

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

**Address** VYNERS SCHOOL WARREN ROAD ICKENHAM  
**Development:** Erection of a temporary single classroom unit with associated external works  
**LBH Ref Nos:** 4514/APP/2015/1241  
**Drawing Nos:** 2015/D/149/P/03 (Proposed Plans and Elevations Design and Access Statement, Version 1, dated March 2015)  
2015/D/149/P/01 (Site Location Plan)  
2015/D/149/P/02 (Proposed Site Plan)  
Green Belt Statement, Version 1, dated March 2015

**Date Plans Received:** 02/04/2015      **Date(s) of Amendment(s):** 02/04/2015  
**Date Application Valid:** 02/04/2015      08/04/2015

### 1. SUMMARY

This application seeks planning permission for the erection of a temporary classroom unit at Vyners School in Ickenham.

The Hearing Impaired Resource Base (HIRB) currently operates from the school but its existing facilities are inadequate for the expected September 2015 intake, which would see an increase of eight pupils. Accordingly, the existing facility within the main school building will be upgraded and an adjoining classroom refurbished and incorporated into the HIRB to provide a large enough and up to date facility. The classroom which would be lost to the HIRB is currently used to teach physical education and, as such, planning permission is sought for the provision of a temporary building to provide space for this displaced classroom.

Whilst the site falls within the Green Belt, the proposal complies with current local, regional and national planning policies, which seek to encourage new and enhanced educational facilities. Furthermore, due to its location it would have very limited impact on the openness and visual amenity of the surrounding Green Belt. The applicant has demonstrated the need for the proposed unit and it is considered that very special circumstances exist so as to justify an exception to current Green Belt policy.

Given its temporary nature, it is not considered that the proposed classroom would have a significant impact on the visual amenities of the school or the surrounding area. The proposal would not have any detrimental impact on the amenities of the occupiers of neighbouring residential units and it is not considered that it would result in such an increase in traffic to/from the site that refusal could be justified. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

1      SP01      **Council Application Standard Paragraph**

(This authority is given by the issuing of this notice under Regulation 3 of the Town and

Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

**2 T4 Temporary Building - Removal and Reinstatement**

The building hereby permitted shall be removed and the land restored to its former condition within three years of the date of this consent.

**REASON**

The building, by reason of its design and temporary nature, is not considered suitable for permanent retention in compliance with Policies BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**3 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2015/D/149/01, 2015/D/149/02 & 2015/D/149/03, and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

**4 HO4 Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in keeping with the character and appearance of the existing school buildings and shall thereafter be retained as such.

**REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing school site in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**5 NONSC Non Standard Condition**

Prior to occupation of the development hereby approved, details demonstrating how five replacement car parking spaces shall be provided within the school's existing car park. Those car parking spaces shall be available for use throughout the lifetime of the development.

**REASON**

To ensure there is no loss of car parking as a result of the development, which could lead to additional on-street parking demand within the locality, in accordance with policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**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 (2015) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
OE1	Protection of the character and amenities of surrounding properties and the local area
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
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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
AM14	New development and car parking standards.

## **3 I1 Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

## **4 I11 The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

## **5 I12 Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

**6 115 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](http://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.

**7 119 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).

**8 134 Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents,

workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://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](http://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](http://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](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

## 9

You are advised to note the following advice:

- a) The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.
- b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
- c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.

d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

Vyners School occupies an approximately 4.2 hectare, irregularly shaped plot, located on the southern side of Warren Road in Ickenham.

The existing school buildings, which are located relatively centrally within the site, are predominantly three storeys high, although there are several single-storey and two-storey elements/blocks to the school. Tennis courts and car parking are located to the east and south east of the school buildings. Playing fields occupy the western side of the site.

The school is bounded to the north by residential properties, beyond which is Warren Road. To the east, south and west it is bounded by woodland. The A40 lies beyond the woodland to the south. Vehicular and pedestrian access to the site is via Warren Road.

The application site itself comprises an area of approximately 210m<sup>2</sup> of hardstanding, which currently forms part of the school's car park.

The entire school site falls within the Green Belt as designated in the Hillingdon Local Plan. The entire site is also covered by Tree Preservation Orders. Land bounding the school to the east, west and south is designated as a Nature Conservation Site of Borough Grade II or Local Importance.

#### **3.2 Proposed Scheme**

This application seeks planning permission for the erection of a temporary classroom unit, to accommodate teaching space for physical education, within the school's existing car park.

The single-storey flat roofed building would measure approximately 8.4m by 8.7m by 3.9m high and would accommodate a single 68.6m<sup>2</sup> classroom. It would be accessed via an external access ramp.

Five car parking spaces would be displaced by the proposed unit. However, the submitted Design and Access Statement confirms that these would be reprovided within the existing school car park through the remarking of spaces to provide a more efficient layout.

#### **3.3 Relevant Planning History**

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

The school has an extensive planning history but none is directly relevant to this proposal.

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

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)  
London Plan (July 2011)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document: Accessible Hillingdon  
Hillingdon Supplementary Planning Document: Residential Layouts  
Hillingdon Supplementary Planning Guidance - Community Safety by Design

#### **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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL2 Green Belt -landscaping improvements

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

OE1 Protection of the character and amenities of surrounding properties and the local area

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

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

AM7 Consideration of traffic generated by proposed developments.

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

AM14 New development and car parking standards.

#### **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **6th May 2015**

**5.2** Site Notice Expiry Date:- Not applicable

#### **6. Consultations**

**External Consultees**

Consultation letters were sent to 15 local owner/occupiers and the Ickenham Residents' Association. Site notices were also posted. No responses have been received.

### **Internal Consultees**

#### **HIGHWAY ENGINEER**

The site has poor public transport accessibility (PTAL=1a). However, given the small scale of proposals, the corresponding traffic and transport impacts would also be minor and within the range of normal daily variations observed on the adjacent highways. The proposed replacement of the five car park spaces (affected by the siting of the new building) will minimise any potential for increasing demand for on-street car parking in the area.

There are no highway objections to these proposals.

#### **ACCESS OFFICER**

The application is for full planning permission to erect a temporary single storey modular classroom to make way for a new Hearing Impaired Resource Base within the existing physical education classroom, currently housed within the main school building.

The new modular classroom would be accessed via a 1:15 ramp up into what appears to be a single classroom, which would be used to accommodate the physical education classes. The main doors would provide a clear opening of 1650 mm, comprised of a leaf and a half.

Conclusion: no objection is raised from an accessibility viewpoint, however, standard informatives should be attached to any planning approval.

## **7. MAIN PLANNING ISSUES**

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

Policy R10 of the Council's Local Plan Part 1 (November 2012) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.18 which states:

"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged."

Furthermore, on 15/08/11 the DCLG published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision



and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

Paragraph 72 of the NPPF reiterates the objectives set out in the DCLG Policy Statement on Planning for Schools Development.

Notwithstanding the above mentioned policies, which seek to encourage new and enhanced educational development, it should be noted that the proposed development falls within the Green Belt.

Policy OL1 of the Local Plan: Part 2 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

London Plan (2011) policy 7.16 and the NPPF (2012) confirm that the strongest protection should be given to the Green Belt and that inappropriate development should be refused, except in very special circumstances. Accordingly, it is necessary to demonstrate that the benefits of the development outweigh the harm to the Green Belt.

The applicant's supporting information seeks to justify the need for the development in this location. It confirms that the school's existing facility lacks specialist fitments and teaching areas which are essential in teaching children with a hearing impairment. The additional demand for the facility to accommodate eight more children will put increased pressure on this already inadequate space. Various options were investigated as to how a suitable space could be provided within the existing school buildings but as the school is already operating at close to capacity this was considered to be the only viable solution.

The applicant also advises that the additional space is required for September 2015 and that due to this short timescale the provision of a temporary building is the only option which will allow the accommodation to be delivered in time.

The applicant also argues that the location of the proposed building, within the school car park and immediately adjacent to the school's main building means that it will have a negligible impact on the visual amenities and openness of the Green Belt in this location.

It is acknowledged that this is an existing facility which has operated from the school for some time and to relocate it to a completely different site would be impractical not only for operational reasons but due to the disruption and inconvenience it would cause to existing users of the facility. The inadequacy of the existing facility and the need to enlarge and modernise it is also not disputed. Furthermore, the very limited visual impact of the facility and its temporary nature are noted. These combined factors are considered to amount to a case of very special circumstances sufficient to justify an exception to Green Belt policy in this instance. Accordingly, there is no objection to the principle of the proposed development, providing site specific issues can be satisfactorily addressed.

**7.02 Density of the proposed development**

Not applicable to this type of development.

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

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

**7.04 Airport safeguarding**

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

**7.05 Impact on the green belt**

The proposed building would be located on an area of hardstanding within the school's existing car park. The school's existing two - three storey buildings are located immediately to the south and to the north the car park is bounded by fencing beyond which are residential properties. Accordingly, there are no open Green Belt views within this part of the site. Given the limited size and scale of the proposed unit and its location on an area of existing hardstanding where it would be seen in context with the existing much larger school buildings, it is considered that its impact on the openness and visual amenities of the Green Belt would be extremely limited.

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

There would be no views of the proposed building from public areas outside the school site. Given its location and its minor size and scale it is not considered that it would have any significant detrimental impact on the character or appearance of the school site or the surrounding area.

**7.08 Impact on neighbours**

The nearest residential properties to the proposed unit would be located approximately 50m away to the north. Given this distance, combined with the single-storey nature of the proposed building and significant boundary screening in the form of fencing and mature trees, it is not considered that the proposal would have any significant detrimental impact on residential amenity.

**7.09 Living conditions for future occupiers**

Not applicable to this type of development.

**7.10 Traffic impact, Car/cycle parking, pedestrian safety**

The development would enable space to be created within the main school building to accommodate eight additional pupils. It is considered that this small increase would lead to a negligible increase in traffic to/from the site.

Whilst the location of the building would result in the loss of five car parking spaces the applicant's Design and Access Statement confirms that these would be reprovided elsewhere within the school car park through the remarking of spaces to provide a more efficient layout. No details of this have been provided however officers are confident that

there is indeed sufficient space within the car park to accommodate the relocated spaces.

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

##### Urban design

The size, scale, height and design of the proposed building is considered to be acceptable in this location. Given the building's temporary nature it is not considered that it would have any significant detrimental impact on the visual amenities of the school site or the surrounding area.

##### Security

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

#### **7.12 Disabled access**

Ramped access would be provided to the building and level thresholds would be provided. The applicant's Design and Access Statement confirms that the development would fully comply with Part M of the Building Regulations, the Disability Discrimination Act 1995 and the Equality Act 2010. Notably, the Council's Access Officer has raised no objections.

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

Not applicable to this type of development.

#### **7.14 Trees, landscaping and Ecology**

The proposed building would be located on an area of hardstanding currently comprising parking spaces. There are no trees or other landscaping features of merit which would be impacted by the application and it is not considered that any requirement for new planting could be justified in this location.

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

As this is a relatively small addition to an existing school, the school's existing waste management facilities will be used. Notably, the school ultimately has discretion over which waste management methods are used on site.

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

Given the minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy.

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

The site does not fall within a flood zone and no issues relating to flooding or drainage have been identified.

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

Given the small scale and nature of the scheme it is not considered that it will have any material impact on noise or air quality issues at the site or in the locality.

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

No comments have been received.

#### **7.20 Planning obligations**

Not applicable to this development. As the development is for educational use it would not necessitate a contribution towards the Mayoral of Hillingdon Community Infrastructure Levy

#### **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.

**10. CONCLUSION**

No objections are raised to the principle of the development in this location, which it is considered would have very limited impact on the openness of the wider Green Belt and complies with current policy objectives to enhance educational facilities.

It is not considered that the proposal would have any detrimental impact on the character or appearance of the school site or on the visual amenities of the surrounding area. Furthermore, it is not considered that it would have any detrimental impact on the amenity of the occupants of the nearest residential properties or result in any significant increase in traffic or parking demand in and around the site.

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

**11. Reference Documents**

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  
Hillingdon Supplementary Planning Document: Accessible Hillingdon  
Hillingdon Supplementary Planning Document: Residential Layouts  
Hillingdon Supplementary Planning Guidance - Community Safety by Design

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Vyners School  
 Warren Road  
 Ickenham**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:  
**4514/APP/2015/1241**

Scale:  
**1:1,250**

Planning Committee:  
**Major**

Date:  
**May 2015**

