 (implementation of submitted details), RES9 and RES10.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Given the temporary nature of the building and its location within the site, no objection is raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to the consideration of this application.

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

Given the location of the building, temporary nature of the proposed building and its modest size and scale, the scheme is not considered to have a detrimental impact on the character, appearance and setting of the adjacent listed bunker or locally listed buildings/structures.

7.04 Airport safeguarding

Not applicable to the consideration of this application.

7.05 Impact on the green belt

The proposed temporary building is located adjacent to the Green Belt boundary. Accordingly, the size, scale and height of the proposed building is not considered to be obtrusive in this location and, given the temporary nature of the development, it is not considered that it would have any significant adverse impact on the long-term openness of the Green Belt or the visual amenities of the surrounding area.

The temporary road is located within the Green Belt, however is a continuation of an existing route onto the site. Given the temporary nature of this road, its addition is not considered to have a detrimental impact on the openness, character and appearance of the Green Belt.

7.07 Impact on the character & appearance of the area

The building is located to the east of the access road into the site and will consist of a pale green single storey, flat roofed building. The building design is not considered suitable for permanent retention, given its design and materials, which would be likely to deteriorate over time. However, given its location within the site, the dense belt of trees and shrubs surrounding the site would assist with the screening and softening of the proposal. For these reasons, the scheme would not appear highly prominent within the surrounding street scene and no objection is raised in this regard.

For similar reasons, no objection is raised to the addition of the temporary road to the demolition site.

7.08 Impact on neighbours

The scheme is single storey and there are no existing or proposed residential properties in the vicinity that would be sited sufficiently close to the temporary building or road to be affected by the proposal by reason of dominance, loss of light or privacy. The scheme accords with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

The building is proposed to be used as a temporary visitor centre as the existing would be lost when the AUS building is demolished to make way for a new Visitors Centre. The bunker is currently open for guided tours twice a day and sometimes on weekends from 10am to 4pm. Given the occasional use of the temporary building and this replacing existing facilities, the scheme is not considered to have a detrimental impact on the amenities of the surrounding occupiers. The proposal is therefore considered to be in accordance with policies BE19 and OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies

(November 2012).

7.09 Living conditions for future occupiers

Not applicable to the consideration of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Access to the site is primarily by car or coach and there are a total of 17 perpendicular parking bays and 5 parallel bays marked out on the opposite side of the road. There is also an area of asphalt further south and away from the entrance with space for approximately 6 cars. This vehicular access and car parking will remain unaffected on the site and therefore no objection is raised in this regard.

7.11 Urban design, access and security

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

It is considered that the presence of the buildings and road on the site for a temporary period of three years would be acceptable in the context of the site. Suitably worded conditions are recommended to ensure that they are removed at the end of the three year period.

7.12 Disabled access

Wheelchair access to the temporary facilities is proposed from the auxiliary parking area to the south across the grass. A plastic reinforcing mesh is proposed to provide mud free access and keep any impact on the roots of the existing trees to a minimum.

No objection is raised to these details.

7.13 Provision of affordable & special needs housing

Not applicable to the consideration of this application.

7.14 Trees, landscaping and Ecology

There are numerous trees adjacent to the site and the majority of these form part of a group/woodland to the sides. A tree survey has been carried out and a report submitted with the application, which has been reviewed by the Councils Tree officer. No objections are raised to the proposed tree protection and conditions are recommended to ensure that the recommendations are implemented.

7.15 Sustainable waste management

Not applicable to the consideration of this application.

7.16 Renewable energy / Sustainability

Not applicable to the consideration of this application.

7.17 Flooding or Drainage Issues

Not applicable to the consideration of this application.

7.18 Noise or Air Quality Issues

Not applicable to the consideration of this application.

7.19 Comments on Public Consultations

Not applicable, no adverse comments were received.

7.20 Planning obligations

Not applicable to the consideration of this application.

7.21 Expediency of enforcement action

Not applicable to the consideration of this application.

7.22 Other Issues

There are no other issues for consideration.

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 the consideration of this application.

10. CONCLUSION

No objections are raised to the principle of the development in this location, which it is considered would have a limited impact on the openness of the wider adjacent Green Belt. Given the temporary nature of the scheme, the proposal is not considered to have a detrimental impact on the character, appearance and setting of the adjacent statutory and locally listed buildings and structures and surrounding area in general. The scheme would not have a detrimental impact on the local highways network or existing parking provision.

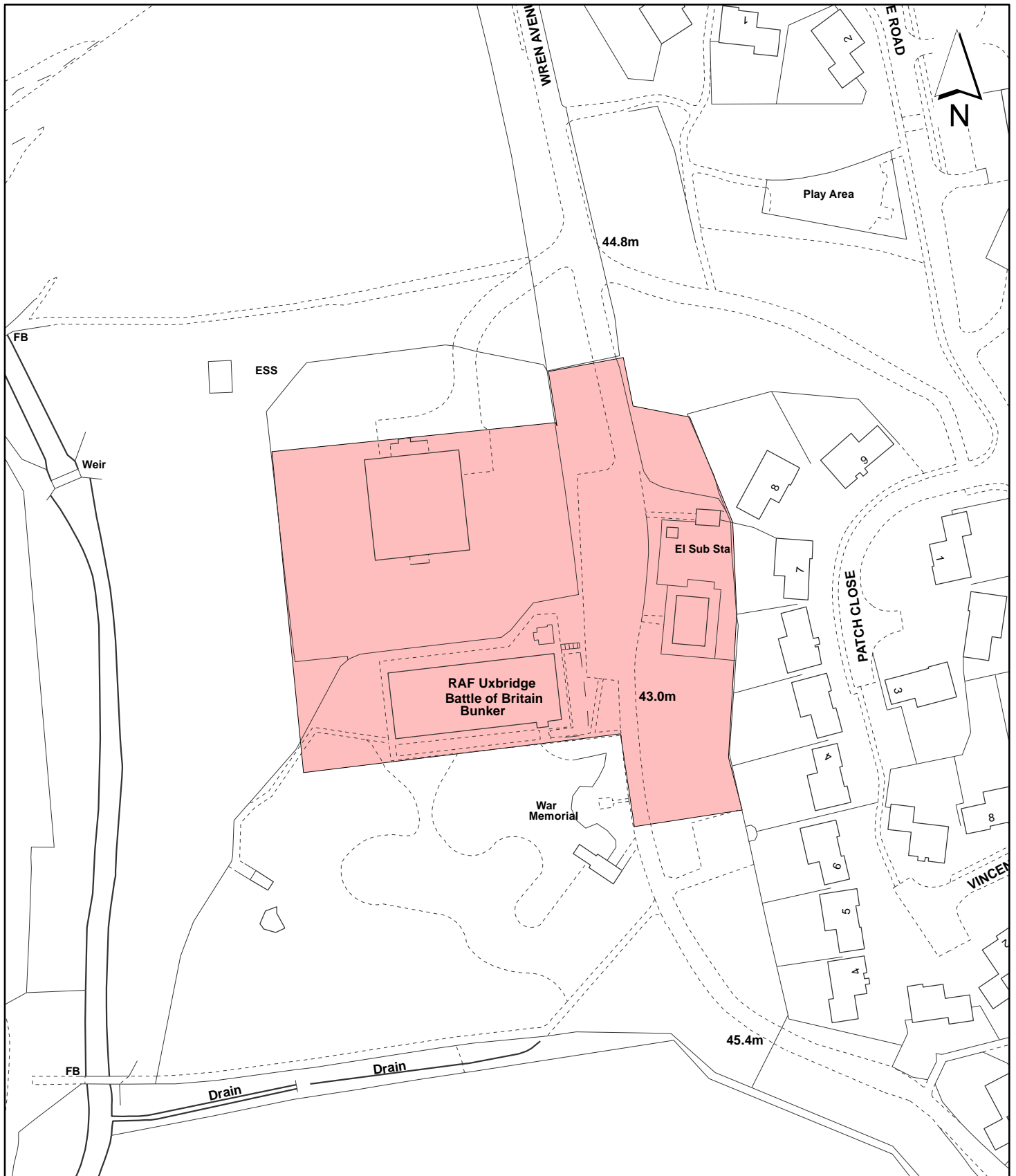
The proposal is considered to comply with relevant planning policy and, accordingly, approval is recommended.


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: Charlotte Bath

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>The Battle of Britain Bunker RAF Uxbridge Hillingdon Road Uxbridge</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>585/APP/2014/3739</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>Major</p>	<p>Date</p> <p>December 2014</p>	
		