

Report of the Head of Planning, Sport and Green Spaces

Address HOLLAND AND HOLLAND SHOOTING SCHOOL DUCKS HILL ROAD
NORTHWOOD

Development: Installation of single storey modular building as a decant facility to use as function rooms, kitchen and toilet areas for a temporary period of 78 weeks (Retrospective)

LBH Ref Nos: 16568/APP/2016/97

Drawing Nos: TSLP220126430 Rev1
HD/9336/02 Rev F
Site Boundaries Supporting Photo
Tree Statement
Design and Access Statement

Date Plans Received: 11/01/2016 **Date(s) of Amendment(s):**
Date Application Valid: 19/01/2016

1. SUMMARY

This application seeks retrospective planning permission for a single storey modular building for use as two function rooms, kitchen and toilet areas. The applicants seek permission for a temporary period of 78 weeks to enable them to decant into the temporary building while works approved to the main larger Lodge building (permission references 16568/APP/2013/3588 and 16568/APP/2015/3140) on the site are undertaken and completed.

The application is being referred to the Planning Committee because the site is located within the Green Belt.

The application site is the Holland & Holland Shooting Grounds, Ducks Hill Road, which constitutes 100 acres of privately owned land, and is classified as Green Belt. The site is in use as a shooting ground, which is an outdoor sport and open air recreational activity. As such, the proposed temporary use of the modular building as a decant facility on the site is considered an acceptable use in the Green Belt for a temporary period of time.

The NPPF requires Local Planning Authorities to 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.

The temporary modular building has an overall internal floor area of 269 sq.m. The applicant submits that the club requires a decant building as a temporary solution to provide the required floor area for continued use of function rooms and kitchen/toilet areas, as the existing provision is in the Lodge building which will be demolished as part of the overall site development. The applicants submit that there are no other buildings on the site that can be utilised to provide the required areas, and given that a large number of corporate events have already been booked on the site for this year (2016), a significant amount of revenue will be lost to the detriment of the business, if permission is refused for the temporary building. The applicant has submitted that after a period of 78 weeks from

the decision date of any granted permission, the modular building will be vacated and removed from the site. This corresponds to the construction timetable for the works to the main Lodge building on the site.

The NPPF requires economic, social and environmental factors to be considered in the determination of any application. The economic benefits (not least the long term viability of the site) resulting from the use of a temporary modular building as a decant facility are considered to provide very special circumstances. Furthermore, the height, design, bulk of the building, and temporary nature are not considered to cause unacceptable harm to the Green Belt.

Accordingly, the application is recommended for approval for a temporary period of 78 weeks from the date of the decision.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Non Standard Condition

The single storey modular temporary building hereby permitted shall be removed within seventy-eight weeks of the date of this permission.

The land is to be fully restored within 2 months of the removal of the temporary buildings hereby approved.

REASON: To safeguard the general and visual amenity of the surrounding area and the green belt, and to permit reconsideration in the light of circumstances then prevailing.

2 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan 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 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 3998 (1989) 'Recommendations for Tree Work' 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 Unitary Development Plan Saved Policies (September 2007) 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.

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.
BE13	New development must harmonise with the existing street scene.
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.
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
OE1	Protection of the character and amenities of surrounding properties and the local area
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.3	(2015) Sustainable design and construction
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 7.16	(2015) Green Belt

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 (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.

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In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. CONSIDERATIONS

3.1 Site and Locality

This application relates to the Holland and Holland Shooting Grounds situated off the western side of the Ducks Hill Road highway. The buildings at the site are situated approximately 350m from the public highway at the end of a private access driveway into the site. The main structures at the shooting grounds are a larger Lodge building and a smaller corporate facility building.

Planning permission references 16568/APP/2013/3588 and 16568/APP/2015/3140 were granted on 30/10/2014 and 08/12/2015 for a single storey ground floor extension to the Lodge building and construction of a basement, and extension to the Lodge building and new underground shooting range (including the demolition of the existing pavilion and garage). Close-boarded fences have been erected to enclose the existing Lodge building, preparatory to the approved works being carried out.

On an unused gravel area (which was previously used for car parking) close to the east of the Lodge building and adjacent to the north-eastern boundary of the site is a recently installed flat-roof single storey modular temporary building, which has external part cedar-wood timber-framed and part galvanised steel clad (grey coloured) facings. This modular temporary building is the specific subject of this application.

The site has a car park comprising 40 spaces located off the main drive to the east of the existing buildings, with further parking available to the rear and side of the existing corporate facility.

The application site is located within the Green Belt as identified in the policies of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and is surrounded by open countryside.

3.2 Proposed Scheme

This application retrospectively seeks temporary permission for the retention of a single storey modular temporary building for use as two function rooms, kitchen and toilet areas. The applicants seek permission for a temporary period of 78 weeks to enable them to

decant into the building while works approved to the main larger Lodge building (permission reference 16568/APP/2013/3588) on the site are undertaken and completed.

The modular temporary building has an internal floor area of 269 sq.m, and an overall width and depth of 17.18m and 17.15m respectively. There is a 1.5m deep bespoke link between the deeper and higher cedar-wood timber-framed section (housing the function rooms) and the galvanised steel cladded section (housing kitchen and toilet areas). The temporary building has a flat-roof height of 3.5m over the timber-framed section. This height steps to a lower height of 2.5m over the link structure, and 2.3m over the galvanised steel cladded section. There are two stepped access landings to the entrances in the southern side elevation (front) and one ramped access landing (with railings) to an entrance in the eastern side elevation.

The temporary building would be serviced by the existing car parking areas, which are situated off the main driveway of the site to the east and adjacent to the main buildings on the site.

3.3 Relevant Planning History

16568/APP/2000/965 Holland & Holland Shooting School Ducks Hill Road Northwood
ERECTION OF EXTENSION TO SINGLE STOREY PAVILION

Decision: 12-07-2000 Approved

16568/APP/2012/1063 Holland And Holland Shooting Ground Ducks Hill Road Ruislip
Erection of a single storey Corporate Facility building

Decision: 30-05-2012 NFA

16568/APP/2012/1423 Holland And Holland Shooting Ground Ducks Hill Road Ruislip
Single storey building for use as a corporate facility involving demolition of existing building

Decision: 11-12-2012 Approved

16568/APP/2013/3588 Holland & Holland Shooting School Ducks Hill Road Northwood
SINGLE STOREY GROUND FLOOR EXTENSION TO THE LODGE AND CONSTRUCTION OF BASEMENT

Decision: 30-10-2014 Approved

16568/APP/2015/2277 Holland & Holland Shooting School Ducks Hill Road Northwood
Variation of Condition 2 (Approved drawings) of planning application 16568/APP/2013/3588 (Single storey ground floor extension to the lodge and construction of basement) to allow for a variation the finished floor levels, increase in the ridge height of the building, increase in the size and depth of the basement, retention of spoil on site and associated internal alterations.

Decision: 29-12-2015 Approved

16568/APP/2015/3140 Holland & Holland Shooting School Ducks Hill Road Northwood

Extension to existing reception building and new underground shooting range, including the demolition of the existing pavilion and garage.

Decision: 08-12-2015 Approved

16568/APP/2015/4704 Holland & Holland Shooting School Ducks Hill Road Northwood

Details pursuant to conditions 3 (Materials), 4 (Method Statement), 5 (Landscape Scheme), 7 (Soil and Storage Handling), 8 (Sustainable Water Management) and 9 (Energy Assessment) of planning permission Ref: 16568/APP/2015/3140 dated 11/12/2015 (Extension to existing reception building and new underground shooting range, including the demolition of the existing pavilion and garage.)

Decision: 23-02-2016 Approved

16568/APP/2016/939 Holland And Holland Shooting School Ducks Hill Road Northwood

Extension of the consented scheme (application ref: 16568/APP/2015/3140) to enclose the external plant area.

Decision:

16568/C/77/1109 Holland & Holland Shooting School Ducks Hill Road Northwood
Leisure development - 48sq.m. (Full)(P)

Decision: 04-10-1977 Approved

16568/E/80/0613 Holland & Holland Shooting School Ducks Hill Road Northwood
Leisure development - 224sq.m. (Full)(P)

Decision: 09-07-1980 Approved

16568/F/86/0205 Holland & Holland Shooting School Ducks Hill Road Northwood
Extension/Alterations to Leisure premises (P) of 36 sq.m.

Decision: 03-04-1986 Approved

16568/H/87/1902 Holland & Holland Shooting School Ducks Hill Road Northwood
Installation of a biodisc treatment plant

Decision: 25-01-1988 Approved

16568/M/88/1864 Holland & Holland Shooting School Ducks Hill Road Northwood
Use of agricultural land as an extension to shooting school grounds.

Decision: 08-02-1989 Approved

16568/N/89/1139 Holland & Holland Shooting School Ducks Hill Road Northwood
Installation of automatic clay pigeon trap to existing tower (Application for determination under Section 53 of the Act)

Decision: 16-06-1989 GPD

16568/P/89/1242 Holland & Holland Shooting School Ducks Hill Road Northwood
Erection of a single-storey timber shelter

Decision: 17-11-1989 Approved

16568/PRC/2015/84 Holland And Holland Shooting Ground Ducks Hill Road Ruislip
Proposed extension to the existing clubhouse

Decision:

16568/R/89/2338 Holland & Holland Shooting School Ducks Hill Road Northwood
Retention of renovation works to existing building (former pavilion)

Decision: 22-03-1990 Approved

16568/S/90/0127 Holland & Holland Shooting School Ducks Hill Road Northwood
Renewal of temporary permission for continued use of six acre field for shooting grounds (Ref:16568M /88/1864)

Decision: 19-06-1990 ALT

16568/T/91/0759 Holland & Holland Shooting School Ducks Hill Road Northwood
Continued use of 6 acre field for shooting grounds

Decision: 04-03-1992 ALT

16568/W/92/1924 Holland & Holland Shooting School Ducks Hill Road Northwood
Erection of single-storey extensions to infill a verandah and form an entrance lobby and alteratic

Decision: 21-01-1993 Approved

Comment on Relevant Planning History

16568/APP/2015/2277 - Variation of Condition 2 (Approved drawings) of planning application 16568/APP/2013/3588 (Single storey ground floor extension to the lodge and construction of basement) to allow for a variation to the finished floor levels, increase in the ridge height of the building, increase in the size and depth of the basement, retention of spoil on site and associated internal alterations.
Decision: Approved on 29/12/2015.

16568/APP/2015/3140 - Extension to existing reception building and new underground

shooting range, including the demolition of the existing pavilion and garage.
Decision: Approved on 08/12/2015.

16568/APP/2013/3588 - SINGLE STOREY GROUND FLOOR EXTENSION TO THE LODGE AND CONSTRUCTION OF BASEMENT.
Decision: Approved on 30/10/2014.

16568/APP/2012/1423 - Single storey building for use as a corporate facility involving demolition of existing building.
Decision: Approved on 11/12/2012.

As previously noted, the temporary buildings are required to facilitate the implementation of the consented developments at the site and are therefore only required for the construction period, which is estimated to be 78 weeks.

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

Part 2 Policies:

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.

BE13 New development must harmonise with the existing street scene.

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.

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

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

	area
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.3	(2015) Sustainable design and construction
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 7.16	(2015) Green Belt

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- **19th February 2016**

6. Consultations

External Consultees

Given the remote nature of the site, no neighbouring residential occupiers were notified of the proposed development. However, site notices were erected on the public highway to provide notice of the development on 29/01/2016 and with expiry dates of 19/02/2016. This level of consultation accords with the Statutory requirements set out in the DMPO 2015. No consultation responses have been received from any neighbouring occupier.

ENVIRONMENT AGENCY:

No comments to make as there are no environmental constraints of concern.

Internal Consultees

TREES OFFICER: (Summary)

The shooting school is relatively secluded and well screened from view, partly by virtue of its distance from Ducks Hill Road and partly due to the local land form and vegetation in the form of woodlands, shelter belts and hedgerows.

The site lies within part of a wider area described in Hillingdon's Landscape Character Assessment. The Character Assessment identifies the landscape characteristics of this area and the visual sensitivities are evaluated as part of Landscape Character Area D1 'Harefield Wooded Undulating Farmland'.

Trees on the site are not protected by Tree Preservation Order or Conservation Area designation. The site IS within designated Green Belt.

No trees or other landscape features of merit will be affected by this proposal. According to the Site Plan, ref. TSLP220126430 Rev 1, by Portakabin, the building will occupy an open area of gravel which was used for car parking. A new larger gravel car park has recently been constructed on the opposite side of the private access road. The site is close to the reception building and well away from, and out of sight of, the main road. It is well screened on all sides by woodland shelterbelts and field hedges. In light of the above and its temporary nature - for a period of 78 weeks only - while the rest of the site is re-developed, there is no objection.

If the application is recommended for approval, landscape conditions are not required in this case.

Officer Comment: Whilst no details of landscaping are required, a condition will be imposed to require the land to be restored within 2 months of the removal of the temporary structures.

ENVIRONMENTAL PROTECTION OFFICER (EPU) Officer:

No comments to make about the application.

DRAINAGE OFFICER:

No comments to make about the application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) specifies that any proposals for development in Green Belt will be assessed against National and London Plan policies, including the 'Very Special Circumstances' test.

Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) 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 specifies 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.

Policy OL2 of the Hillingdon Local Plan: Part Two specifies that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

The London Plan Policy 7.16 reaffirms that the strongest protection should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

The National Planning Policy Framework (NPPF) reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that:

'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. A local Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- i) buildings for agriculture and forestry.
- ii) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries.
- iii) the extension or alteration of a building provided that it does not result in disproportionate additions and above the size of the original dwelling.
- iv) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.'

The NPPF also specifies that a presumption in favour of sustainable economic

development is a golden thread running through all planning determinations, with the three dimensions to sustainable economic development being considered as the economic, environmental and social aspects of any planning proposal.

The key considerations in determining this application are; any harm to the green belt which may arise from the proposal, the economic benefit to the Borough of the expansion of this business, and if the economic benefits from the proposal are considered as very special circumstance for the provision of a decant building for a temporary period of 78 weeks whilst approved works are being carried out to the main buildings on the site.

The application site is in use as a shooting ground, which is considered to be an outdoor sport and open air recreational activity. Therefore, the proposed temporary use of the modular building as a decant facility on the site is considered an acceptable use in the Green Belt. However the development is not considered to protect the visual amenity of the Green Belt as the built form is considered detrimental to the openness of the Green Belt. The applicant has however provided details of very special circumstances which are set out in detail below.

The modular building itself is located over 380m back from the highway of Ducks Hill Road and is well screened by tree lines, woodland shelterbelts and field hedges to the south and east, both of which ensure that the building would not be visible from the public domain. The location of the building on an unused gravel area of land and design, which incorporates prefabricated cedar-wood and grey coloured galvanised steel claddings and ensures the building best blends into the Green Belt surroundings, thereby allowing the most to be made of the surrounding landscape.

The applicant submits that the business requires a decant building as a temporary solution to provide the required floor area for continued use of function rooms and kitchen/toilet areas, as the existing provision in the Lodge building will be demolished. The applicants submit that there are no other buildings on the site that can be utilised to provide the required areas, and given that a large number of corporate events have already been booked on the site for this year (2016), a significant amount of revenue will be lost at the detriment of the success of the corporate function aspect of the business, if permission is refused for the temporary building. The applicant has submitted that after a period of 78 weeks from the decision date of any granted permission, the modular building will be vacated and removed from the site, particularly after approved works for the main Lodge building on the site have been completed.

The economic case put forward by the applicants in relation to the previous applications provided statistical data to clearly demonstrate that the business mix of the shooting club has evolved over the years, with the majority of their business now coming from corporate shooting days. They also demonstrated that without the corporate hospitality business, the Holland & Holland Shooting Club would struggle to continue to operate and unfavourably compete with surrounding shooting clubs, which offer modern facilities such as meeting rooms, fine dining and wi-fi internet connection. The approved substantial increase in the external footprint of the main Lodge building in particular was justified in the supporting evidence, by clearly establishing the need for a dining area, a meeting room, lecture theatre and enlarged kitchen, all of which are considered to be reasonably required in order for the continued successful operation of the business.

As noted during the assessment of the previous related applications, the applicants take seriously the maintenance of their land and have embarked on a programme of

conservation and improvement over the last 84 years, including creating wildlife ponds, a tree planting programme to improve the feed and shelter available to birds and animals and the creation of wildflower areas.

Whilst this proposal would not be considered acceptable as a permanent structure within the Green Belt, the temporary nature of this application to facilitate the expansion and refurbishment works is considered to provide very special circumstances to consider this scheme favourably.

In conclusion, the NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits, when linked with the continued management over 100 acres of land for recreational purposes, are considered to provide very special circumstances for the proposed provision of the building for a temporary period of 78 weeks. Furthermore, the height, design and bulk of the building, when taken in context of the temporary nature of the proposals, is considered not to cause unacceptable long term harm to the Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan (March 2015) and the NPPF.

7.02 Density of the proposed development

Not applicable to this application as it does not incorporate a residential development.

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

The site is not located within any Archaeological Priority Zone, Conservation Area or Area of Special Local Character. The site does not comprise any statutorily or locally listed buildings.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

For full details, see 'Principle of the Development' section of this report.

7.07 Impact on the character & appearance of the area

The site is located within the Green Belt, with the surrounding area characterised by open countryside. The proposed temporary decant modular building has a single storey flat-roof height of 3.5m, which is lower than the existing main buildings on the site. The modular building is currently well screened and not visible from the public domain. whilst this structure would not be considered acceptable on a permanent basis, the applicants have sought to use appropriate design solutions in the temporary structures to minimise the impact on the character and appearance of the local area and the surrounding area and the Green Belt context, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The proposed single storey temporary decant facility is located over 500m from the nearest neighbouring building to the south-east (Ashby Farm). Therefore, the single storey temporary building will have no impact on the residential amenity of any neighbouring occupier in terms of loss of light, loss of outlook, sense of dominance or loss of privacy.

7.09 Living conditions for future occupiers

Not applicable to this application as it does not incorporate a residential development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application site has a sizeable car park located off the main driveway to the east of the

buildings at the site, with further parking available behind the existing corporate facility. The parking areas provide 40 spaces and 1 disabled space within the site. The applicants submit that the use of the temporary decant building would not result in the material generation of visitor numbers over and beyond what is currently obtainable on the site. As such, it is considered that the proposed parking would be sufficient to service the use of the temporary decant building and the existing parking requirements for the site. Therefore, the application is considered to comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The development is located within an enclosed site within the Green Belt, which would not be visible from the public domain.

The overall design approach is considered acceptable in the context of temporary nature of the installation.

7.12 Disabled access

The submitted plans and findings from the site visit show that the temporary building has made provision for inclusive and disabled access via an external ramped access and internal level access toilet area. This provision is considered acceptable.

7.13 Provision of affordable & special needs housing

Not applicable to this application as it does not incorporate a residential development.

7.14 Trees, Landscaping and Ecology

The Trees Officer has not recommended any condition to seek additional hard / soft landscaping, and it is therefore considered that the proposal would not result in any adverse impact on the protection of any high-amenity trees or trees of landscape merit, and it would therefore comply with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The waste collection and disposal methods at the site would not be altered from the existing arrangements. Therefore, no objection is raised on waste collection grounds.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The application site is located outside of Flood Zones 2 and 3. No Flood Risk Assessment (FRA) or information relating to the management of water has been submitted with this application

However, it is instructive to note that information was previously submitted with the related permissions, which was useful detail in determining the impact of the approved development and basement on groundwater issues. No objection is raised in this regard by the Drainage Officers. The previous information submitted provides sufficient information to demonstrate that groundwater can be managed within the site sufficiently and that surface water will be managed on the site.

7.18 Noise or Air Quality Issues

The site is set sufficiently far from neighbouring properties to ensure residential amenity would not be affected.

7.19 Comments on Public Consultations

No comments were received.

7.20 Planning Obligations

No comments were received.

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

It has been considered that the proposed single storey temporary modular building would constitute a temporary interim solution to provide the required floor area for continued use of corporate facilities on the site, as the existing provision in the main Lodge building on the site will be demolished. The applicants submit that there are no other buildings on the site that can be utilised to provide the required areas, and given that a large number of corporate events have already been booked on the site for this year (2016), a significant amount of revenue will be lost at the detriment of the success of the corporate function aspect of the business, if permission is refused for the temporary building. The applicant has submitted that after a period of 78 weeks from the decision date of any granted permission, the modular building will be vacated and removed from the site, particularly after approved works for the main Lodge building on the site have been completed.

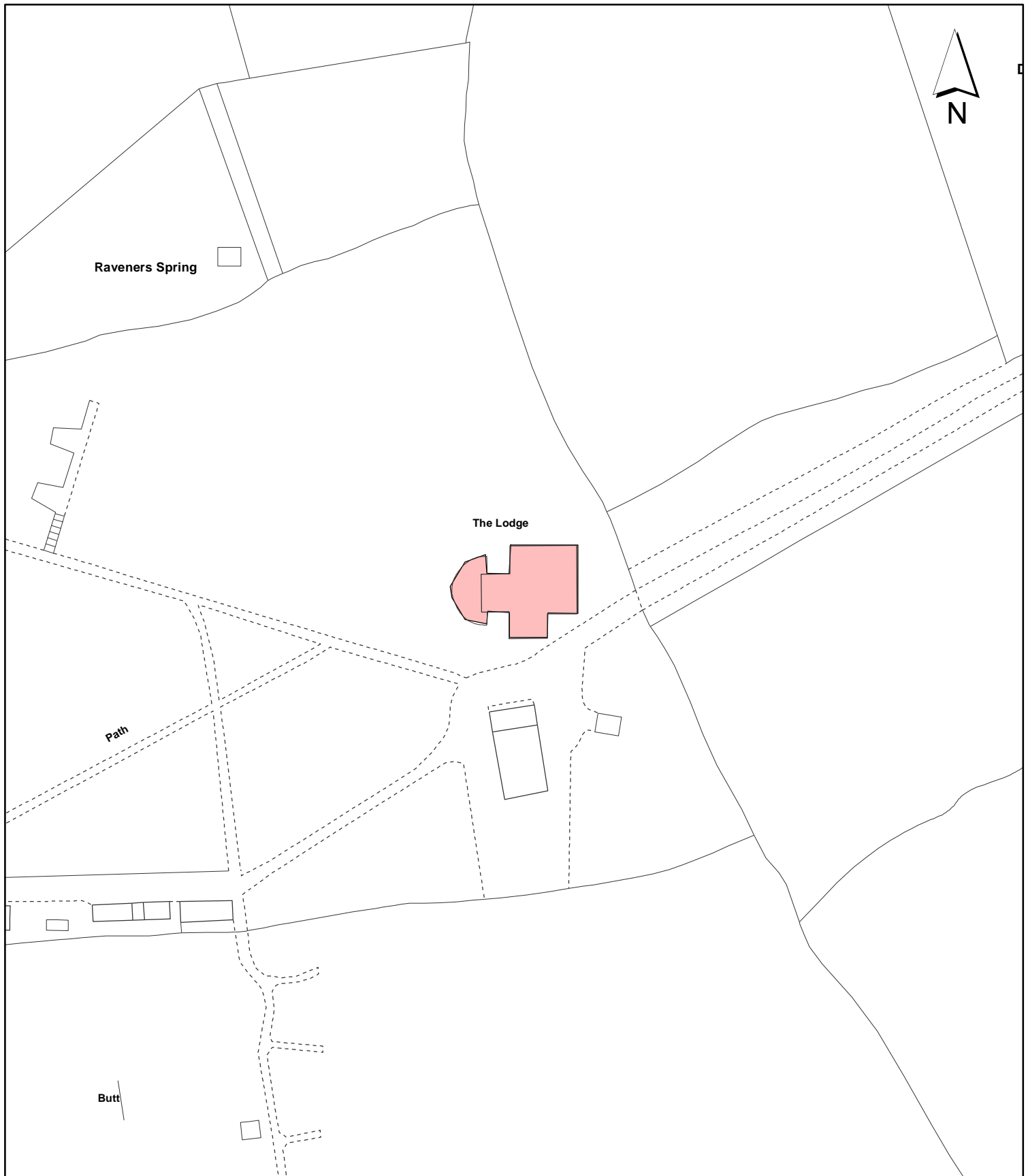
The NPPF requires economic, social and environmental factors to be considered in the determination of any application. The economic benefits resulting from the use of temporary modular building as a decant facility are considered to provide very special circumstances to justify the size and use of the building. Furthermore, the height, design and bulk of the building, when taken in context of the temporary nature of the structure is not considered to cause unacceptable harm to the surrounding 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 (March 2015).
National Planning Policy Framework.

Contact Officer: Victor Unuigbo

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Notes:

 Site boundary

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Site Address:

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 Ducks Hill Road**

**LONDON BOROUGH
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 Residents Services
 Planning Section

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

Planning Application Ref:

16568/APP/2016/97

Scale:

1:1,250

Planning Committee:

North

Date:

March 2016



HILLINGDON
 LONDON