

## Report of the Head of Planning, Sport and Green Spaces

**Address** BISHOP RAMSEY C OF E SCHOOL WARRENDER WAY RUISLIP

**Development:** Single storey extension to north side and single storey extension to west side of existing sports hall

**LBH Ref Nos:** 19731/APP/2015/286

**Drawing Nos:** Design and Access Statement  
3113/1/SD1  
3113/1/SD2  
3113/1/SD7  
3113/1/SD3  
3113/1/SD4  
3113/1/SD5  
3113/1/SD6

**Date Plans Received:** 23/01/2015 **Date(s) of Amendment(s):**

**Date Application Valid:** 28/01/2015

### 1. SUMMARY

This application seeks full planning permission for two extensions to the existing sports hall within the grounds of Bishop Ramsey C of E School.

Taking into account the wider benefits it will provide through increased educational and indoor sporting facilities, which are supported by local and national planning policy, the impact of the proposal is deemed acceptable to the character of the area and the amenity of adjoining residential occupiers.

It is therefore considered that the application complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies AM7, AM14, BE13, BE15, BE21, R3, R6, R10, R16 and OE1 of the Hillingdon Local Plan: (November 2012) and London Plan (2011) Policies 3.18, 3.19, 5.3, 7.4 and 7.21.

The proposal is therefore recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

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

#### REASON

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

#### 2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3113/1/SD4, 3113/1/SD5 and 3113/1/SD6 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 (2015).

**3 COM5 General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:  
Design and Access Statement

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

**REASON**

To ensure that the development complies with the objectives of Policies AM7, AM14, BE13, BE15, BE21, R3, R6, R10, R16 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**4 COM10 Tree to be retained**

No development (including site clearance or construction work) shall commence until a plan accompanied by an arboricultural assessment is submitted to, and approved in writing by, the Local Planning Authority stating which trees are to be retained.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS 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.

**5 COM6 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)

### **6 COM8 Tree Protection**

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

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

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

## REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

### **7 COM9 Green Screen**

No development shall take place until full details of a green screen have been submitted to and approved in writing by the Local Planning Authority.

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 in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.11 (living walls and roofs) of the London Plan (July 2011).

## INFORMATIVES

### **1 I52 Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant

planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

## **2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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.
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
LPP 3.18	(2011) Education Facilities
LPP 3.19	(2011) Sports Facilities
LPP 5.3	(2011) Sustainable design and construction
LPP 7.21	(2011) Trees and woodland
LPP 7.4	(2011) Local character
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R3	Indoor sports, leisure and entertainment facilities
R6	Ancillary recreational facilities

## **3 I59 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

You are advised that the proposed development provides an opportunity to catch any rainfall to the sports hall roof through water collection equipment for its re use within the site, where possible, prior to discharge into the drainage system.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

Bishop Ramsey Church of England School occupies an approximately 3.6 hectare irregularly shaped plot located at the eastern end of Warrender Way in Ruislip. The site accommodates several school buildings of up to three-storeys in height, playing fields, hard and soft landscaping, a Multi-Use Games Area (MUGA), car parking and associated facilities.

The site is bounded to the north by Highgrove Pool; to the east by Warrender Park; to the south by a narrow strip of public open space, beyond which are residential properties; and to the east by a narrow footpath, beyond which are residential properties. Directly to the west of the site is the Royal Court block of flats and the rear gardens of properties on Highgrove Way.

The main vehicular access to the site is via Hume Way, through the Highgrove Swimming Pool Car Park. Pedestrian access and service vehicle access is available via Warrender Way.

This application specifically relates to the site of the existing sports hall, which is located in the north west corner of the site, directly to the south of the Highgrove Pool and Fitness Centre. The existing sports hall, the Highgrove Pool building and the Royal Court block of flats create a small hub of large scale buildings in an otherwise residential area of two storey properties.

Directly adjacent to the western wall of the sports hall is an existing mature pine tree. There are a number of other mature trees within the immediate locality. However none are covered by Tree Preservation Orders.

The entire school site, including the application site, falls within the developed area as designated in the Hillingdon Local Plan: (November 2012). The wider area includes the High Grove Site of Importance for Nature Conservation (SINC) Grade 2 to the north and east of the school.

#### 3.2 Proposed Scheme

The proposed scheme comprises an extension to the north side and a single storey extension to the west side of the existing sports hall within the grounds of Bishop Ramsey C of E School.

Due to the nature of the existing building the two elements proposed are significantly different in scale. The larger of the two extensions will be to the north of the building and will replicate the pattern of the existing large sports hall.

The proposal will provide an enlarged sports hall with an additional 137m<sup>2</sup> floorspace available. The depth of the extension would be 8.4m, creating a new hall with total dimensions of 30.6m x 17.2m x 7.5m. The height of the extension will match the existing building, with an 11.6m ridge height and 7.9m eaves. The extension will provide an extended hall that would have room for a fourth badminton court. A shallow recess for wall-mounted climbing equipment is proposed to be stored flush with the wall as per the existing arrangement. High level glazing is also proposed in the northern elevation.

The second smaller extension to the west of the building will be constructed adjacent to the existing store and will create a new store room with a footprint of 19m<sup>2</sup>. The store will match the adjacent existing store depth of 4.3m and would be approximately 5.2m wide, with a maximum roof height of 5.9m and 3.5m eaves. The school states that there is an existing storage problem which this will rectify and will provide space more in line with the recommendations based on the extended hall size. The hall will be extended into an outside tarmacked space that the school state is currently under-utilised.

The extensions would be constructed of materials such as brick, tile, windows and doors to match the existing building.

### 3.3 Relevant Planning History

19731/APP/2006/2811 Bishop Ramsey Church Of England School Hume Way, Ruislip  
AMALGAMATION OF UPPER AND LOWER SCHOOL SITES TO CREATE ONE SCHOOL CAMPUS. REDEVELOPMENT OF UPPER SCHOOL SITE INCLUDING DEMOLITION AND REFURBISHMENT OF EXISTING BUILDINGS, ERECTION OF NEW SCHOOL BUILDINGS, NEW PARKING AREAS, ACCESS PROVISION INCLUDING A DROP OFF POINT IN HUME WAY AND PLAYGROUND/SPORTS FACILITIES.

**Decision:** 18-05-2007 Approved

19731/APP/2008/2153 Bishop Ramsey Church Of England School Warrender Way Ruislip  
NEW MULTI USE GAMES AREA & ASSOCIATED WORKS

**Decision:** 26-11-2008 Approved

19731/APP/2013/1285 Bishop Ramsey Church Of England School Warrender Way Ruislip  
Single storey detached outbuilding to rear for use as storage

**Decision:** 22-07-2013 Approved

19731/APP/2013/1292 Bishop Ramsey C Of E School Hume Way Ruislip  
Variation of condition 4 (hours of use of gate to Warrender Way) of planning permission ref. 19731/APP/2006/2811 (Amalgamation of upper and lower school sites to create one school campus. Redevelopment of upper school site including demolition and refurbishment of existing buildings, erection of new school buildings, new parking areas, access provision including a drop off point in Hume Way and playground/sports facilities).

**Decision:** 27-11-2013 Approved

19731/APP/2013/1476 Bishop Ramsey C Of E School Hume Way Ruislip

Single storey extension and alterations/refurbishment to existing sports hall changing and shower facilities.

**Decision:** 02-08-2013    Approved

19731/APP/2015/47            Bishop Ramsey C Of E School Hume Way Ruislip

Installation of 6 floodlight columns (12m high) located evenly around the external perimeter of the Multi Use Games Area.

**Decision:** 02-03-2015    Withdrawn

#### **Comment on Relevant Planning History**

The application site has an extensive planning history related to the use of the site as a school. The two most relevant applications are listed below:

Planning permission (ref. 19731/APP/2006/2811) was granted on 18/05/07 for the amalgamation of the upper and lower school sites to create one school campus at Bishop Ramsey Church of England School in Ruislip. The scheme included the redevelopment of the upper school site, comprising the demolition and/or refurbishment of existing buildings, erection of new school buildings, creation of new car parking areas, access provision and playgrounds/sports facilities.

Planning permission (ref. 19731/APP/2013/1476) was granted on 02/08/13 for a single storey extension and alterations/refurbishment to existing sports hall changing and shower facilities.

#### **4. Planning Policies and Standards**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)  
London Plan (July 2011)  
National Planning Policy Framework

#### **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:

AM2                Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7                Consideration of traffic generated by proposed developments.

AM14              New development and car parking standards.

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.
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
LPP 3.18	(2011) Education Facilities
LPP 3.19	(2011) Sports Facilities
LPP 5.3	(2011) Sustainable design and construction
LPP 7.21	(2011) Trees and woodland
LPP 7.4	(2011) Local character
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R3	Indoor sports, leisure and entertainment facilities
R6	Ancillary recreational facilities

## **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 32 local owner/occupiers, the Eastcote Residents' Association, the Ruislip Residents' Association and site notices were posted. 5 letters of objection have been received which raise the following concerns:

- i) Detrimental impact on residential amenity
- ii) Increased parking and traffic
- iii) Increased commercial use
- iv) Visual impact
- v) Loss of tree/screening
- vi) Closure of access gate

Case Officer's Comments:

Concerns relating to the impact of the proposal on residential amenity, parking, traffic, visual impact and the loss of the tree are considered within the body of the report. The concern raised regarding the closure of the access gate has been investigated and the access gate to the side of the existing



store is shown as retained on the proposed layout/floor plan (drawing no. 3113/1/SD4).

### **Internal Consultees**

Schools Policy and Strategy Officer:

The Department for Education publishes design guidance for school buildings, including accommodation for sports. According to this guidance, the sports hall and associated storage space at Bishop Ramsey are under-provided, with the former being significantly below the typical size for a three court sports hall. A four court sports hall would be reasonable for a school of this size. Sports halls are generally used for examinations and the size is particularly important for subjects where there are a large number of entries (e.g. English). The proposal would also lead to curriculum and operational benefits for the school and its pupils. Therefore, the proposal is supported on educational grounds.

Trees and Landscape Officer:

The site is occupied by an existing sports hall in the north-west corner of the Bishop Ramsey School campus, immediately to the south of Highgrove Pool. The large shed dominates this part of the site within an apron of tarmac. The main relief is provided by a middle aged/ mature specimen Scots pine to the west of the building and a group of cypress trees and sycamores in the north-west corner of the site.

There are no Tree Preservation Orders and no Conservation Area designations affecting the site. The Scots pine and nearby group of trees provide a degree of screening and visual amenity when viewed from the public footpath which runs parallel to the west boundary of the site - and is also visible from the nearby flats of Royal Court, immediately to the north-west.

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.

According to the planning questionnaire (Q15) no trees or other landscape features of merit will be affected by the proposal. However, the Design & Access Statement confirms (section 9) that one tree will be removed to accommodate the store extension. Drawing No. 4113/1/SD4 confirms that the specimen Scots pine is to be removed. Neither the D&AS nor the drawings refer to the group of trees in the north-west corner. However, it is likely that these trees will have to be removed to enable the development. The D&AS notes that 'it is expected that the tree that is proposed to be removed is of no significant value'. In view of the fact that the feasibility of the proposed design is dependent on the removal of the pine (and other) trees, it is clear that the impact of development on the trees should have been the subject of a tree survey, by a suitably qualified arboricultural consultant. In the absence of a tree survey and arboricultural impact assessment to BS5837:2012, the applicant has failed to demonstrate that the trees will be unaffected by the development. Tree loss will have a detrimental impact on the visual amenity and character of the area.

Notwithstanding the above, if the application is recommended for approval, landscape conditions should be imposed to clarify the full extent of tree removal / retention and to preserve and enhance the character and local distinctiveness of the surrounding natural and built environment. Given the lack of space in this area, the provision of a green wall might be an appropriate solution.

Highways Officer:

There are no highways comments regarding this application.

Flood and Water Management Officer:

As the extension is on existing tarmac it will not increase the run-off from the site but it is a good opportunity to catch any rainfall and re use within the site where possible through water butts etc prior to discharge into their drainage system on the site.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The educational use of the site is well established and the extension of the sports hall is deemed appropriate in this location. The Council's Schools Policy and Strategy Officer has reviewed the application and concludes that the additional floorspace is required as the sports hall and associated storage space at Bishop Ramsey are under-provided according to Department for Education published design guidance for school buildings. A four court sports hall would be reasonable for a school of this size and sports halls are generally used for examination, with the size particularly important for subjects where there are a large number of entries. The proposal would also lead to curriculum and operational benefits for the school and its pupils and is supported on educational grounds.

The provision of additional educational and sporting facilities is strongly supported by policy, including Policies R6 and R10 of the Hillingdon Local Plan (November 2012) and Policies 3.18 and 3.19 of the London Plan (2015). The principle of the development is therefore deemed acceptable.

### **7.02 Density of the proposed development**

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

### **7.05 Impact on the green belt**

Not applicable to this application.

### **7.07 Impact on the character & appearance of the area**

The design of the proposed extensions matches that of the existing building and will use matching materials. Whilst the extension to the north of the building is of a significant scale it will match the scale of the existing structure in this location. In addition it will sit adjacent to the existing large scale Swimming Pool building to the north and close to the Royal Court block of flats.

The Council's Trees and Landscape Officer has objected to the proposal as it will involve the loss of an existing pine tree adjacent to the school sports hall. It is accepted that the tree does contribute positively to the character of the immediate area and the loss of the tree will reduce the level of screening currently shielding the sports hall from view. However the tree is not covered by a Tree Preservation Order and the benefits of the additional education and sporting facilities are considered to outweigh the loss of the tree, especially as the provision of such facilities is strongly supported by local and national policy.

As such the impact of the development on the character and appearance of the locality is deemed acceptable and in accordance with Policies BE13 and BE15 of the Hillingdon Local Plan (November 2012).

### **7.08 Impact on neighbours**

The proposed development is an extension of an existing facility rather than a new proposal. The use of the site as a sports hall is established and the increased intensity of use is not deemed likely to result in a significant detrimental impact on the residential amenity of adjacent occupiers. The application is therefore deemed to accord with Policies BE20, BE21 and OE1 of the Hillingdon Local Plan (November 2012).

### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The Highways Officer has reviewed the proposal and raised no objection to the enlargement of the sports hall. It is considered that the enlargement would have minimal material impact on traffic flows to and from the school. No loss of parking occurs due to the proposed development and the size of the extension would not result in the requirement for additional parking. Therefore, the development would comply with Policies AM7 and AM14 of the Hillingdon Local Plan (November 2012).

Residents have raised concerns that the development will result in the closure of the pedestrian access gate adjacent to the existing sports hall building, leading to increased 'drop-off' traffic in Warrinder Way. However the existing access gate is shown as retained on the submitted proposed layout/floor plan (drawing no. 3113/1/SD4).

#### **7.11 Urban design, access and security**

The proposed extensions will match the materials of the main building and the design would be in keeping with the original building. As such the proposal is not considered harmful to the appearance of the building. Accordingly it is considered that the proposed scheme would be in accordance with policy BE13 and BE15 of the Hillingdon Local Plan (November 2012).

#### **7.12 Disabled access**

The Council's Access Officer has considered the proposals and raised no objection to the application. The main access arrangements to the sports hall will remain unchanged.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

As detailed in Section 7.07, the Council's Trees and Landscape Officer has objected to the proposal as it will involve the loss of an existing pine tree adjacent to the school sports hall. It is accepted that the tree does contribute to the character of the immediate area and the loss of the tree will reduce the level of screening currently shielding the sports hall from view. However, the tree is very close to the existing sports hall and as it grows larger will require the hall to be protected from the impacts of the tree. Taking into account that there are many other trees in the school/adjoining green space of higher amenity value overall officers do not think any form of tree related refusal reason would be upheld at appeal. Given the lack of space in the location of the proposed development, the Council's Trees and Landscape Officer has requested the provision of a green wall to help screen the development. Therefore, as the tree is not covered by a Tree Preservation Order and could be replaced by alternative planting, it is considered that on balance the benefits of the additional education and sporting facilities outweigh the loss of the large Scots Pine tree and other trees of more limited amenity value.

#### **7.15 Sustainable waste management**

The existing school arrangement in regards to collection of waste and recycling would apply.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

The Council's Flood and Water Management Officer has reviewed the proposal and raised no objections to the application as the extension is on existing tarmac and will not increase the run off from the site. However they have advised that the development provides an opportunity to catch any rainfall to the sports hall roof and its re-use within the site where

possible through water collection equipment prior to discharge into the drainage system on the site. An informative to this effect is therefore recommended.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

Concerns relating to the impact of the proposal on residential amenity, parking, traffic, visual impact and the loss of the tree are considered within the body of the report. The concern raised regarding the closure of the access gate has been investigated and the access gate to the side of the existing store is shown as retained on the proposed layout/floor plan (drawing no. 3113/1/SD4).

#### **7.20 Planning Obligations**

Education facilities are exempt from the Community Infrastructure Levy charges and therefore planning obligations are not applicable to this application.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

None

### **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**

On balance, given the wider benefits it will provide through increased educational and indoor sporting facilities, which are supported by local and national planning policy, the impact of the proposal is deemed acceptable to the character of the area and the amenity of adjoining residential occupiers.

It is therefore considered that the application complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies AM7, AM14, BE13, BE15, BE21, R3, R6, R10, R16 and OE1 of the Hillingdon Local Plan: (November 2012) and London Plan (2011) Policies 3.18, 3.19, 5.3, 7.4 and 7.21.

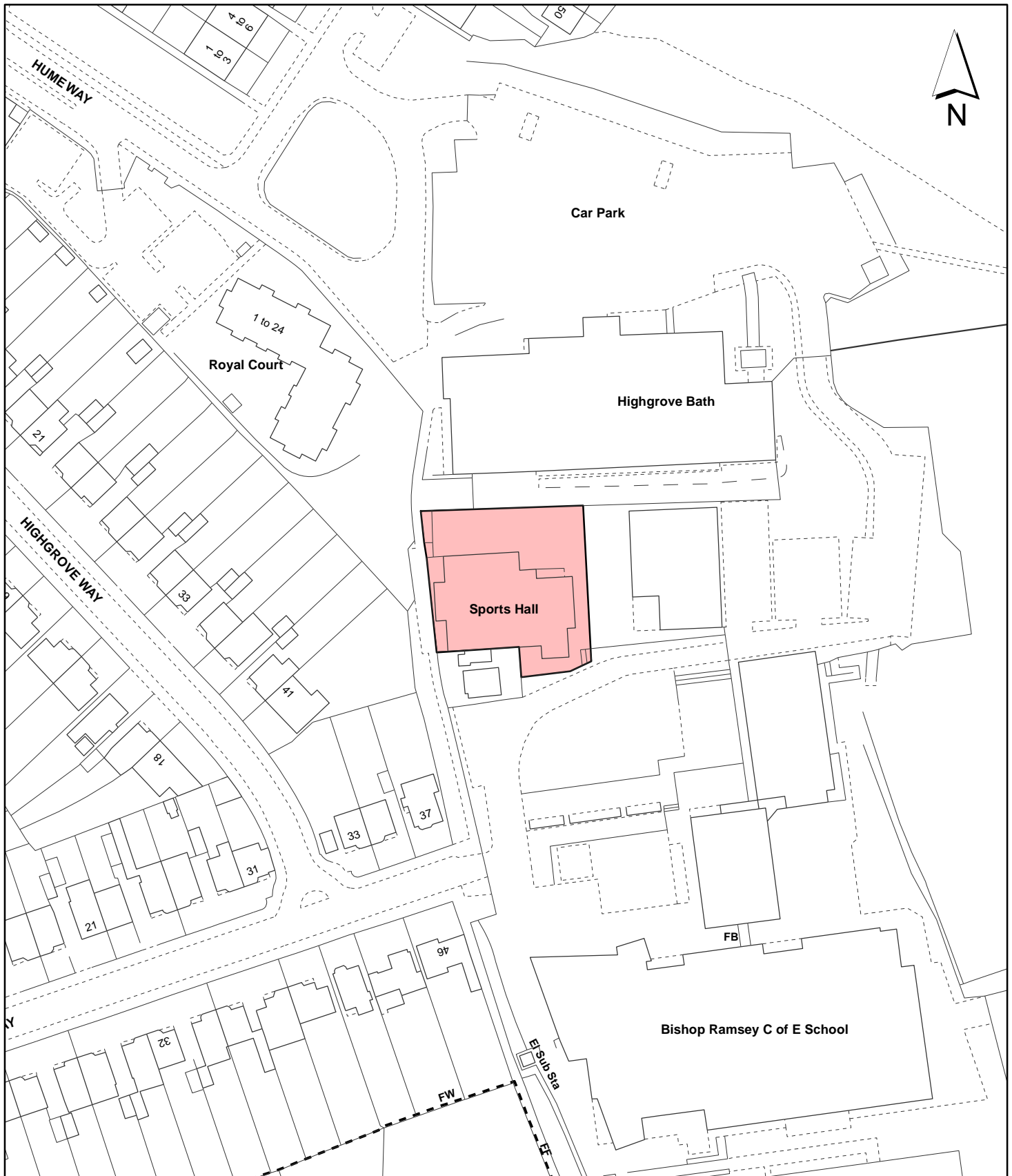
The proposal is therefore recommended for approval.

### **11. Reference Documents**


Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)  
London Plan (July 2011)  
National Planning Policy Framework

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**Notes**

 Site boundary

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Site Address

**Bishop Ramsey C of E School  
 Warrender Way  
 Ruislip**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:

**19731/APP/2015/286**

Scale

**1:1,250**

Planning Committee

**North**

Date

**March 2015**



**HILLINGDON**  
 LONDON