

Report of the Head of Planning, Sport and Green Spaces

Address NORTHWOOD GOLF CLUB RICKMANSWORTH ROAD NORTHWOOD

Development: Single storey structure to be used as a toilet on golf course

LBH Ref Nos: 7932/APP/2015/2938

Drawing Nos: Design and Access Statement
OCT-03A
OCT-01
P1
OCT-02

Date Plans Received: 05/08/2015

Date(s) of Amendment(s):

Date Application Valid: 20/08/2015

1. **SUMMARY**

The proposed development is for the erection of a single storey building to provide on course toilet facilities. The proposed building by virtue of its siting and size would have a minimal impact on the open character of the Green Belt and would facilitate an appropriate use within the Green Belt.

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 OCT - 02 and OCT - 03A 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).

INFORMATIVES

1 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 (2015). 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a site located on the south-western side of Rickmansworth Road, and comprises a large area of open land of approximately 30 hectares, in use as a Golf Course with an ancillary Golf Club building. The land falls from the north-east (Rickmansworth Road) to the south-west (the main golf course area).

The application site is located deep within the golf course 450m to the south east of the clubhouse and 120m to the south west of the nearest residential units on Hill Lane. It is an existing area of scrub and grass located next to the track between the 10th and 11th tee.

The site lies within the Green Belt as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposal is for the erection of a single storey structure to provide on course toilet facilities. The building measures 2.5m wide by 1.85m deep, with a small decked platform in front of the doors of an additional 0.9m. It has curved back wall extending up to the pitched roof with a maximum height of 2.95m. It is of all wood construction to blend in with the natural surroundings, with wooden walls, doors and a wooden shingle roof.

3.3 Relevant Planning History

7932/APP/2004/2441 Northwood Golf Club Rickmansworth Road Northwood
RETENTION OF A TEMPORARY TOILET BLOCK ADJOINING CLUBHOUSE (RETROSPECTIVE APPLICATION)

Decision: 20-10-2004 ALT

7932/APP/2004/3094 Northwood Golf Club Rickmansworth Road Northwood
EXTENSION OF REAR TERRACED AREA

Decision: 03-02-2005 Approved

7932/APP/2008/399 Northwood Golf Club Rickmansworth Road Northwood
INSTALLATION OF A GOLF COURSE TOILET FACILITY.

Decision: 08-05-2008 Approved

7932/APP/2008/409 Main Carpark, Northwood Golf Club Rickmansworth Road Northwood
ERECTION OF A SINGLE STOREY SECURITY CABIN AT CAR PARK EXIT.

Decision: 08-05-2008 Approved

7932/APP/2013/667 Northwood Golf Club Rickmansworth Road Northwood
Single storey outbuilding for use as storage of golf buggies

Decision: 30-05-2013 Approved

7932/APP/2014/3115 Northwood Golf Club Rickmansworth Road Northwood
Extension to existing bin store

Decision: 10-11-2014 Approved

Comment on Relevant Planning History

7932/APP/2008/399 - Installation of a golf course toilet facilities (approved)

The previous application for a similar proposal situated on the opposite side of the track was approved in 2008.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:-
AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

Part 1 Policies:

BE13 New development must harmonise with the existing street scene.

BE20 BE1 (2012) Built Environment
Daylight and Environment 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.

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

OL2 Green Belt -landscaping improvements

OL5 Development proposals adjacent to the Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The Northwood Residents Association were consulted and a site notice was posted. No comments have been received.

Internal Consultees

Environmental Protection Unit - no objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Although the application site is situated within the Green Belt, it is considered that the principle of development is acceptable given that the proposed development would assist in the function of the permitted recreational use as discussed in further detail in Section 7.05

7.02 Density of the proposed development

Not relevant to this application

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

Not relevant to this application

7.04 Airport safeguarding

Not relevant to this application

7.05 Impact on the green belt

National Planning Policy Framework and Policy OL1 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the provision of facilities for outdoor sport and outdoor recreation is considered as appropriate development within the Green Belt. Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that any development is not disproportionate, does not injure the visual amenities of the Greenbelt and does not create a 'built-up appearance'.

The current use of the site is considered appropriate, as a Golf Course falls under 'outdoor recreation and sport'. The proposed development would be ancillary to the existing use and would assist in its function and service provided to customers.

The minimal scale of the proposed development would ensure that it would remain inconspicuous and would not harm the visual amenities of the Green Belt. As such, the proposed development would not affect the open character of the main golf course. Furthermore, the existing trees around the proposed building are to be retained and would screen the proposed structure. As such the proposed development would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies OL1, OL4, BE13, and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.06 Environmental Impact

It is not considered that the proposal would result in any unacceptable environmental impacts.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

The size, design, detailing and materials (notably the timber finish) would ensure that the proposed development would harmonise with surrounding area. Furthermore, the proposed development would be adequately screened by the existing and proposed planting and would not be unduly prominent or visible to the wider area. It is therefore considered that the proposed development would not detract from the visual amenities of the street scene and character and appearance of the area in accordance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policies BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) seek to ensure that the amenities of adjoining occupiers are protected in new developments.

The siting of the proposed development would ensure it would be located a considerable distance away from the neighbouring residential properties and would not be visible from outside of the application site. It is considered that the proposed development would not impact on the amenities of the adjoining occupiers in terms of visual intrusion, overlooking, loss of daylight or loss of sunlight in accordance with Policies BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not relevant to this applicaiton

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed building would not increase the capacity of the golf club or the existing use of the golf course and thus would not impact upon parking provision, traffic or pedestrian safety in accordance with Policy AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Not relevant to this application.

7.12 Disabled access

Not relevant to this application.

7.13 Provision of affordable & special needs housing

Not relevant to this application.

7.14 Trees, Landscaping and Ecology

Existing shrubs would be removed to facilitate the development, however the existing trees would be retained. The proposed development therefore accords with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Not relevant to this application

7.16 Renewable energy / Sustainability

Not relevant to this application.

7.17 Flooding or Drainage Issues

The details submitted confirm that the toilet utilities (electricity, foul sewer and water) are to be connected to existing facilities at the Golf Club maintenance facility. The required utility trench from the toilets to the maintenance facility is along the line of the existing vehicle track and will not affect any trees or vegetation.

7.18 Noise or Air Quality Issues

Not relevant to this application.

7.19 Comments on Public Consultations

None

7.20 Planning Obligations

Not relevant to this application.

7.21 Expediency of enforcement action

Not relevant to this application.

7.22 Other Issues

Not relevant to this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

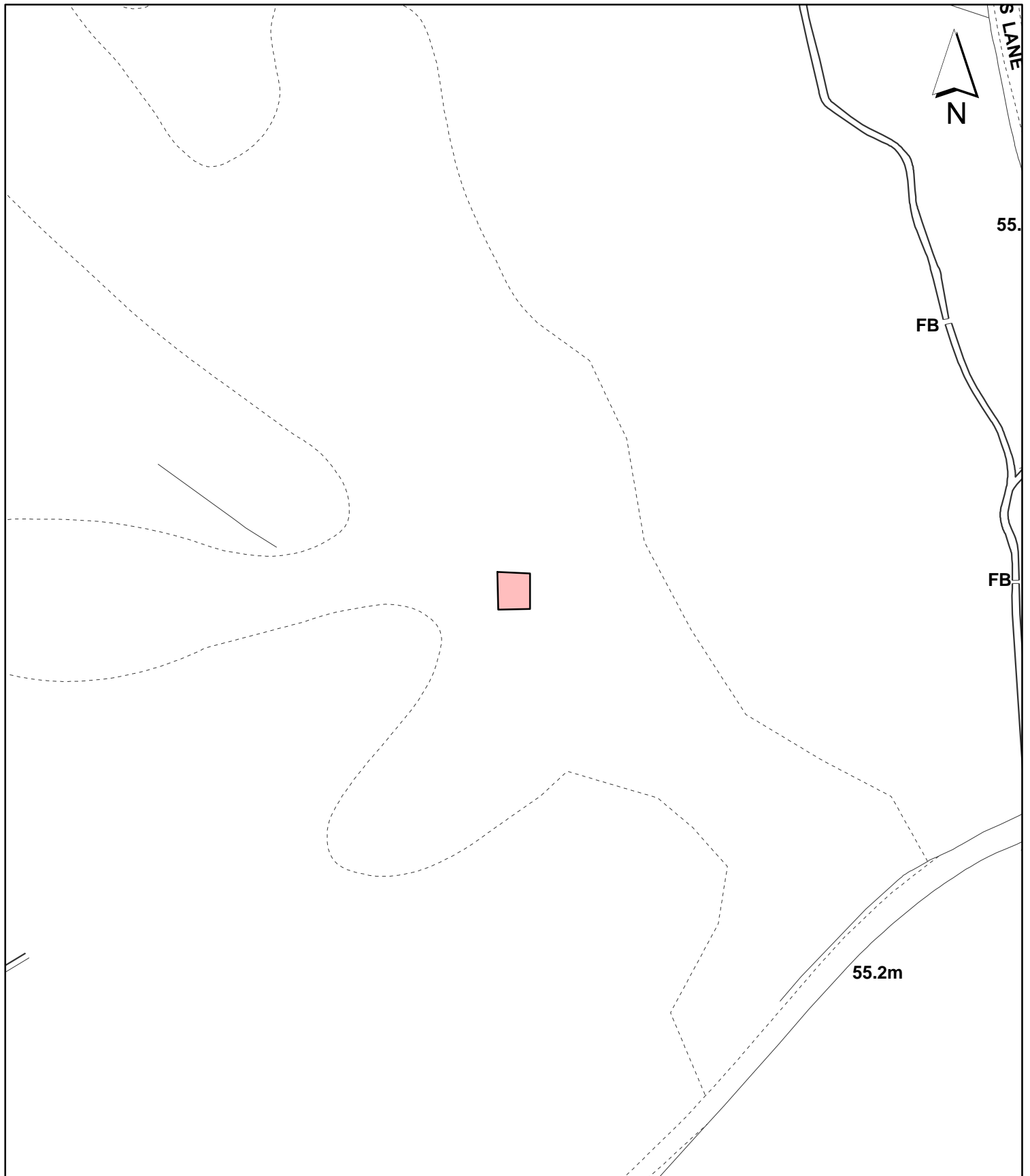
The proposed development is considered to accord with the Policies of the NPPF, London Plan and the Local Plan and is recommended for approval.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (July 2011).
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Liz Arnold

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Notes:

 Site boundary

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Site Address:

**Northwood Golf Club
 Rickmansworth Road
 Northwood**

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

Planning Application Ref:

7932/APP/2015/2938

Scale:

1:900

Planning Committee:

North

Date:

October 2015



HILLINGDON
 LONDON