

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

**Address** NORTHWOOD CRICKET CLUB RICKMANSWORTH ROAD NORTHWOOD

**Development:** Single storey side extension to existing pavilion building with roofspace for use as storage space

**LBH Ref Nos:** 45817/APP/2015/3697

**Drawing Nos:** 20150811-PL01  
20150811-PL02  
20150811-PL04  
Arbtech TCP 01  
20150811-PL03 Rev. A  
Design Access Statement

**Date Plans Received:** 06/10/2015                      **Date(s) of Amendment(s):**

**Date Application Valid:** 15/10/2015

### 1. **SUMMARY**

This application seeks permission for a single storey extension to the northern side of the existing pavilion building on the site. The application is being referred to the Planning Committee because it incorporates a minor development within the Green Belt.

The side extension would have ancillary storage space in the roofspace, and the main area would form space for a new score box, colts (junior) club house and education/theory training area and male colts/female changing rooms and toilets.

It has been assessed and considered that the size, scale and footprint of the proposed extension are such that it would not result in a disproportionate addition to the existing pavilion building on the site, and ensure it is at an appropriate level to support an outdoor sports facility. The storey height and size of the proposed extension are such that it would not prejudice Green Belt objectives, and ensure that there is no detrimental impact on the maintenance of the openness and visual amenity of the Green Belt. The applicants have provided a reasoned justification for the additional floor space requirements and satisfactorily demonstrated that the facilities are essential for outdoor sport and recreation, and which preserve the openness of the Green Belt.

It has therefore been considered that the proposal constitutes a level of design that would be in keeping with that of the existing building on the site, and which would ensure it constitutes 'appropriate development' in the Green Belt.

Accordingly, the application is 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 20150811-PL02, 20150811-PL03 Rev A, 20150811-PL04 and Tree Survey (Reference ARBTECH TCP 01 dated 2 October 2015), 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 HO4 Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building 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 building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**4 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **5 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

## 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.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
NPPF8	NPPF - Promoting healthy communities
NPPF9	NPPF - Protecting Green Belt land

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

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (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.

### **4 147 Damage to Verge - For Council Roads:**

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

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

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

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

This application relates to the site of the Northwood Cricket Club grounds, which has a very expansive area of 1.76 hectares. The site is located off the western corner of the junction between Rickmansworth Road and Duck's Hill Road.

The site is within the Green Belt and is adjacent to a Countryside Conservation Area. Access into the site is via an access drive to the eastern boundary, off the western side Duck's Hill Road (very close to the northern end and its junction with Rickmansworth Road). The site is generally well screened by tall trees and hedges/shrubbery on all its boundaries. An informal concrete driveway weaves around the site's southern boundary and terminates at an unmade vehicular hardstanding adjacent to the south-western boundary.

A concrete footpath provides 'ramped' access from the vehicular hardstanding area to the existing single storey pavilion building located at the far western corner of the site. Adjacent



**Decision:** 31-08-2004    Withdrawn

45817/APP/2004/491      Northwood Cricket Club Ducks Hill Road Northwood  
ERECTION OF NEW CLUBHOUSE (INVOLVING DEMOLITION OF EXISTING CLUBHOUSE,  
AND TEA HUT)

**Decision:** 22-06-2004    Approved

45817/APP/2006/292      Northwood Cricket Club Ducks Hill Road Northwood  
INSTALLATION OF A 15 METRE HIGH MONOPOLE MOBILE PHONE MAST, EQUIPMENT  
CABINETS, FENCED COMPOUND AND ANCILLARY DEVELOPMENT (CONSULTATION  
UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL  
PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED).

**Decision:** 21-03-2006    Approved

45817/APP/2008/62      Northwood Cricket Club Ducks Hill Road Northwood  
DETAILS IN COMPLIANCE WITH CONDITIONS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 13 OF  
PLANNING PERMISSION REF; 45817/APP/2004/491, DATED 12-07-2004 :ERECTION OF A  
NEW CLUBHOUSE (INVOLVING DEMOLITION OF EXISTING CLUB-  
HOUSE AND TEA ROOM)

**Decision:** 28-10-2008    NFA

45817/PRC/2014/113      Northwood Cricket Club Ducks Hill Road Northwood  
Extension of pavilion

**Decision:** 10-02-2015    OBJ

57070/APP/2002/389      Land At South Of Northwood Cricket Club Ducks Hill Road Northwood  
CHANGE OF USE FROM AGRICULTURE (PASTURE LAND) TO PLAYING FIELD AND  
ENVIROMENTAL POND AREA, ASSOCIATED LEVELLING AND DRAINAGE

**Decision:** 19-07-2002    Approved

57070/APP/2004/332      Land At South Of Northwood Cricket Club Ducks Hill Road Northwood  
DETAILS OF TREE RETENTION (CONDITION 2), LANDSCAPE MAINTENANCE (CONDITION  
LANDSCAPING SCHEME (CONDITION 4), PLANTING TIMESCALE (CONDITION 5), FENCIN  
DETAILS (CONDITION 6), RELATING TO PLANNING PERMISSION REFERENCE  
57070/APP/2002/389 DATED 19/07/2003: CHANGE OF USE FROM AGRICULTURE (PASTUF  
LAND) TO PLAYING FIELD AND ENVIRONMENTAL POND AREA, ASSOCIATED LEVELLING  
AND DRAINAGE.

**Decision:** 03-03-2004    Approved

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

On 10/02/2015, advice was given for preapplication reference 45817/PRC/2014/113 for the erection of an additional 'L' shaped single storey club house/pavilion building measuring at its widest point approximately 7.5m by 22m long, with a total floor area of approximately 133.48 sq.m. The applicant submitted that the additional floor space was required to provide for the high numbers of members/players the club is having to cater for and to allow for continuing growth anticipated over the next few years.

The advice summary for the pre-application was that it will be important to demonstrate that the proposed additional accommodation for the cricket club would not result in a disproportionate addition to the existing built form on site, ensure it is at an appropriate level to support an outdoor sports facility, does not prejudice Green Belt objectives, and ensure that no detrimental impact on the openness and character of the Green Belt would result. It will be necessary to provide a reasoned justification for the additional floor space requirements and to demonstrate that the facilities are essential for outdoor sport and recreation which preserve the openness of the Green Belt. From the information provided, it has not been established that the proposal for this amount of additional built development on the site constitutes 'appropriate development' in the Green Belt and no very special circumstances are evident which either singularly or cumulatively overcome the presumption against inappropriate development in the Green Belt.

The existing replacement club house/pavilion building was granted planning permission in 2004 (application reference 517/APP/2004/491 dated 22/06/2004). This scheme comprised a club house of a reduced size to that previously approved in 2003.

Planning application (reference 45817/APP/2002/361) for the erection of a new clubhouse was approved on 07/05/2003. This proposal included a general purpose hall to be used for indoor training and coaching, youth cricket, table tennis, snooker etc and a local bridge club. This scheme was never implemented. This building comprised a (part two storey) pavilion approximately 30m wide, 13m deep, with a maximum height of 9.5m. The floor area of the building previously approved was 536m<sup>2</sup>.

On 01/10/1991, planning permission reference 45817/91/0555 was granted for the use of a now demolished clubhouse as a Montessori School catering for up to 20 under 5's during the day. However, it does not appear that this use was transferred to the current replacement club house.

## **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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM4 (2012) Open Space and Informal Recreation
- PT1.EM5 (2012) Sport and Leisure

## Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
NPPF8	NPPF - Promoting healthy communities
NPPF9	NPPF - Protecting Green Belt land

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Letters were sent to the owners/occupiers of 3 neighbouring properties (Park Farm, Park House and Adealon - William Old Centre, Ducks Hill Road) and the Northwood Residents Association on 16/10/2015. A site notice was also displayed in the area on 27/10/2015.

No responses were received from the notified consultees.

### Internal Consultees

#### TRESS OFFICER:

There are several mature trees close to the existing/proposed building that could be affected by construction-related activities. A basic tree report and tree constraints plan has been provided; however a tree protection plan is also required - this matter can be dealt with by condition.

Recommendations: In order to show that this scheme makes adequate provision for the protection and long-term retention of valuable tree/s, the following detail is required (in accordance with BS 5837:2012):

A tree protection plan to show how the trees (to be retained) will be protected during development and an arboricultural method statement to show any incursion into tree root protection areas (RPA's) will be addressed.

Conclusion (in terms of Saved Policy BE38): Acceptable subject to conditions RES8 and RES10.

#### HIGHWAYS OFFICER:

The current floor area is 264 sq.m. The proposed increase is 86.1 sq.m. No additional parking



spaces are planned. The site had consent in 2003 to increase the floor area to 536 sq.m, which was not implemented. The proposed increase in floor area is modest in comparison with that previously approved.

No objections are raised on highway grounds.

## **7. MAIN PLANNING ISSUES**

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

#### **IMPACT ON THE OPENNESS AND VISUAL AMENITY OF THE GREEN BELT**

The whole of the application site is designated as Green Belt and there are currently no proposals to delete this land from its Green Belt designation. The main policy issue in relation to this development is therefore considered to be the principle of additional development within the Green Belt and its impact on the openness, character and visual amenity of the Green Belt.

The National Planning Policy Framework (NPPF) (2012) is relevant in this instance. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Nevertheless, the document states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belts are their openness and their permanence. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 88 of the NPPF states:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations".

Paragraph 89 of the NPPF specifies that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The London Plan (2015) strongly supports the protection, promotion and enhancement of London's open spaces and natural environments. Policy 7.16 applies to the Green Belt and states that in terms of planning decisions:

"The strongest protection should be given to London's Green Belt, in accordance with

national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance".

In terms of local policy, Part One of the Hillingdon Local Plan (Strategic Policies - November 2012) continues to give strong protection to Green Belt land. The relevant policy in the Local Plan is EM2, which makes clear that:

"The Council will seek to maintain the current extent, "Any proposals for development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test".

The 2007 Unitary Development Plan Saved Policies (currently serving as Part Two of the Hillingdon Local Plan - November 2012) are also relevant. Planning policy on Green Belt land is set out at Policies OL1, OL2 and OL4. These policies give strong emphasis to not normally permitting new building in the Green Belt, reflecting overarching national and London wide policies.

Of particular relevance is Saved Policy OL1 of the Hillingdon Local Plan Part Two, which endorses both national and London Plan guidance. Policy OL1 states 'Within the Green Belt, as defined on the Proposals Map, the following predominantly open land uses will be acceptable:

- Agriculture, horticulture, forestry and nature conservation;
- Open air recreational facilities;
- Cemeteries

The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt'.

Facilities that are essential for outdoor sport and recreation, which preserve the openness of the Green Belt can be appropriate, and possible examples are given as "small changing rooms or unobtrusive spectator accommodation for outdoor sport".

One of the core planning principles set out at Paragraph 17 of the NPPF specifies that planning should take account of and support local strategies to improve health, social and cultural well being for all, and deliver sufficient community and cultural facilities and services to meet local needs. Paragraph 73 of the NPPF confirms access to high quality opportunities for sport and recreation can make an important contribution to health and well-being of communities.

It is considered that the proposed single storey side extension would maintain the openness of the Green Belt as it would constitute a proportionate addition to the existing pavilion building. The footprint of the side extension would be 130.22 sq.m and it would account for 49.1% of the footprint of the existing building. The side extension would have an internal floor area of 104 sq.m (excluding covered colts verandah), which would account for approximately 39.3% of the floor area of the building. Given that the footprint and internal floor area of the proposed side extension would be less than half of those of the existing pavilion building, and the fact that the side extension would maintain the same single storey height as that of the existing, it is considered that the side extension would be modest in scale, and that it would not have a greater impact on the openness and visual amenity of

the Green Belt, or conflict with the purposes of including land within it. It is considered that the proposed side extension would not amount to inappropriate development in the Green Belt and given that it would constitute a proportionate addition for the purposes of essential outdoor sport and recreation, it is not required for the proposal to demonstrate whether very special circumstances arise.

The submitted floor plans and schedule of the proposed activities for each element of the extended pavilion building satisfactorily demonstrate a reasoned justification for the additional floor space requirements, which would principally be for purposes associated with outdoor sport and recreation. As such, the principle of the upgrading of the sporting facilities would be considered consistent with the development plan and accord with The London Plan Policy 7.16 on Green Belt, Policy EM2 of the Hillingdon Local Plan (Part One) and Policy OL1 of the Hillingdon Local Plan (Part Two).

The principle of the development is therefore considered acceptable as the development would constitute a proportionate and appropriate development within the Green Belt, and it would not have any detrimental impact on the maintenance of the openness and visual amenity of the Green Belt.

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

Not applicable to this application, as the proposal does not constitute a residential development.

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

The application site lies adjacent to a Countryside Conservation Area. The proposed single storey side extension would be constructed with facing red/brown brickwork and roof tiles to match those of the existing. Given that the side extension would be proportionate in size and scale to the existing building and would be constructed with matching materials, it is considered that the proposed development would not have any detrimental impact on the character and appearance of the adjacent Countryside Conservation Area.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

As discussed above in the 'Principle of the Development' section, the proposed development would constitute a proportionate addition to the existing clubhouse pavilion building on the site, and it would constitute an appropriate development within the Green Belt, given that it would be used as additional space for the purposes of outdoor sport and recreation. It has been considered that the proposed development and it would not have any detrimental impact on the maintenance of the openness and visual amenity of the Green Belt.

#### **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. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development that would fail to harmonise with the existing streetscene, or which would fail to safeguard the design of existing and adjoining sites.

The external materials to be employed in the construction of the proposed single storey side extension would match those of the existing pavilion building. The very long views offered from all the boundaries of the site are such that the side extension would sit comfortably within the surrounding informal and semi-rural setting, and have an acceptable

impact on the character and appearance of the wider area.

#### **7.08 Impact on neighbours**

The expansive area of the site and its semi-rural character and location are such that there are no residential properties within the immediate vicinity of the proposed development. It is therefore not considered that the proposal would result in an over-dominant form of development, or that there would be a material loss of privacy, daylight or sunlight to surrounding properties, which would detract from the amenities of neighbouring occupiers.

The proposal would therefore not have any conflict with the design guidance and objectives of Policies BE21, BE24 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not applicable to this application, as the proposal does not constitute a residential development.

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

The tarmac drive and means of access to the site already exist and approximately 30 spaces, finished with shingle, on the southern side of the approach drive were approved under the previous application. Parking for people with disabilities is provided close to the clubhouse.

It does not appear that the proposed development will affect the existing parking provision or access arrangements. The proposed increase in floor area is modest in comparison with that previously approved.

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

It has been discussed above that the proposed development would constitute an acceptable level of design within the site, and it would utilise the existing access and security arrangements on the site.

#### **7.12 Disabled access**

The Council is committed to achieving the highest standards of access and inclusion. It requires that all buildings that are open to the public must be constructed according to the policies and design details as outlined in the Hillingdon Design and Accessibility Statement (HDAS) SPG: Accessible Hillingdon (2010).

The existing ramped access from the vehicular hardstanding area to the existing single storey pavilion building would be extended across to the proposed side extension, thereby ensuring inclusive and level access into the extended building. This would ensure inclusive mobility into the building for all persons and ensure compliance with 'secured by design' principles.

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

Not applicable to this application, as the proposal does not constitute a residential development.

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

The Council's Tree Officer has commented that subject to the imposition of a condition requiring the submission and approval of a tree protection plan and an arboricultural method statement (to show how any incursion into tree root protection areas will be addressed), the proposed development would be acceptable in respect of the protection of the mature trees and soft landscaping on the site.

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

The proposed development would not give rise to any adverse sustainable waste

management issues, given that it is proposed to utilise the existing adequate waste storage and disposal arrangements on the site. The proposal would not result in any over-intensification of the existing outdoor sport and recreational use on the site.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

The application site is not sited within any Flood Zone or Critical Drainage Area. So there are no adverse issues to address in relation to the management of surface water run-off and localised flooding.

**7.18 Noise or Air Quality Issues**

The proposed development would not give rise to any adverse noise or air quality issues, as it would provide additional accommodation and floorspace for the existing outdoor and recreation use on the site.

**7.19 Comments on Public Consultations**

No responses were received from the notified external consultees.

**7.20 Planning Obligations**

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**

The potential advantages of the provision of enhanced outdoor sporting facilities and the protection of recreational open space in urban areas is consistent with the objectives of the NPPF, Sport England's Planning Policies for Sport, The London Plan and Parts One and Two of the Hillingdon Local Plan, which seek to protect outdoor and indoor leisure facilities.

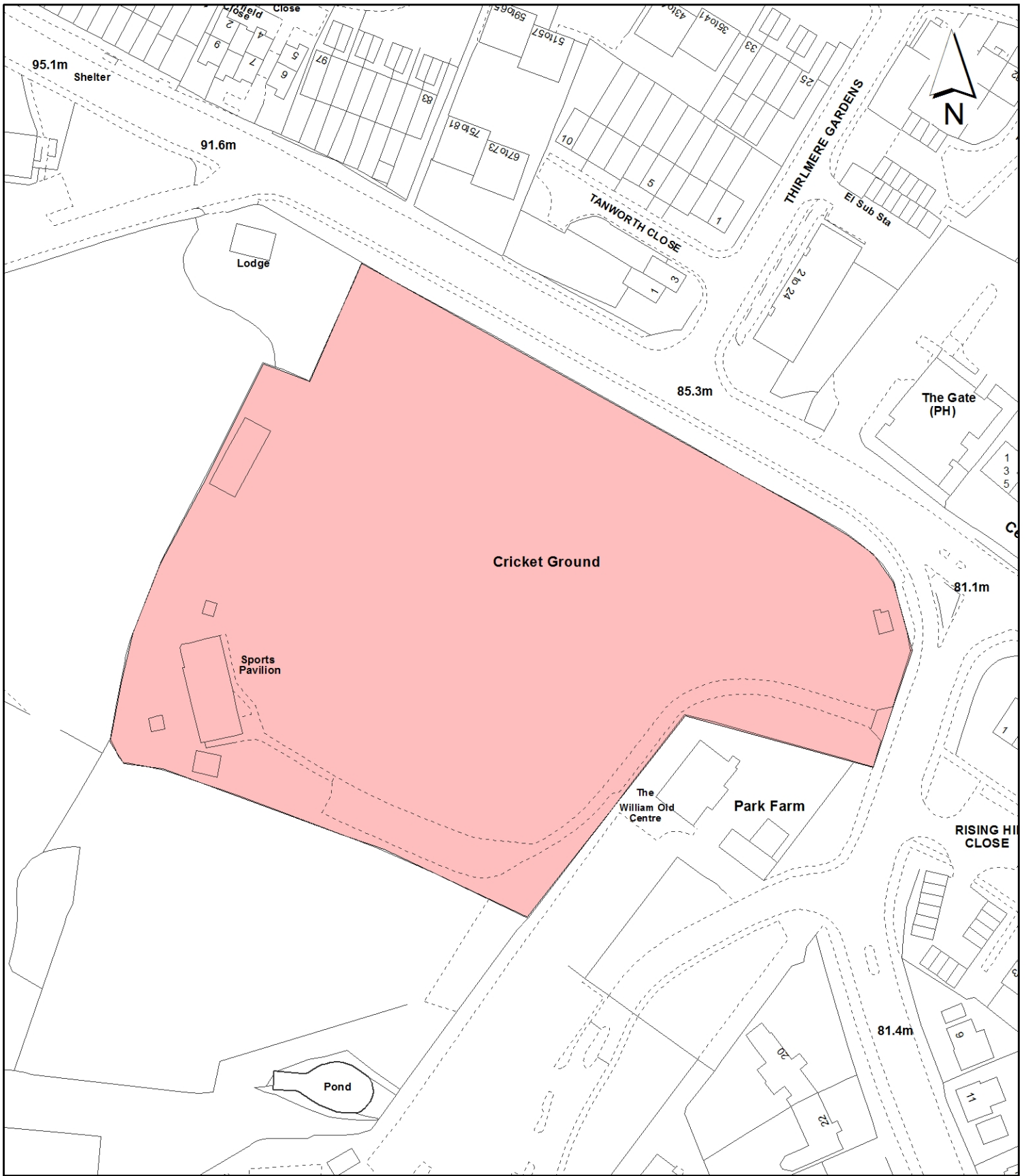
The application proposal has satisfactorily demonstrated that the proposed additional accommodation for the cricket club would not result in a disproportionate addition to the existing built form on site, and it ensures it is at an appropriate level to support an outdoor sports facility. It has been demonstrated that the proposal would not prejudice Green Belt objectives, and ensure that there is no detrimental impact on the maintenance of the openness and and visual amenity of the Green Belt.

#### **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2015).  
Supplementary Planning Document HDAS: Accessible Hillingdon (2010)  
National Planning Policy Framework (2012)

**Contact Officer:** Victor Unuigbo

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Northwood Cricket 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:

**45817/APP/2015/3697**

Scale:

**1:1,250**

Planning Committee:

**North**

Date:

**January 2016**



**HILLINGDON**  
 LONDON